

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL
WEDNESDAY, DECEMBER 4, 2013

MEMBERS PRESENT:

Joan Wyant, Chairman
Kim Godfrey
James Jeffrey
Radford West

MEMBERS ABSENT:

Jeffrey Anagnos
John Mautone

Chairman Wyant opened the meeting at 7:06 p.m.

Public Hearings:

- 1. Munsch Two Lot Subdivision** – Round Lake Road, tax grid number 6370-00-954632 - Chairman Wyant motioned that the Planning Board adjourn the continuation of the public hearing for the Munsch proposed two lot subdivision of property located on Round Lake Road, tax grid number 6370-00-954632 to the January 8, 2014 Planning Board meeting as per an email from Mark Graminski.

Mr. Jeffrey seconded.

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|----------------------|--------|--------------|--------|
| Joan Wyant, Chairman | Aye | John Mautone | Absent |
| Jeffrey Anagnos | Absent | Radford West | Aye |
| Kim Godfrey | Aye | | |
| James Jeffrey | Aye | | |

Motion carried 4-0.

- 2. Orange County-Poughkeepsie Limited Partnership d/b/a Verizon Wireless Special Use Permit/Site Plan Approval for a Wireless Communications Facility** – Academy Hill Road, tax grid numbers 862990 and 902892 - Chairman Wyant motioned that the Planning Board adjourn the continuation of the public hearing for Orange County-Poughkeepsie Limited Partnership d/b/a Verizon Wireless to the January 8, 2014 Planning Board meeting as per a memo from Scott Olson dated November 27, 2013. Mr. West seconded.

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|----------------------|--------|--------------|--------|
| Joan Wyant, Chairman | Aye | John Mautone | Absent |
| Jeffrey Anagnos | Absent | Radford West | Aye |
| Kim Godfrey | Aye | | |
| James Jeffrey | Aye | | |

Motion carried 4-0.

- 3. Schreiber Special Use Permit** – Stephen Schreiber was present for the public hearing regarding his proposed conversion from a commercial use to a residential use on property located at 775 Route 199, tax grid number 6371-08-965834 in the Hamlet zoning district. Chairman Wyant read the legal notice that was posted in the paper and sent to neighboring landowners and opened the public hearing. Mr. Jeffrey said he did look at the property and said this should be an easy conversion that will decrease the traffic. Mr. Schreiber said he may put a berm

around 199 to provide better sight distance and more privacy in the front yard. Sam Lore, a neighbor who lives across the street, said he supports the conversion.

Chairman Wyant motioned that the Planning Board declare themselves lead agency for the Schreiber Special Use Permit application. Mr. West seconded.

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|----------------------|--------|--------------|--------|
| Joan Wyant, Chairman | Aye | John Mautone | Absent |
| Jeffrey Anagnos | Absent | Radford West | Aye |
| Kim Godfrey | Aye | | |
| James Jeffreys | Aye | | |

Motion carried 4-0.

The Board completed Part Two of the Short Environmental Assessment Form.

Chairman Wyant motioned that the Milan Planning Board declare a Determination of Non-Significance pursuant to Part 617.7 of the State Environmental Quality Review Act for the Schreiber Special Use Permit application. Mr. Jeffreys seconded.

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|----------------------|--------|--------------|--------|
| Joan Wyant, Chairman | Aye | John Mautone | Absent |
| Jeffrey Anagnos | Absent | Radford West | Aye |
| Kim Godfrey | Aye | | |
| James Jeffreys | Aye | | |

Motion carried 4-0.

Chairman Wyant motioned to close the public hearing. Mr. Jeffreys seconded.

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|----------------------|--------|--------------|--------|
| Joan Wyant, Chairman | Aye | John Mautone | Absent |
| Jeffrey Anagnos | Absent | Radford West | Aye |
| Kim Godfrey | Aye | | |
| James Jeffreys | Aye | | |

Motion carried 4-0.

Chairman Wyant motioned that the Planning Board approve the following resolution:

BE IT RESOLVED, the Planning Board has considered a formal application for the approval of a Special Use Permit for conversion of an existing structure from commercial to residential submitted by Stephen Schreiber on October 28, 2013 for property located at 775 Route 199; and

WHEREAS, the proposed layout of the 24 x 32 sq. ft. one bedroom apartment is shown on plans hand drawn and submitted by Stephen Schreiber on October 28, 2013 and are part of the file; and

WHEREAS, this parcel is located in the Hamlet Zoning District and is identified as tax parcel no. 6371-00-965834 consisting of 0.47 acres; and

WHEREAS, the application was referred to the Dutchess County Department of Planning and Development for the GML 239 review and they responded on November 20, 2013 that this is a “Local Concern with Comments”; and

WHEREAS, a one bedroom apartment will be a less intrusive use than a commercial building; and

WHEREAS, the former use of the property before it became commercial was residential at which time the well and septic were installed; the applicant has contacted the Board of Health who have agreed to the pre-existing status of the well and septic system; and

WHEREAS, there is adequate parking located behind the building; and

WHEREAS, the Planning Board opened and closed the public hearing on this application on December 4, 2013; and

WHEREAS, the Planning Board, after careful review of all of the project documents and plans submitted by the applicant and after comparing the impacts that could reasonably be expected to result from the action, issued a Determination of Non-Significance on December 4, 2013; and

NOW, THEREFORE, BE IT RESOLVED in accordance with the provisions of Section 200-14 (7) Hamlet District, 200-23.F and G, Conversions, and Article VIII, Special Use Permits, of the Town Code, the Planning Board of the Town of Milan hereby grants a Special Use Permit for the Conversion of a Structure from Commercial to Residential in the Hamlet Zoning District subject to the following conditions:

(1) Payment of any and all outstanding fees as follows:

- Application Fee: \$100.00
- Publication Fee: \$ 76.62

Please make one check payable to the Town of Milan in the amount of \$176.62.

(2) A Certificate of Occupancy must be granted by the Building Inspector for a residential structure prior to the use of this structure as a one bedroom apartment.

Ms. Godfrey seconded.

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|----------------------|--------|---------------------|--------|
| Joan Wyant, Chairman | Aye | John Mautone | Absent |
| Jeffrey Anagnos | Absent | Radford West | Aye |
| Kim Godfrey | Aye | Motion carried 4-0. | |
| James Jeffreys | Aye | | |

Administrative Items:

Approval of Minutes: Chairman Wyant motioned that the Board accept the minutes of November 6, 2013 as written. Mr. Jeffrey seconded.

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|----------------------|--------|---------------------|--------|
| Joan Wyant, Chairman | Aye | John Mautone | Absent |
| Jeffrey Anagnos | Absent | Radford West | Aye |
| Kim Godfrey | Aye | Motion carried 4-0. | |
| James Jeffrey | Aye | | |

Correspondence: The Zoning Board of Appeals ruling regarding Rufflands, LLC was included in the meeting packet.

Applications:

1. Irish Hills LLC Lot Line Adjustment: Robert Ihlenburg, L.S. and Paul Dougherty, property owner, were present regarding the proposed lot line adjustment between two properties owned by Irish Hills, LLC, tax grid number 6474-00-583275 located on Salisbury Turnpike and property owned by Red Wing Properties, Inc., tax grid number 6474-00-302341 located on Spring Lake Road. Both properties are located in the A3A Zoning District and border the Town of Clermont. The lot line adjustment is being proposed to allow road frontage for 583275. Part of the adjustment will involve property in Clermont so Mr. Ihlenburg said he will be appearing at the Clermont Planning Board meeting later this month. The existing driveway services the house in Clermont. The parcel will either use that driveway as it is or make it wider but, ultimately, there will be three people using the driveway. They are proposing to add 1.3 acres to the parcel in Milan.

Chairman Wyant motioned to set the date for the public hearing for this application for the January 8, 2014 meeting. Mr. Jeffrey seconded.

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|----------------------|--------|---------------------|--------|
| Joan Wyant, Chairman | Aye | John Mautone | Absent |
| Jeffrey Anagnos | Absent | Radford West | Aye |
| Kim Godfrey | Aye | Motion carried 4-0. | |
| James Jeffrey | Aye | | |

2. Barrett Two Lot Subdivision – Patrick Barrett, who was not present, has proposed a two lot subdivision of property located on Barrett Lane, tax grid number 6573-00-023892. Mr. Barrett has been granted the required lot width variances so is ready to move forward with the subdivision.

Chairman Wyant motioned to set the date for the public hearing for the January 8, 2014 Planning Board meeting. Ms. Godfrey seconded.

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|----------------------|--------|---------------------|--------|
| Joan Wyant, Chairman | Aye | John Mautone | Absent |
| Jeffrey Anagnos | Absent | Radford West | Aye |
| Kim Godfrey | Aye | Motion carried 4-0. | |
| James Jeffrey | Aye | | |

Town of Milan Planning Board Meeting Minutes – FINAL – December 4, 2013

Mr. Jeffreys motioned to adjourn the meeting at 7:45 p.m. Ms. Godfrey seconded.

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| Joan Wyant, Chairman | Aye | John Mautone | Absent |
| Jeffrey Anagnos | Absent | Radford West | Aye |
| Kim Godfrey | Aye | Motion carried 4-0. | |
| James Jeffreys | Aye | | |

The next meeting will be held on Wednesday, January 8, 2014 at 7:00 p.m. at the Town Hall.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board