

**Village of Millerton
Planning Board Meeting
September 8, 2021**

The Village of Millerton Planning Board held a Planning Board Meeting on Wednesday, September 8, 2021, at 7:00 PM with Chairman Lance Middlebrook presiding. Planning Board Members present: Linda Orlando, Carol Gribble, Andrew Rebillard and Patti Lynch-VandeBogart . Also present: Planning Secretary Kelly Kilmer, Lisa Erdner, Cathy Fenn, Jeanne Vanecko, Rob Cooper, Engineer Ray Jurkowski, Architect Ray Nelson, Svend Lindbeck (applicant), Bethany Ralph (applicant's attorney), Brittany Elia, and Jennifer Najdek (VOM Mayor). (Sign in sheet attached).

2 Main Street

Chairman L. Middlebrook open the discussion with the newest set of plans for 2 Main Street, Svendale Brewery. He asked Ray Jurkowski, Engineer for the planning board if he had time to review all the material that had been presented to the planning board. Ray is still looking for DOH letter of approval and report that was submitted. Ian McDonald, attorney for the planning board (who was not present at this meeting) has been working with Chairman L. Middlebrook and has made the comment that this most likely would be a Type 2 and the board would not need to go through the SEQR process. This means there would be no lead agency/involved agency, also means no special use permit or public hearing will be required for this project. The planning board secretary will still submit a 239 Referral form to Dutchess County Planning Board for their response. As soon as the secretary receives the EAF part 1 for from Ray Nelson, she will submit that form to Dutchess County.

A Performance Bond was discussed again and Bethany Ralph, attorney for the applicant asked why a performance bond was needed. She stated that no where in the Village zoning code was there a provision for such bond. Both the attorney and applicant is asking how the board will decide what the bond would need to be. Ian McDonald, Ray Jurkowski, and Ray Nelson will be speaking about what this would be after an estimate of the entire project cost was given. Also, applicant's attorney Bethany Ralph will also be speaking with planning board attorney, Ian McDonald to speak about the performance bond that the board is moving towards.

After more discussion it was suggested that the applicant would need to go to the Zoning Board for a variance for parking. Ray Nelson will get all the appropriate paperwork to the secretary to send out to the zoning board and set up a meeting.

Minutes

Motion was made by P. Lynch-VandeBogart to accept the minutes from July 14, 2021, seconded by A. Rebillard, all five (5) members in attendance approved and motion passed.

Public Hearing – 5929 N. Elm Avenue

Chairman L. Middlebrook spoke with attorney Ian MacDonald regarding the public hearing that is still open for this address. Since the applicant is still waiting on DOH approval and the project is on hold at this time, it would be best to close out the hearing. *Motion* was made by P. Lynch-VandeBogart to close the public hearing on 5929 N. Elm Avenue variance application, seconded by L. Orlando, all five (5) members in attendance approved and motion passed.

Westerlind Pantry

Chairman L. Middlebrook had a picture of an awning that Westerlind pantry was requesting to put up, they have already talked to the building inspector and have received approved height requirements. The planning board had no problems with allowing this to go up and doesn't require a motion from the planning board.

Public Comment

None

Adjourn -

Motion was made by C. Gribble to adjourn the meeting at 8:38 PM, seconded by member L. Orland, all five (5) members in attendance approved and motion passed.

Respectfully Submitted,

Kelly Kilmer
Planning Board Secretary