

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44

**Village of Millerton  
Planning Board Meeting  
February 8, 2023**

The Village of Millerton Planning Board held a Planning Board Meeting on Wednesday, February 8, 2023, at 7:31 PM with Chair Lance Middlebrook presiding. Other Planning Board members attending: Carol Gribble, Patti Lynch-VandeBogart, Andrew Rebillard, and Matt Soleau. Also present: ZBA Chair Delora Brooks, Planning Secretary Anna Clune, and architect Ray Nelson (sign in sheet attached).

**Roll** was called at 7:31; all members of the Planning Board were present.

**January Minutes:** The minutes of the January 11, 2023 Planning Board meeting were not approved. The Board Chair requested another draft with less repetition.

**Government E-mails:** The Board discussed using their new Village e-mail accounts, specifically about downloading the Outlook app onto their devices and importing contacts to make the accounts more functional. Clune asked board members to send her an e-mail from their Village accounts when they felt comfortable with their new setups.

**Payment Approval:** An invoice from Mackey, Butts & Whelan LLP for attorney Ian McDonald’s counsel in the matter of 5902 South Elm Avenue was discussed. The invoice was considered reasonable.

*Motion* was made at 7:40 pm by Patti Lynch-VandeBogart to approve payment of \$924 to Mackey Butts & Whelan LLP and seconded by Andrew Rebillard. All members present approved the payment and the motion passed.

**5902 South Elm Avenue:** Anna Clune reported that the proposed construction project had been referred to Dutchess County Dept. of Planning & Development, resulting in a “No Comment—Of Local Concern Only” response by the County.

Middlebrook discussed the necessity for a fence around the swimming pool on the property. Ray Nelson, representing property owner Amy Yang, stated that installing a secure, temporary fence around the pool was in progress. Discussion moved to options for permanently securing the pool as part of the future construction project. Middlebrook recommended that a plan for permanently fencing the pool be developed and presented at the upcoming public hearing on the Planning application.

Carol Gribble expressed a concern about a feature of the proposed house: the rounded “turret” designed to enclose a staircase. She felt that this structure was not in keeping with the surrounding architecture, which was angular rather than rounded and “silo-like.” Nelson said that a square or angled tower was possible, and that he would confer with the owner and potentially make a design change.

45 Middlebrook asked if the Board had other concerns about the proposed plans. It was agreed that  
46 remedying the current lack of a pool fence would rely on the actions of the Building Department,  
47 which would enforce the regulations related to securing the pool.  
48

49 Middlebrook stated that the next regular meeting of the Planning Board would be on March 8,  
50 2023. Whether or not to hold the required public hearing on that date was discussed. It was  
51 decided that the hearing by the Planning Board could at least be opened and potentially be closed  
52 on that date, depending on the actions taken by the Zoning Board on the necessary variances at  
53 their public hearing on March 1, 2023.  
54

55 *Motion* was made at 8:12 pm by Andrew Rebillard to schedule the public hearing on the  
56 Planning application of 5902 South Elm Avenue on March 8, 2023, at 7 pm at Village Hall, and  
57 seconded by Carol Gribble. All Board members approved and the motion passed.  
58

59 Delora Brooks asked how the Planning Board felt about having a Zoom option available for  
60 Board members who could not attend meetings in person. Middlebrook said that there were legal  
61 issues surrounding public meetings and Zoom and that he would find out whether this option was  
62 allowable.  
63

64 **Adjourn:** *Motion* was made at 8:16 pm by Carol Gribble to adjourn the meeting and seconded  
65 by Patti Lynch VandeBogart. All Board members approved and the motion passed.  
66