

VILLAGE OF MILLERTON
Planning Board Meeting
January 9, 2013

The Village of Millerton Planning Board held its regular meeting on Wednesday, January 9, 2013 at 7:12 pm with Lance Middlebrook presiding. Planning Board Members present: Peter Greenough and Carol Gribble. Absent: Peter Richmond. Late arrival: Patti Lynch. Also present: Karen P. McLaughlin – Secretary, Zoning Enforcement Officer – Nancy Brusie, Sia Arnason, Friends of Irondale School House, Basil and Matt Gabriel, residents.

Irondale School House relocation- Sia Arnason discussed the relocation of the school house. She brought pictures and announced that they have received generous funding for this project. In addition to the cash, they received \$7,500 in kind (painting of the school) and a grant through Berkshire Taconic for almost \$4,000. They (Friends of Irondale School House) purchased the building in April 2012 and have had the roof scraped and painted. She passed around pictures. They removed the cupola to have it repaired and will replace it after the building has been moved. They have been working with the County Department of Public Works and The Historic Preservation. The County will sub-lease the property to the school house where it will be located. They expect that lease agreement to be completed in the next few weeks. Sia reported that they have \$5,500 in the bank and want to move the building this spring. They have a company, Nicholas Brothers that will move the building.

The cost for Nicholas is \$19,000 and they have notified Central Hudson and law enforcement agencies and the NYS Department of Transportation. They are looking to make the move the first week in May. The entire project will be about \$140,000 and they have raised around \$103,000. They need to raise the funds for the interior renovations. Sia also reported that the building, when moved, will be used as an information center and for the Historical Society, as it will have a small gathering place with table and chairs for approximately 12 people. They are very excited as all of this is coming together. She will submit a proposal to the Daughters of the Revolution, which may also be an avenue for fund raising. Sia reported that the building will be handicapped accessible with a ramp and there will be no rest rooms, as the portable ones already on the rail trail can be used. Lance asked about the building not being square. Sia stated that they will not finish the foundation until the building is there for adjustments. All were pleased with the project and progress.

“Big Grill” – Basil Gabriel met with the board to discuss his plan to convert the restaurant to a Room Boarding Home. The board reviewed the plan.

Peter Greenough asked how far it was going to be from the lot line. Basil explained that line is at an existing deck, which he pointed out on the plan. He purchased the adjacent property for service access; therefore he owns that as well. Every room has its own deck and he is looking to charge around \$650 a month. Deputy Zoning Enforcement Officer Nancy Brusie reported that the fire department will get a set of the plans to review, also. She pointed out that there is ample parking as the plan shows and all the rooms are ADA compliant.

Greenough asked about the room dimensions as identified on the plan. Nancy Brusie reported that those numbers represent the minimum square footage required, and the plan shows the dimensions are above the minimum requirements. Peter stated that the rooms are very different sizes and that you must want different pricing. Basil said that if you loose some on the area you may have a better view or entrance or parking, so it all equals out. Lance asked about the one

entrance to rooms 4 and 5. Basil reported that the entrance splits off when you get inside. He explained that the utility room and electric panels have a locked door from the outside so no one can mess with it.

Peter Greenough asked about the location of the nearest fire hydrant. Basil reported that it is between the 2 properties along Route 22. He asked about the septic. Nancy explained where on the map the septic system is located. The DC Department of Health has given verbal approval pending Site Plan approval. At that time, they will have to update DC Department of Health with the septic specifications. The current septic system was put in about 6 or 7 years ago.

Chair Lance Middlebrook asked about the fire requirements. He asked if it needs a sprinkler system. He then asked about the garbage receptacle. Basil reported that it is out back all the way behind room 6 almost to the cemetery line.

Carol asked if the neighbors need to be notified. Nancy reported no. Lance asked if they needed visitor parking could they park as far back as the garbage cans. Basil answered, "Yes". He reported that there will be no leases; payment by the week or month.

The board discussed signage and informed Basil that they do not want a temporary sign and Peter Greenough suggested that it be done tastefully and not unsightly as they are the entrance to the village. The board discussed the signage. Nancy stated that the sign where the restaurant sign currently is can be the sign and he would need to see her about a sign permit. Basil stated that having a bar bothered him and he wanted something good for the community. This will be more of an asset to the community than the bar was.

8:05 pm – Patti Lynch arrived late.

Peter Greenough stated that there needs to be occupancy limits set and that should be stipulated as contingent to Planning Board approval.

Peter also discussed that the rooms do not have kitchens and that people will be bringing in food and that sanitation is going to be an issue. Peter also brought up the concern about rodents. Basil said he does have rules and has a maintenance person keeping the grounds clean and provide snow removal. Nancy asked if the Planning Board needs to go thru a SEQR finding. They are not expanding and they are using the same footprint, therefore no.

Carol Gribble stated that it is nice that each room has its own entrance and balcony.

Peter stated that the sanitation receptacle should be on the plan. Basil stated that it is in the same place. He inserted it on the plan and initialed the plan.

Motion made by Carol Gribble to approve the site plan contingent on obtaining a building permit and limiting occupancy to 2 to a room, seconded Patti Lynch and all were in favored. Motioned passed/

Gilded Moon- The board discussed the hearsay that an addition to the Gilded Moon was going to be presented. Lance discussed that he was contacted by Ken to do an amended site plan. Lance wrote back and said that they need to do a site plan application, as the site plan for the prior project was waived. Nancy discussed her thoughts that the owner is trying to circumvent the system He contacted the Mayor and Zoning Enforcement Officer and his architect contacted the Zoning board of appeals Chair, directly. He informed Nancy that he will need variances for

parking and a use ratio. All communication to this point has been verbal. No plans have been submitted to date.

Gilmor- Peter discussed Gilmor's project and that he has not been to the board in 2 months. Lance stated that he spoke with John Gilmor and he was going to come and had to cancel because he was sick. He did inform Lance that the welder is just moving to his building and Lance informed Gilmor that the Planning Board expects to see him at the February meeting. Nancy stated that she and Ken believe that if nothing is done, it may be time for an appearance ticket to be issued.

Millerton Gateway- Lance discussed with the board that the plan was signed off on at the June 13th meeting. A letter was written from Ken to the owner to address the issue of the bathroom and its accessibility. Lance discussed that it didn't get signed off on because other issues were outstanding. Lance reported to the Planning Board that he asked that all commercial projects, new or changed, be reviewed by the Planning Board so things don't slip through the cracks.

Adjourn

Motion made by member Peter Greenough to adjourn the meeting at 8:46 pm, seconded by member Carol and all four (4) board members approved and motion was passed.

Respectfully submitted,
Karen P McLaughlin, Secretary

Next meeting: Wednesday, February 13, 2013 at 7:00 pm.

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