

TOWN OF MILAN PLANNING BOARD MEETING MINUTES - FINAL
WEDNESDAY, AUGUST 3, 2011

MEMBERS PRESENT:

Peter Goss, Chairman
William Fiederlein
James Jeffreys
Lauren Kingman
Joan Wyant

MEMBERS ABSENT:

Jeffrey Anagnos
George Lawrence

ALSO PRESENT:

Jack Campisi, Town Board

Chairman Goss opened the meeting at 7:00 p.m.

Public Hearings:

- **North Road Treasures Auction (Donald Johnson)** – Mr. Johnson was present for the public hearing for his site plan application to hold biweekly auctions on his property located at 26 North Road, tax grid number 6571-00-957459 located in the Hamlet zoning district. Mr. Johnson said he is planning on auctioning off household items such as knick knacks, furniture, etc. There will be no vehicles or animals. He is proposing to start at 5:00 p.m. for a preview with the auctions running from 6:00 to 9:00 and then between 9:00 and 10:00 p.m. customers could pay and pack up. He said the auction will be held inside the existing garage and he will keep the doors closed to alleviate noise. As requested by the Planning Board, he will put up temporary signs at least 300 feet from the center line of his driveway going both ways to make drivers aware something is going on. He is planning on holding the auctions twice a month from May 1st to October 1st. According to the Building Inspector, the maximum occupancy of the building is 49 people. Mr. Johnson said we have planned on a set up of 25 chairs and we are hoping for about 25 to 30 people. The signs are temporary and will be put up one hour before the auction and removed one hour after. Trash will be removed by Welsh. He is not serving food and will be providing port-o-potties since there is no septic on the property.

Public comment: Arthur Michaels, who owns property at 44 North Road, submitted a petition to the Board signed by neighbors living on North Road and Hamlet Lane urging the Milan Planning Board to reject this application to allow this auction because it will lead to increased traffic, hinder emergency vehicles, and exacerbate unsafe conditions on North Road. Mr. Michaels said one of the people who signed the petition who lives directly opposite the proposed auction site remembers a few years ago when auctions were held near the Route 199/North Road intersection and said despite the posting of No Parking signs, people parked indiscriminately on other people's property. Milan Fire and Rescue is just down the road. The petition states that while we recognize that the hamlet is zoned both for residential and commercial use, that does not mean that any proposed residence or business is automatically acceptable, with no consideration for the type of residence or business requested. The petition closes by stating all residents have the right to safe roads and to the quality of life this neighborhood offers. Those rights, coupled

with the many safety issues involved, far outweigh any minor benefits that might accrue from approval of this request. Scott Jones, 96 North Road, said he has seen the petition being circulated, his wife signed it by mistake, but he did not sign it. He said he does not believe this auction will impose any other traffic hazard other than what the Town has addressed in previous years on North Road and Route 199. We have submitted previously to the state to put up some sort of traffic regulation, possibly a blinking light, to slow traffic down. Mr. Jones said he does not think the petition that was circulated specifically represents the auction in the proper way. He suggested the Town really look closely at it to see how the auction was represented and if people knew what they were signing when they signed the petition. Mr. Jones said if the town is really considering not approving this business in the hamlet, there are other businesses in the hamlet that they ought to look at that are presently being operated that are not to code according to zoning in the Town which he would be more inclined to go against than this auction a couple of times a month. Dan Aguiar, 2 Hamlet Lane, said he is concerned about safety on the road. There are many near collisions. The intersection of Route 199 and North Road is almost a blind intersection towards Pine Plains and the deep dip on North Road is extremely dangerous. It is almost impossible to see oncoming cars down in the low section. He said he is concerned about traffic and North Road is very narrow at that section. He said also, as far as the timing, auctions seem to go on forever. He said he was in the antique business and has attended hundreds of auctions. There are usually traffic problems, especially at the end when people are paying and loading up. Mr. Aguiar said he was also surprised to learn that North Road is the second busiest road in the town after Route 199. He said these are our main concerns and this is nothing personal against Mr. Johnson. Janet Langdale, 56 North Road, said Peggy VanBuskirk, Captain of the Milan Rescue Squad, was supposed to submit a letter on behalf of the rescue squad against the auction and she asked if the Board had received the letter. Chairman Goss said we did receive it, but then Ms. VanBuskirk called and sent an email at 6:30 tonight withdrawing the letter. Herb Stickler said he finds it interesting that North Road is one of the busiest roads in Milan. South Road is a county road that is traveled very much with tractor trailers, cars, trucks, and farm machinery. He said he did watch a bike rally that took place that proceeded up from 199 from South Road which re-routed traffic over North Road and asked if that's where these calculations came from. There is a lot of traffic on North Road if there is an event or an accident on 199 or South Road and traffic gets diverted. He said he does not think North Road is the second heaviest traveled road in Milan. Angela, 144 North Road, said she is between two businesses, one being the farm stand which is right near the big dip in the road. She said there are cars there all the time and people come up Route 199 from out of state to go there. She said there has never been a problem there. She said there is another business that is around the bad bend in the road and there has never been an accident on the road caused by either of these places. She said she has no problem with the auction. Brian Kubsch, 1 Hamlet Lane, came up and looked at the map and asked how many parking spaces Mr. Johnson will be required to provide for this auction. Mr. Johnson said he has it figured for 25 cars. Mr. Kubsch asked if some of the spots will be on the adjacent lot. Mr.

Johnson said all the parking will be in the garage area and he showed him where on the map. Mr. Kubsch asked how many port-o-potties he would be required to have, and Mr. Johnson said he will have two, one handicapped accessible. Mr. Kubsch asked what is the required width of a driveway for a parking lot. He said this driveway is very narrow and he has concerns about cars coming in and leaving at the same time. Mr. Kubsch said he understands Mr. Johnson wanting to start a business and the hamlet is in a business district and there are cottage industries that exist along Hamlet Lane, but he is concerned about the driveway and whether it can handle two cars passing each other and he said the actual lot is very narrow. Jim Langdale, 56 North Road, asked what will happen when more than 25 cars show up, what will happen to the extra cars? Mr. Johnson said he has permission from his parents who live next door to use their yard for extra parking if needed. Mr. Langdale asked if the Board has done a site visit and Chairman Goss said yes. Mr. Langdale said he looked at it and the curb is not a curb cut for the driveway. There is no concrete, no defined access like the store down the road. The Milan Market has concrete leading into parking spaces. Mr. Langdale said he defies anyone to put two cars going into that opening, one coming in and one going out. It can't be done. Mr. Johnson said his parents own the property next door and have plenty of room for extra parking. That is a public driveway already since she is the tax collector. The public has a right to drive in and out of that driveway and we have never had a problem with traffic on North Road with that public driveway being there. Mrs. Johnson said she has been the tax collector for 20 some years and has never had an incident there and this driveway is in a worse spot than Don's being right on top of the hill. She said she sees no problem with the driveway that is there. Mrs. Johnson said she has lived here all her life and there was an auction barn right adjacent to her son's property, it is a big red barn, and she does not recall any problems they had with parking or traffic at that point in time. Sheila Meiser, 15 North Road, said she lived there her whole life directly across from the auction mall, and people parked on her lawn when there were auctions held there. Judy Aguiar said what makes this business different from a farm stand or the tax collector or a cottage business is that with an auction, people all come at one time and everyone wants to leave at one time. If the access can't accommodate traffic coming in and out at the same time, it is going to affect the road and neighbors because people will be loading up merchandise and if there is only a narrow way in and out, it will impact traffic on the road. When people start tallying up and paying, the hour is later. Getting in to an auction is fun; paying and loading up and getting out is not. She said she has been to Cole's auctions many times. Mr. Stickler said he has been to many auctions and his daughter has taken livestock to the fair and he agrees it can be a problem when it is time for everyone to leave. He has found the best philosophy is to leave the merchandise and come back the next day to pick it up which is what Coles does as well. He said another suggestion is to not have an auction but have a yard sale every other weekend on Friday, Saturday, and Sunday. People do it all the time and don't need permission or permits or Planning Board approval. You can put signs out on the telephone pole and leave them there. We can keep putting signs up. Why are there such issues with this? Donna Johnson said she works for the State DOT. The reason why the Milan Market has an

approved access with concrete barriers is that it is on a state road and that is state law. This is on a town road which does not have those requirements.

Hearing no further comments, Mr. Jeffreys motioned to close the public hearing. Ms. Wyant seconded.

Chairman Goss	Aye	Lauren Kingman	Aye
Jeffrey Anagnos	Absent	George Lawrence	Absent
William Fiederlein	Aye	Joan Wyant	Aye
James Jeffreys	Aye		

Motion carried 5-0.

Board discussion followed. Ms. Wyant said the driveway was a permitted use before when there was a business on the property and a driveway permit was issued. Mr. Kingman said there have been comments made by the public that have raised a number of concerns. One concern was uncontrolled speed on North Road but that is outside of our purview. It is true that the auction will probably bring an increase in traffic but we are looking at a maximum of 25 cars with possible overflow if more people are attracted, occurring one night every two weeks. Mr. Kingman said he does not see that as a huge exposure. Truck traffic afterwards is a possibility. Another concern raised was auction attendees parking on private property. The applicant has agreed to have someone at the site the entire time the auction is in progress to ensure that there is no parking along the road or on private property or in driveways. Mr. Johnson agreed he will station someone about 10 feet from the edge of his driveway. Mr. Kingman asked Mr. Johnson what he will do if his parking capacity is full and more cars come, and Mr. Johnson said he would have to turn them away but he does not foresee that happening. He said he sees this as a small scale operation and if it gets to where he is getting close to the maximum number of people, he will relocate to someplace else with a bigger capacity. He said he does not want that to become an issue because that will raise concerns about the safety of people. He said he has this garage which gives him an opportunity to see how this will work out. He does not want to sign a lease somewhere and then it doesn't work out and he has to continue paying on the lease. Mr. Kingman said so Mr. Johnson recognizes that if he is successful beyond the limits of this site plan, he will relocate to a larger place. Mr. Kingman said the hours of the auction are proposed to be preview starting at 5:00 p.m. with the auction going from 6:00 to 9:00, and taking care of financials and loading between 9 and 10:00. He wondered if one hour would be sufficient time for that. Mr. Johnson said an hour should be fine, and when Mr. Fiederlein asked if people could cash out prior to the end of the auction, Mr. Johnson said yes, they can cash out and leave any time. Mr. Johnson said there will be about six to eight people helping out. Mr. Kingman said Mr. Johnson will have to show on the site plan how his parent's lot can handle the overflow parking. Mr. Johnson said he will show 10 to 12 cars on his parent's lot and he said he will park his own vehicles behind the building so he does not tie up extra parking spots. Mr. Kingman said the building inspector has placed a maximum occupancy at 49

so Mr. Johnson needs to map out the parking spots. Mr. Johnson submitted pictures showing the parking and said he will have the parking shown on the site plan.

Mr. Kingman said many of the concerns expressed tonight by the public are concerns that are shared by this Board. Over the last several meetings, we have been trying to mitigate these concerns. One condition to site plan approval would be that Mr. Johnson will be required to come back to the Planning Board at the end of each auction season to review the season and see if there were any problems. The Board would contact the Zoning Enforcement Office, the Fire Department and the Rescue Squad to see if any incidents were reported in connection to the auction and if any complaints were received. The Board would address those issues at that time. Also, before the auction season starts, in the spring, Mr. Johnson will be required to appear before the Planning Board so the Board can review the site plan and any possible modifications. The auctions can't start until that review is held and the Board approves the site plan for the upcoming season. Mr. Johnson should plan on meeting with the Board around February or March of each year he is planning on holding the auctions. He will probably hold one or two auctions this year. This Board will get feedback which will be discussed at the meeting with Mr. Johnson. The Board recognizes that Mr. Johnson has been very cooperative to work with as far as mitigating concerns but this site plan approval goes with the property and we don't want this site plan approval to be a blanket approval in case the property or business is sold. That is one of the reasons the Board is requiring permit renewal every year. When asked, Mr. Johnson said he does have insurance on the building and people. Mr. Kingman asked about the port-o-potties and Mr. Johnson said they will be delivered probably on Fridays and picked up on Mondays.

Chairman Goss said the Board shares many of the concerns that were voiced by the public and we have come up with a number of conditions that we believe mitigate those concerns. If any problems develop, the conditions can be changed. If any members of the public have concerns or problems, please let the Zoning Enforcement Office aware of them and he will in turn notify this Board.

Mr. Jeffreys motioned that the Planning Board declare themselves lead agency for the site plan application of North Road Treasures Auction, Mr. Fiederlein seconded.

Peter Goss, Chairman	Aye	Lauren Kingman	Aye
Jeffrey Anagnos	Absent	George Lawrence	Absent
William Fiederlein	Aye	Joan Wyant	Aye
James Jeffreys	Aye		

Motion carried 5-0.

Ms. Wyant motioned that the Milan Planning Board approve the Negative Declaration pursuant to Part 617.7 of the State Environmental Quality Review Act for the North Road Treasures Auction site plan application. Mr. Fiederlein seconded.

Peter Goss, Chairman	Aye	Lauren Kingman	Aye
Jeffrey Anagnos	Absent	George Lawrence	Absent
William Fiederlein	Aye	Joan Wyant	Aye
James Jeffreys	Aye		

Motion carried 5-0.

Mr. Fiederlein motioned that the Planning Board approve the following resolution: BE IT RESOLVED, the Town of Milan Planning Board has considered the site plan application for Donald Johnson for North Road Treasures Auction;

WHEREAS, a formal application for Site Plan approval was submitted to the Planning Board on April 4, 2011 to conduct bi-weekly auctions on property located at 26 North Road consisting of 0.47 acres, tax grid number 6571-00-957459 located in the Hamlet Zoning District; and

WHEREAS, the site contains a pre-existing, non-conforming use (lawn mower repair shop) and is non-conforming regarding minimum lot area; and

WHEREAS, the site contains one existing structure, a garage, which received a Certificate of Occupancy on November 27, 2001 and a Driveway Permit was issued on February 2, 2001; and

WHEREAS, the site plan application is for a conforming use and an appropriate area variance was previously approved; and

WHEREAS, on June 22, 2011, the Zoning Board of Appeals determined that the proposed use, an auction, fits under the category “Miscellaneous Retail Store, listed in Table A, Schedule of Uses, in the Town of Milan Zoning Code and at the same meeting, granted the requested area variance for lot area for the garage; and

WHEREAS, a site plan was submitted by Donald Johnson based on a property survey prepared by Welch Surveying dated July 6, 2011, last revised July 19, 2011; and

WHEREAS, as requested by the Planning Board, the following documents have been submitted: A Site Plan Review dated June 24, 2011 from the Milan Fire Department; a memo from Stephen Cole, Building Inspector, dated June 30, 2011 setting the maximum occupancy at 49 people; a Driveway Access Approval form from Glenn Butler, Highway Superintendent, dated May 3, 2011 stating the property cannot achieve the required sight distance; and

WHEREAS, the Planning Board held a site visit on Saturday, July 9, 2011; and

WHEREAS, because this is an existing site which has an approved driveway access and has been used as a lawn mower repair shop, a commercial use, in the past, the Building Inspector has stated he will not require a Building Permit so a new Driveway Permit will not be required; however, a new Certificate of Occupancy will be granted for the new use; and

WHEREAS, in order to mitigate the reduced sight distance, the applicant will be placing temporary signs, 36" x 36", a minimum of 300 feet from the center line of the gravel driveway, one to the north and one to the south, stating "Auction In Progress – Be Prepared To Stop" with a flashing amber light on a safety barrel; and

WHEREAS, to prevent parking on the road, a temporary double-sided sign will be placed across the center of the gravel driveway stating "Auction Parking" with an arrow pointing east into the property and the applicant has agreed to station someone at the bottom of his driveway to aid in parking and traffic control and to ensure no parking occurs along the road or on off-site private property; and

WHEREAS, the application was referred to the Dutchess County Department of Planning and Development and a response was received on August 2, 2011 which states "The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments"; and

WHEREAS, the Planning Board held a public hearing on August 3, 2011; and

WHEREAS, the Board, after careful review of all of the project documents and plans submitted by the applicant, issued a Determination of Non-Significance on August 3, 2011 in accordance with Park 617 of the NYS Environmental Quality Review Act.

NOW, THEREFORE, BE IT RESOLVED, the Planning Board of the Town of Milan hereby grants Site Plan approval for the application of Donald Johnson for North Road Treasures Auction subject to the following conditions and authorizes the Chairman to sign the Site Plan once the following conditions have been met:

- All site plan additions must be drawn to scale and accurately positioned and dimensioned on the site plan (size and location) including, but not limited to, the following:
 - o Show the location of the following signs on the site plan: measuring from the center line of the gravel driveway 300 feet to the north and 300 feet to the south, "Auction In Progress – Be Prepared To Stop" with a flashing amber light on a safety barrel. Across the center of the gravel driveway, a double sided sign, Auction Parking, with an arrow pointing east into the property.
- Add the dimensions of the driveway to the site plan.

- A drawing of the signs with dimensions needs to be submitted.
- Letters are received from property owners on whose property the signs will be placed stating their approval to have the temporary signs on their property.
- A letter must be received from Donald and Pamela Johnson, neighboring property owners, granting their permission to use their vacant lot for overflow parking as shown on the site plan.
- Satisfy the requirements of the Fire Department Review dated June 24, 2011 including the installation of two fire extinguishers with signage and an illuminated exit sign with emergency light heads with battery back-up.
- Show the fire extinguishers and exit sign on the site plan
- Show the E911 sign at the base of driveway on the site plan
- The tree that is located at the front of the property on the North side must be added to the site plan by Welch Surveying.
- Photos must be submitted of the building showing all four sides.
- The auctions will be permitted only on every other Saturday, May through September, 5:00 p.m. to 6:00 p.m. preview; 6:00 p.m. to 9:00 p.m.; auction, 9:00 p.m. to 10:00 p.m. administrative details. All auction activity is to end at 10:00 p.m.
- The temporary signs, as shown on the site plan, will be erected at least one hour prior to the auction preview and removed one hour after the auction has ended or immediately after all attendee vehicles have left the property, whichever is later.
- Prior to each auction preview, the property owner will ensure there is a person stationed near the bottom of the driveway, on this property, to make sure people don't park on the road or on neighboring properties and to help with parking.
- The driveway must be repaired to the satisfaction of the Building Inspector to allow safe access for all vehicles.
- Any changes to the Site Plan must be approved by the Planning Board via the site plan approval process.
- Add "Maximum Occupancy – 49 People" to the site plan
- At the beginning of each auction season, the property owner must appear before the Planning Board to discuss any changes in the site plan, and the planned business operations must be reviewed and approved by the Planning Board. Auctions are not permitted until approvals are granted.
- At the end of each auction season, the property owner must appear before the Planning Board to discuss any documented complaints that may have been received or any other items relevant to the auction. The Planning Board will solicit comments for consideration from the Building Inspector, the Fire Department, and the Rescue Squad.
- Add the following note to the site plan: "Should the property or business be sold, auctions are not permitted until the new owner has received site plan approval from the Planning Board."
- Payment of all fees as follows:

Site Plan Review	\$100.00
Publication Fees:	\$ 72.33

- Submit one paper copy of the site plan to the Planning Board office for review. Once it has been deemed complete, submit five copies to the Planning Office for the Chairman’s signature.
- The issuance of a Certificate of Occupancy to use the property for an auction.

Seconded by Ms. Wyant.

Peter Goss, Chairman	Aye	Lauren Kingman	Aye
Jeffrey Anagnos	Absent	George Lawrence	Absent
William Fiederlein	Aye	Joan Wyant	Aye
James Jeffreys	Aye		

Motion carried 5-0.

Mr. Kingman addressed the letter sent by the Dutchess County Department of Planning and Development dated August 2, 2011 to the Planning Board from Eoin Wrafter, AICP. In response to their concerns regarding the signs, Mr. Kingman referred to Section 200-44.H(5) which states traffic control signs are exempt and Section 44.I(1) which states all signs proposed as part of a site plan or subdivision shall be subject to Planning Board review and the Planning Board shall have the authority to approve all such signs. In response to their concerns regarding the site plan and parking, the Board, as part of the conditions of final approval, has required the applicant and/or his surveyor draw to scale and accurately position and dimension on the site plan all additions, including the parking areas on the site and off the site.

Mr. Jeffreys motioned that the Town of Milan Planning Board approve the following resolution: **BE IT RESOLVED**, the Planning Board has considered the Site Plan application for North Road Treasures Auctions submitted by Donald Johnson for property located at 26 North Road, tax grid number 6571-00-957459 located in the Hamlet Zoning District; and

WHEREAS, there is one structure on the property, a garage, which has an existing Certificate of Occupancy and driveway access approval; and

WHEREAS, this is a change of use from a lawn mower repair shop to an auction (miscellaneous retail store) and the Building Inspector has stated he will not require a new building permit or driveway permit; and

WHEREAS, the Highway Superintendent has determined that the driveway does not meet current sight distance requirements so in order to mitigate the reduced sight distance, the property owner is required to erect temporary cautionary traffic control signs before and after each auction as shown on the site plan; and

WHEREAS, a public hearing was opened and closed on August 3, 2011; and

WHEREAS, an environmental review was conducted in accordance with 6 NYCRR Part 617 which resulted in no identified concerns and a Determination of Non-Significance (Negative Declaration) was approved by the Planning Board on August 3, 2011; and

WHEREAS, all conditions for Final Site Plan Approval are detailed in the resolution for Conditional Final Approval which was approved by the Planning Board on August 3, 2011.

NOW, THEREFORE, BE IT RESOLVED, the Town of Milan Planning Board finds that the approval of the North Road Treasures Auction Site Plan submitted by Donald Johnson is in compliance with the Town of Milan Zoning Code (Chapter 200).

Seconded by Mr. Fiederlein.

Peter Goss, Chairman	Aye	Lauren Kingman	Aye
Jeffrey Anagnos	Absent	George Lawrence	Absent
William Fiederlein	Aye	Joan Wyant	Aye
James Jeffreys	Aye		

Motion carried 5-0.

As far as the parking goes, Mr. Johnson said the owner of the Milan Market has said he could park at the back of the store and Mr. Kingman suggested Mr. Johnson fill up the spaces at his parent's house with the people who will be helping out.

Mr. Kingman said if any members of the public have any concerns that the auctions are not meeting the requirements of this site plan approval, they should report their concerns to the Zoning Enforcement Officer/Building Inspector. Mr. Fiederlein added that if a neighbor is finding auction attendees are parking on their property, they can call the Sheriff's office as well. Mr. Johnson said if anyone is having any problems with anyone attending his auctions, they should feel free to contact him directly and he will work it out.

Administrative Items:

- Approval of Minutes: Mr. Jeffreys motioned to approve the minutes of July 6, 2011 as amended. Mr. Fiederlein seconded.

Peter Goss, Chairman	Aye	Lauren Kingman	Aye
Jeffrey Anagnos	Absent	George Lawrence	Absent
William Fiederlein	Aye	Joan Wyant	Aye
James Jeffreys	Aye		

Motion carried 5-0.

Applications:

1. **Glucksman Subdivision** - Marie Welch, L.S., appeared regarding re-approval for this two lot subdivision of property located at 249 Academy Hill Road, tax grid number 6572-00-081196. This subdivision received conditional approval over a year ago but they were not able to meet the conditions during that time. Ms. Welch is here tonight seeking re-approval. There have been no changes to the initial subdivision plans. Mr. Kingman asked if the driveway profile will require work and Ms. Welch said yes and the project engineer is supposed to follow up with the town engineer. She said she will get in touch with the project engineer

Mr. Jeffreys motioned to set the date for the public hearing for the re-approval of the Glucksman two lot subdivision for the September 7, 2011 Planning Board meeting. Mr. Fiederlein seconded.

Peter Goss, Chairman	Aye	Lauren Kingman	Aye
Jeffrey Anagnos	Absent	George Lawrence	Absent
William Fiederlein	Aye	Joan Wyant	Aye
James Jeffreys	Aye		

Motion carried 5-0.

Discussion Items:

1. Mark Graminski, P.E./L.S. was present to discuss a possible subdivision of property located on Route 199 owned by 1010 Holdings, tax grid number 6571-00-157408. It is one parcel of property that is split by Rowe Road. The owner would like to sell the property on one side of Rowe Road and keep the large parcel on the other side. Mr. Kingman said he believes this can be done by the assessor's office without going through the subdivision process because the property is bisected by a road which creates a natural subdivision. Mr. Graminski will look into that and will be back before the Board only if the assessor is unable to split the parcel.

Mr. Jeffreys motioned to adjourn the meeting at 8:30 p.m. Ms. Wyant seconded. All aye.

Peter Goss, Chairman	Aye	Lauren Kingman	Aye
Jeffrey Anagnos	Absent	George Lawrence	Absent
William Fiederlein	Aye	Joan Wyant	Aye
James Jeffreys	Aye		

Motion carried 5-0.

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL –AUGUST 3, 2011

The next workshop is scheduled for Thursday, August 25th and the next regular meeting is scheduled for Wednesday, September 7th. Both meetings start at 7:00 p.m. and are held at the Town Hall.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board