

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL
WEDNESDAY, JULY 1, 2015

MEMBERS PRESENT:

Joan Wyant, Chairman
Jeffrey Anagnos
Kim Godfrey
John Mautone

MEMBERS ABSENT:

Nathaniel Charny
James Jeffreys
Radford West

ALSO PRESENT:

Jack Campisi, Town Board Liaison

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

Public Hearings:

- 1. Coons Lot Line Adjustment** – Jeffery Coons stopped into the Planning Office today to let the Board know that the surveyor’s map would not be ready in time for this public hearing and requested an adjournment until the July meeting for the lot line adjustment application between property owned by Cindy and Jeffery Coons, 1646 Route 199, tax grid number 6671-00-007426 in the HA zoning district and property owned by Maria Fitzgibbon, 39 South Road, tax grid number 6671-00-042265 in the A5A zoning district.

Chairman Wyant motioned to adjourn the public hearing for the Coons/Fitzgibbon Lot Line Adjustment until the August 5th Planning Board meeting at the request of the applicant. Mr. Anagnos seconded.

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

Motion carried 4-0-3.

Administrative:

- Approval of Minutes: Mr. Anagnos motioned that the Planning Board accept the minutes of June 3, 2015 as presented. Mr. Mautone seconded.

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

Motion carried 4-0-3

Discussion Items:

- Glenn Marron, who was not present, has been before the Board to discuss a possible subdivision of her property located at 564 Milan Hollow Road, tax grid number 6470-00-646771. She is contemplating breaking one parcel off of her 21.59 acre lot with each lot proposed to be approximately 10 acres. There are DEC wetlands located at the back of the property. One of the surveyors Ms. Marron spoke to suggested the Planning Board may require Board of Health approval prior to granting a subdivision due to the wetlands on the property even though the Town of Milan regulations do not required Board of Health approval on lots being created that are over five acres. However, a letter of certification would be required from a licensed professional. Ms. Marron has requested the Board’s opinion as to whether or not they felt that due to the wetlands, Board of Health approval would be required. The Board responded that based on the information retrieved from Parcel Access, it appears that the wetlands are located far enough into the back of the property that Board of Health approval may not be required; however, the Board cannot make a final call on that until they see an official surveyor’s map locating the wetlands on the parcel. The Clerk will forward this information to Ms. Marron.

- Nicholas Warren, who was not present, is considering subdividing his property located at 473 Milan Hollow Road, tax grid number 6470-00-562581. He has a primary dwelling and a barn that was converted into a library on the property now. He would like to subdivide the property down the middle, putting the house on one lot and the library on the other lot. His question is, can he subdivide and have the library as the principal structure on the lot. Steve Cole, Building Inspector, said a library cannot be the principal structure on the property. However, if Mr. Warren would like to add an accessory apartment into the library, upon subdivision, that apartment would become the principal dwelling unit for that lot. The Board members agreed with Mr. Cole. The Clerk will forward this information to Mr. Warren.

Mr. Anagnos motioned to adjourn the meeting at 7:10 p.m. Ms. Godfrey seconded.

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

Motion carried 4-0-3

Town of Milan Planning Board Meeting Minutes – Final – July 1, 2015

The next Planning Board meeting will be held on Wednesday, August 5, 2015.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board