

TOWN OF MILAN PLANNING BOARD MEETING MINUTES - FINAL
WEDNESDAY, JANUARY 6, 2010

MEMBERS PRESENT:

Peter Goss, Chairman
Jeffrey Anagnos
Douglas Cook
William Fiederlein
James Jeffreys (arrived 7:35 p.m.)
Lauren Kingman
George Lawrence

MEMBERS ABSENT:

None

ALSO PRESENT:

None

Chairman Goss opened the meeting at 7:00 p.m. There were no public hearings scheduled for this meeting.

Administrative Items:

- Approval of Minutes – Mr. Lawrence motioned to approve the minutes of December 2, 2009 as presented. Mr. Anagnos seconded.

Peter Goss, Chairman	Aye	James Jeffreys	Absent
Jeffrey Anagnos	Aye	Lauren Kingman	Aye
Douglas Cook	Aye	George Lawrence	Aye
William Fiederlein	Abstain		

Motion carried 5-0-1.

Applications:

1. **Chestnut Mart Site Plan/Special Use Permit** – It was not necessary for the applicant’s representative to be present for this meeting. Mr. Kingman said the Planning Board at their last meeting had outlined a time line for this application which included setting the date for the public hearing for the February 3rd meeting contingent upon Mr. Interrante submitting a full package to the Board by the January 19th submittal date.

Mr. Kingman motioned that the Planning Board set the date for the public hearing for the Chestnut Mart Site Plan/Special Use Permit application for the February 3, 2010 Planning Board meeting conditioned upon receipt of a full package from the applicant no later than January 19, 2010. Mr. Lawrence seconded.

Peter Goss, Chairman	Aye	James Jeffreys	Absent
Douglas Cook	Aye	Lauren Kingman	Aye
William Fiederlein	Aye		

Motion carried 4-0.

2. **Oyen Minor Subdivision** - Maggie Oyen, Applicant, and Rodney Morrison, P.E., appeared for the Oyen three lot subdivision of property located on Willow Glen Road, tax grid number 6573-00-648251. This is a 30.16 acre parcel which will be subdivided into three parcels as follows: Lot 1 is 8.46 acres, lot 2 is 9.11 acres with the existing dwelling, and lot 3 is 12.59 acres. The applicant last appeared before the Board in July of 2009. They have submitted an updated preliminary plat map and an enlarged map showing the site line improvements of common drive no. 2. Previously, Mr. Morrison thought they were going to require easements from abutting property owners to do the sight line grading but based on this latest site plan, the grading will be able to be accomplished all within the Town right of way to achieve line of sight so easements will not be required. Mr. Morrison put realistically sized houses and septic systems on lots 1 and 3 to show there is enough space. They did the perc tests twice last summer when the conditions were very wet and not typical summer conditions and designed the systems for the worst perc rate based on a three bedroom house and a fill pad with a reserve system built in and side slopes which is what the Board of Health will want. The private driveway is 10 feet with pull offs where appropriate and a 40 x 40 Fire Department access area at the house site. Mr. Kingman said building envelopes need to be defined; they don't need to be overly restrictive but the envelopes need to be shown on the map. Mr. Kingman also said there appears to be a very small piece of common drive 2 over the right of way line and onto lot 2 and he asked if that was accurate. Mr. Morrison said they will have the surveyor pull that all onto the same lot. Mr. Kingman said driveway maintenance agreements will be required for both common drives and we will need an ODA to cover both drives. The maintenance agreement for common drive one will be between lots 1 and 2 and the maintenance agreement for common drive 2 will be between lot 2 and the lands of Mokotoff to allow that property owner to have legal access. When asked, Ms. Oyen said there is no maintenance agreement in place for that right of way now. Mr. Kingman said we will need to have the Fire Department do a site visit and provide the Board with a comment letter and we will forward the template the Town uses for the maintenance agreement to Mr. Morrison.

Mr. Kingman said building envelopes need to be added, common drive 2 needs to be adjusted, and this will become a two sheet map set to include the blown up area on the second sheet. Mr. Kingman suggested Mr. Morrison discuss common drive 1 with Mr. Paggi as Mr. Paggi may want some design detail in terms of width, construction, etc. Mr. Morrison said since it is an existing drive, they did not want to widen it if that could be avoided. Mr. Kingman said in the past, for example such as for Pasture Rock, they provided a stabilized surface on each side of the driveway.

Mr. Kingman said at this point, the Board has granted sketch plan endorsement and the SEQRA circulation has gone out. The next step will be the SEQRA process. We will have the Town Planner review the map and LEAF and provide the Board with a memo outlining his conclusions relative to the determination of significance. The Board will review that information at the work session along with input from the Town Engineer and then identify what needs to be included in the anticipated negative declaration. After that, the public hearing will be scheduled and then conditional final approval will be considered.

Mr. Kingman motioned that the Planning Board forward the Oyen application package, including the long environmental assessment form and map sheet SP-1 dated 6/15/09 and revised on 12/21/09 and sheet SL1 dated 12/21/09, to the Town Planner with the request that Mr. Harper prepare a comment letter for the Planning Board for the January 28, 2010 work session relative to the determination of significance. Mr. Lawrence seconded.

Peter Goss, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	Lauren Kingman	Aye
Douglas Cook	Aye	George Lawrence	Aye
William Fiederlein	Aye		

Motion carried 7-0.

Mr. Anagnos motioned to adjourn the meeting at 8:00 p.m. Mr. Kingman seconded.

Peter Goss, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	Lauren Kingman	Aye
Douglas Cook	Aye	George Lawrence	Aye
William Fiederlein	Aye		

Motion carried 7-0.

The next workshop is scheduled to be held on Thursday, January 28, 2010 at 7:00 p.m. and the next regular meeting is scheduled for Wednesday, February 3, 2010.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board