Town of Washington Planning Board

10 Reservoir Drive
Millbrook, NY 12545
Minutes of the September 3, 2024 Meeting

Members Present:	Chair Susan Meaney	
	Emily Abrahams	
	Eric Alexander	
	Nicole Drury	
	Anna Hall	ABSENT
	Richard Philipps	
	Andrew Spence	ABSENT
Others Present:	Joe Eriole, Town Attorney	
	Aaron Werner, Town Planner AKRF	
	Howard Schuman, CAC Member	

Chair Meaney called the meeting to order at 6:00 PM

Motion to Approve August 6, 2024 Meeting Minutes:
Made by: Richard Philipps
Seconded by: Nicole Drury

Motion PASSED by the following vote:
Chair Susan Meaney AYE
Emily Abrahams AYE
Eric Alexander AYE
Nicole Drury AYE
Richard Philipps AYE

Florack: 677 Deep Hollow Road Parcel # 493540-0000 **Public Hearing**
Applicant Architect Julie Kalberer, on behalf of the property owners James A. Florack and Tracy Kimmel, has applied for a special permit for an addition to the 1st story of the house. Ms. Kalberer appeared.

Motion to Open the Public Hearing:
Made by: Nicole Drury
Seconded by: Richard Philipps

Motion PASSED by the following vote:
Chair Susan Meaney AYE
Emily Abrahams AYE

Eric Alexander AYE
Nicole Drury AYE
Richard Philipps AYE

Motion to Close the Public Hearing:
Made by: Richard Philipps
Seconded by: Nicole Drury

Motion PASSED by the following vote:
Chair Susan Meaney AYE
Emily Abrahams AYE
Eric Alexander AYE
Nicole Drury AYE
Richard Philipps AYE

Motion to Adopt the Resolution approving the Special Permit:
Made by: Richard Philipps
Seconded by: Nicole Drury

Motion PASSED by the following vote:
Chair Susan Meaney AYE
Emily Abrahams AYE
Eric Alexander AYE
Nicole Drury AYE
Richard Philipps AYE

Capes Gemini LLC: 3815 Route 44 Parcel # 661530-0000 **Public Hearing**
Applicant Holly Hammond, on behalf of the property owner Capes Gemini LLC, has applied for a special permit for a market, including produce and agricultural products. Holly Hammond appeared.

Motion to Open the Public Hearing:
Made by: Richard Philipps
Seconded by: Nicole Drury

Motion PASSED by the following vote:
Chair Susan Meaney AYE
Emily Abrahams AYE
Eric Alexander AYE
Nicole Drury AYE
Richard Philipps AYE

Motion to Close the Public Hearing:

Made by: Richard Philipps
Seconded by: Nicole Drury

Motion PASSED by the following vote:

Chair Susan Meaney AYE
Emily Abrahams AYE
Eric Alexander AYE
Nicole Drury AYE
Richard Philipps AYE

Motion to Adopt the Resolution approving the Special Permit:

Made by: Richard Philipps
Seconded by: Nicole Drury

Motion PASSED by the following vote:

Chair Susan Meaney AYE
Emily Abrahams AYE
Eric Alexander AYE
Nicole Drury AYE
Richard Philipps AYE

Clear: 515 Woodstock Road Parcel # 021055-0000 **Workshop**
Applicant Architect Douglas E. Larson, on behalf of the property owners Timothy A. Clear and Johna Lee Clear, has applied for preliminary subdivision approval to create 5 residential lots on a 90.87 acre parcel. Property owner Tim Clear appeared with Aime Patane from the LRC Group and attorney Jennifer Van Tuyl from Cuddy Feder LLP.

Applicant's representatives continued discussion of the various issues, including habitats on site, wetlands, topography, and comparison of cluster subdivision to the proposed conventional subdivision.

Aaron Werner discussed follow-up memo acknowledging previous comments and provided an update on referrals that have been sent to the CAC, the Town's Wetland Consultant, and the DC Planning Department. It was noted that CAC comments have not yet been finalized. They will provide final recommendation before the next meeting. Aaron Werner recommended to wait the full 30 days for a response from other agencies before declaring that the Planning Board will act as lead agency.

Motion to schedule limited public hearing focused on subdivision type, Cluster or Conventional:

Made by: Nicole Drury
Seconded by: Richard Philipps

Motion PASSED by the following vote:
Chair Susan Meaney AYE
Emily Abrahams AYE
Eric Alexander AYE
Nicole Drury AYE
Richard Philipps AYE

Ciferri: Maple Hill Subdivision Parcel #s 249489-0000, 268492-0000, 295576-0000, 287553-0000, 288522-0000, 271520-0000, 268494-0000, 305497-0000, 313539-0000, 309516-0000 **Workshop** Applicant Roderick W. Ciferri III, Trustee, on behalf of property owner R.W. Ciferri Jr. 1990 Trust, has applied for three lot line changes in a subdivision. Skip Ciferri appeared with Surveyor Brian Houston.

Agreement that the public hearing will be waived for simple lot line changes. No referral to Dutchess County is required. The County doesn't review lot line changes unless a variance is required. The Planning Board agreed that the full survey can be submitted to the Planning Board by the week of September 23, one week in advance of the next meeting.

Motion to classify as Type II action for SEQRA:
Made by: Richard Philipps
Seconded by: Nicole Drury

Motion PASSED by the following vote:
Chair Susan Meaney AYE
Emily Abrahams AYE
Eric Alexander AYE
Nicole Drury AYE
Richard Philipps AYE

Motion to Close the Meeting:
Made by: Emily Abrahams
Seconded by: Eric Alexander

Motion PASSED by the following vote:
Chair Susan Meaney AYE
Emily Abrahams AYE
Eric Alexander AYE
Nicole Drury AYE
Richard Philipps AYE

The Planning Board Meeting closed at 7:25 PM