

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

MEMBERS PRESENT:

Joan Wyant, Chairman
Nathaniel Charny (arrived at 7:26 p.m.)
Kim Godfrey
James Jeffreys
John Mautone
Radford West

MEMBERS ABSENT:

Jeffrey Anagnos

ALSO PRESENT:

None

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

Public Hearings:

- 1. Cole/Schreiber Lot Line Adjustment** – Deborah Reynolds, authorized representative for Kenneth Cole, and Stephen Schreiber were present for the lot line adjustment between property owned by Mr. Cole located at 2 Old Mill Road, tax grid number 6371-08-962814 located in the Hamlet zoning district, and property owned by Stephen Schreiber located at 775 Route 199, tax grid number 6371-08-965834 located in the Hamlet zoning district. Mr. Cole's property is bisected by Route 199 with 0.09 acres on one side with the house and 0.6 vacant acres across the road contiguous to Mr. Schreiber's property. Mr. Cole is conveying 0.6 acres to Mr. Schreiber to become part and parcel with Mr. Schreiber's 0.47 acre property. Chairman Wyant read the legal notice that was posted in the paper and sent to neighboring landowners. The Board of Health permission to file block needs to be added to the map and the publication fee of \$87.78 needs to be paid.

Chairman Wyant motioned that the Planning Board open the public hearing. Mr. Jeffreys seconded.

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

Motion carried 5-0.

Chairman Wyant motioned that the Planning Board declare themselves lead agency for the Cole/Schreiber lot line adjustment application. Mr. West seconded.

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

Motion carried 5-0.

The Board completed the short environmental assessment form and Chairman Wyant signed the form.

Chairman 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 Cole/Schreiber lot line adjustment application. Mr. Jeffrey seconded.

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

Motion carried 5-0.

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

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

Motion carried 5-0.

Chairman Wyant motioned that the Planning Board approve the following resolution: BE IT RESOLVED, the Town of Milan Planning Board has considered the application from Kenneth Cole and Stephen Schreiber for a lot line adjustment (minor subdivision);

WHEREAS, an application packet was submitted to the Planning Office on February 1, 2016 and a site plan prepared by Robert Campbell, L.S. dated February 12, 2016 has been submitted for the requested lot line adjustment between these two properties located at 2 Old Mill Road, tax grid number 6371-08-962814 (Cole) and 775 Route 199, tax grid number 6371-08-965834 (Schreiber) located in the Hamlet zoning district; and

WHEREAS, lot 6371-08-962814 is bisected by Route 199 with 0.08 acres containing the residence on one side and 0.06 acres on the other side across Route 199 is vacant; and

WHEREAS, the 0.06 acres will become part and parcel of lot 6371-08-965834 increasing the lot size to 0.378 acres making the lot less non-conforming; and

WHEREAS, the Zoning Board of Appeals granted an area variance to Kenneth Cole on March 23, 2016 pursuant to Section 200-10.B of the Town of Milan zoning code to allow his pre-existing non-conforming 0.14 acre lot be reduced to 0.08 acres; and

WHEREAS, a public hearing was held on April 6, 2016 at which time there were no objections raised; and

WHEREAS, the Planning Board declared a Negative Declaration for this action on April 6, 2016; and

WHEREAS, this application complies with all of the provisions of the Town of Milan Code chapters 177 (Subdivision) and 200 (Zoning).

NOW, THEREFORE, BE IT RESOLVED, the Milan Planning Board grants conditional final approval to the requested lot line adjustment and authorizes the Chairman to sign the mylar once the following conditions have been met:

- A. A Board of Health permission to file signature block is added to the map.
- B. All signatures are obtained on the mylar prior to submitting to the Chairman for signature.
- C. All fees have been paid as follows:
 Publication Fees: \$87.78 (Please make check payable to the Town of Milan)

Mr. Jeffreys seconded.

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

Motion carried 5-0.

Administrative:

- Approval of Minutes: Chairman Wyant motioned that the Planning Board accept the minutes as presented. Mr. Mautone seconded.

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

Correspondence:

- The Board received a memo dated March 21, 2016 from the Cary Institute inviting Board members to attend The Future of Oak Forests forum to be held on Saturday, May 7th, 9 to noon. The Forum is free and will be held at the Cary Institute auditorium. Certificates for three hours of NYS municipal training credit will be available at the end of the forum. An RSVP is requested. Anyone interested can register on line at www.caryinstitute.org/oak-forum.

Applications: None

Discussion Items:

- The Town Board has requested Planning Board comments regarding their proposed Local Law No. 1 of 2016.

Mr. Jeffreys motioned that the Planning Board approve the following resolution:

BE IT RESOLVED, the Planning Board has considered, at the request of the Town Board, the proposed Local Law No. 1 of 2016;

WHEREAS, the Planning Board recognizes that New York State is a “right to farm” state. We encourage the use of land for farming but we must also be mindful of any impact on the environmental and the health of the horses; and

WHEREAS, a “farm” is described as having three acres or more of land and used primarily for commercial agriculture. This does not include the use of the property for riding stables; and

WHEREAS, the Chronicle of the Horse recommends at least one acre for each additional horse. This minimal acreage is assigned for turn-out and pasture. The minimum recommendation during dry season is two acres per horse. Horses that are turned out are generally grazing for up to 12 hours per day. Ideally, you would want alternating lots for pasture with at least 70% vegetative cover, not weeds.

NOW, THEREFORE, BE IT RESOLVED, for these reasons, the Planning Board recommends a minimum of three acres of land for the first horse and one additional acre of land for each additional horse. Seconded by Mr. Mautone.

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

Motion carried 5-0.

Mr. Charny arrived at 7:26 p.m.

Mr. Charny motioned that the Planning Board adjourn the meeting at 7:30 p.m. Mr. Jeffreys seconded.

Joan Wyant, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Absent	John Mautone	Aye
Nathaniel Charny	Aye	Radford West	Aye
Kim Godfrey	Aye	Motion carried 6-0	

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board