

TOWN OF MILAN PLANNING BOARD MEETING MINUTES –FINAL
WEDNESDAY, JANUARY 6, 2016

MEMBERS PRESENT:

Joan Wyant, Chairman
Jeffrey Anagnos
Kim Godfrey
James Jeffreys
Radford West

MEMBERS ABSENT:

Nathaniel Charny
John Mautone

ALSO PRESENT:

Douglas Raelson, Town Board Liaison

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

Public Hearings:

- 1. West Two Lot Subdivision** – Mr. West recused himself from the meeting table for this application. Rich was present on behalf of Mark Graminski, L.S along with property owner Radford West, for the public hearing for Mr. West’s proposed two lot subdivision of property located at 495 Academy Hill Road, tax grid number 6572-00-671582. They submitted an approved wetland delineation map signed off by Heather Gierloff of the DEC, a Dutchess County Department of Public Works map, and an updated map prepared by Richard Hanback, L.S.

Chairman Wyant motioned that the Planning Board declare themselves lead agency for the West two lot subdivision application. Mr. Anagnos seconded.

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

Motion carried 4-0.

Mr. Jeffreys motioned that the Milan Planning Board approve the Negative Declaration for the West two lot subdivision application pursuant to Part 617.7 of the State Environmental Quality Review Act for the application. Mr. Anagnos seconded.

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

Motion carried 4-0.

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

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

Motion carried 4-0.

Chairman Wyant motioned that the Town of Milan Planning Board approve the following resolution: BE IT RESOLVED, the Town of Milan Planning Board has considered the application from Radford West for a two lot subdivision;

WHEREAS, a formal application for the approval of a two lot subdivision was submitted to the Town of Milan Planning Board on September 24, 2015 along with a site plan prepared by Richard Hanback, L.S., dated September 24, 2015; and

WHEREAS, this 62.12 acre parcel is located on Academy Hill Road, tax grid number 6572-00-671582 in the A5A Zoning District and has a single family dwelling with well and septic and a studio with its own well and septic existing on the property; and

WHEREAS, this subdivision will divide the existing 62.12 acres into two lots: Lot 1 will consist of 5.20 acres and will contain the existing dwelling and associated well and septic system and Lot 2 will consist of 56.92 acres and will contain the studio and associated well and septic system; and

WHEREAS, the applicant is converting the studio into a single family dwelling; and

WHEREAS, per an email dated December 15, 2015 from Stephen Gill, Dutchess County Department of Public Works to Karen Buechele, the DCDPW will accept the existing driveway to be converted to a two lot common driveway to serve this subdivision contingent on the filed map indicating that no additional residences or subdivisions can use this driveway; and

WHEREAS, the Zoning Board of Appeals has granted the following variances on November 18, 2015: For Lot #1, to allow a side setback of 41.1 feet where 50 feet are required for an existing single family dwelling and for Lot #2, to allow a side setback of 41.1 feet where 50 feet are required for an existing studio and a minimum lot width of 209.2 feet where 400 feet are required; and

WHEREAS, this application requires Town Board approval of an Open Development Area due to the common drive and the Planning Board recommends the Town Board approve this Open Development Area; and

WHEREAS, a public hearing for this proposal was held on January 6, 2016, during which time there were no objections raised; and

WHEREAS, the Board, after considering the impacts that could reasonably be expected to result from the action against those in Part 617 of 6NYCRR of the State Environmental Quality Review Act (SEQRA), determined that the action will not result in any potential significant adverse impacts and adopted a Negative Declaration on January 6, 2016; and

WHEREAS, the Town of Milan Planning Board finds that this application complies with the provisions of the town of Milan Code Chapter 177, Subdivision, and Chapter 200, Zoning.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Town of Milan grants conditional final approval to the West two lot subdivision; and

BE IT FURTHER RESOLVED, that the Chairman of the Planning Board is hereby authorized to endorse approval on said plat after compliance by the applicant with such conditions as noted below:

- ZBA Variances with date of approval are noted on the map
- Final approval from the Dutchess County Department of Public Works
- Final approval from the NYS DEC
- A note is added to the map as follows: Per the Dutchess County Department of Public Works, no additional residences or subdivisions can use this common access.
- Town Board approval of the ODA is received
- Per Fire Department review, E911 signs must be shown on the map along with the 40x40 stabilized turn around area.
- All signatures are obtained on the mylar prior to presenting to the Chairman for signature.
- Payment of all fees as follows and payment of any outstanding escrow fees:

Final Fee	\$ 400.00
Recreation Fee	\$ 600.00
Publication Fee	\$ 71.49

Please submit two checks made payable to the Town of Milan as follows: One in the amount of \$600 for the rec fees and one in the amount of \$471.49 for the final and publication fees.

Mr. Anagnos seconded.

Chairman Wyant	Aye	James Jeffrey	Aye
Jeffrey Anagnos	Aye	John Mautone	Absent
Nathaniel Charny	Absent	Radford West	Recused
Kim Godfrey	Aye		

Motion carried 4-0.

Mr. West rejoined the meeting table.

Administrative:

- Approval of Minutes: Mr. Jeffrey motioned that the Planning Board accept the minutes of December 4, 2015 as presented. Mr. West seconded.
- | | | | |
|----------------------|--------|---------------|--------|
| Joan Wyant, Chairman | Aye | James Jeffrey | Aye |
| Jeffrey Anagnos | Aye | John Mautone | Absent |
| Nathaniel Charny | Absent | Radford West | Aye |
| Kim Godfrey | Aye | | |
- Motion carried 5-0

Correspondence:

- There is an upcoming training session on mapping given by the Cooperative Extension on Saturday, January 30th, 9 a.m. to 1 p.m. at the Farm and Home Center. The cost is \$10 and it will provide 3.5 hours of credit. Registration is required.

Applications:

- 1. Morgano/Trivelli Lot Line Adjustment** – Matthew Morgano, property owner, was present as the property owner of one lot and the authorized representative of Ben Trivelli for this lot line adjustment between property owned by Matthew Morgano and Caroline Matthew located at 1227 Turkey Hill Road, tax grid number 6573-00-568536 in the A3A zoning district and property owned by Benjamin and Karen Trivelli located at 1235 Turkey Hill Road, tax grid number 6573-00-578540. Mr. Morgano said he discovered recently that his shed is actually located on Mr. Trivelli’s property so they are exchanging an equal amount of property, 0.9 acres, so that the shed will be on Mr. Morgano’s lot.

Mr. Anagnos motioned that the Planning Board schedule the public hearing for the Morgano/Trivelli lot line adjustment to be held at the February 3, 2016 Planning Board meeting. Ms. Godfrey seconded.

Joan Wyant, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	John Mautone	Absent
Nathaniel Charny	Absent	Radford West	Aye
Kim Godfrey	Aye	Motion carried 5-0	

Discussion Items:

Chairman Wyant motioned that the Planning Board adjourn the meeting at 7:25 p.m. Mr. Anagnos seconded.

Joan Wyant, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	John Mautone	Absent
Nathaniel Charny	Absent	Radford West	Aye
Kim Godfrey	Aye	Motion carried 5-0	

The next Planning Board meeting will be held on Wednesday, February 3, 2016.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board