

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL  
WEDNESDAY, MAY 4, 2016

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Radford West

**ALSO PRESENT:**

None

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

**Public Hearings:**                    **None**

**Administrative:**

- Approval of Minutes: Mr. Jeffreys motioned that the Planning Board accept the minutes of April 6, 2016 as presented. Mr. Mautone seconded.

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

**Correspondence:** **None**

**Applications:**

- 1. Catskill Farms/Ventura Lot Line Adjustment** – Charles Petersheim from Catskill Farms, Inc. and August Ventura were present regarding this lot line adjustment between property owned by Catskill Farms, Inc. located at 45 Mitchell Lane, tax grid number 6473-00-796319 consisting of 4.56 acres in the A3A zoning district and property owned by August Ventura located at 41 Mitchell Lane, tax grid number 6473-00-736328, consisting of 3.2 acres in the A3A zoning district. Mr. Petersheim said when the property was surveyed, they discovered that the driveway on 45 Mitchell Lane encroached on Mr. Ventura’s property. The two property owners agreed to do a lot line adjustment which will eliminate the driveway problem and give Mr. Ventura more room at his pond. Mr. Jeffreys said the before and after acreages have to be shown on the map as well as the names and addresses of record of both property owners and an area map. Mr. Ventura reviewed the map and said it is in accordance with everything they discussed.

Chairman Wyant motioned that the Planning Board set the date for the public hearing for the Catskill Farms/Ventura lot line adjustment for the June 1<sup>st</sup> Planning Board meeting. Mr. Jeffreys seconded.

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

- 2. Ahlin Special Use Permit** – Linda Ahlin and Ed Russell were present regarding Ms. Ahlin’s special use permit application to change her existing private stable into a public stable on property located at 437 Field Road, tax grid number 6570-00-036782, in the A5A zoning district consisting of 6.197 acres. The Town Board recently approved a change in the zoning code’s schedule of use regulations changing the required acreage for a public or private stable to three acres. Ms. Ahlin is now seeking a special use permit for a public stable so she can have the option to board and train horses. She said the most she would have on the property is three horses. She is looking to have a trainer come in to train her and her horses. When asked about wetlands on the property, Ms. Ahlin said there is a stream that runs across the driveway but it is nowhere near the barn. The property is all up hill. The survey needs to be updated prior to the public hearing to show the barn and house location, the well, and where the manure storage is.

Chairman Wyant motioned that the Planning Board set the date for the public hearing for the Ahlin special use permit for the June 1<sup>st</sup> Planning Board meeting pending receipt of the updated survey. Mr. Jeffreys seconded.

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

Mr. Charny motioned that the Planning Board adjourn the meeting at 7:40 p.m. Ms. Godfrey seconded.

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

Respectfully submitted,

Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board