

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL
WEDNESDAY, MARCH 1, 2017

MEMBERS PRESENT:

Joan Wyant, Chairman
Jeffrey Anagnos
Kim Godfrey
James Jeffreys (arrived at 7:05)
John Mautone
Radford West

MEMBERS ABSENT:

Nathaniel Charny

ALSO PRESENT:

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

Public Hearings: None

Administrative:

- Approval of Minutes: Ms. Godfrey motioned that the Planning Board accept the minutes of February 1, 2017 as presented. Mr. West seconded.

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

Mr. Jeffreys arrived at 7:05

Applications:

1. **Bailes Two Lot Subdivision** – Keith Lore, the authorized representative for Dan Wheeler, the applicant’s engineer, was present for the subdivision application of Ryan Bailes on property located at 141 Battenfeld Road, tax grid number 6472-00-256170. Mr. Bailes is proposing to subdivide one lot off of this 11.954 acre lot in the A3A zoning district. The lot is developed with a single family dwelling and associated improvements. The Board reviewed the submitted map prepared by D.F. Wheeler Engineers dated May 16, 2016 and identified the following items that need to be submitted for the next meeting: the acreage for the proposed lot and remaining acreage for the existing lot must be shown on the map, the proposed lot as shown on the site plan encroaches into the pool area of the existing lot; the shed on the existing lot is too close to the proposed lot as shown on the map, the proposed lot needs a 40’ flagpole to Battenfeld Road to provide the required 40’ of road frontage and access, the Town Highway Superintendent approval of the access, Board of Health approval is required for lots under five acres, the proposed location of the well must be shown on the map, the owners’ consent to file block must be added to the map, the Planning Board approval signature block must be added to the map, and the \$200 application fee. Glenn Butler, Highway Superintendent, did a site visit and said the flagpole for the

proposed lot should run as close as possible to the property line in order to achieve sight distance.

There was no action taken at this meeting.

Discussion Items:

- 1. Smith Site Plan Request for Extension:** Arthur Smith has requested an extension to his site plan approval of property located on Route 199, tax grid number 6471-00-880425 for Building material, including lumberyards and storage of equipment. Site plan approval expired on March 7, 2017. Mr. Smith and his engineer, Dan Wheeler, are currently working with the NYS Dept. of Transportation for the access to the property.

Mr. Jeffreys motioned that the Planning Board grant a 90 day extension to the site plan approval for Arthur Smith for his property located on Route 199, tax grid number 6471-00-880425. This 90 day extension will expire on June 5, 2017. Mr. Anagnos seconded.

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

- 2. Local Law #1 of 2017:** The Town Board requested the comments of the Planning Board on proposed Local Law No. 1 of 2017 which amends the zoning code to include “Distillery, Winery, Brewery”.

Mr. Jeffreys motioned that the Planning Board finds no objection to the proposed Local Law No. 1 of 2017 amending Chapter 200 of the Milan Town Code. Mr. Mautone seconded.

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

Correspondence: None

Mr. Anagnos motioned that the Planning Board adjourn the meeting at 7:15 p.m. Mr. Mautone seconded.

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

Town of Milan Planning Board Meeting Minutes – Final –March 1, 2017

The next Planning Board meeting is scheduled for Wednesday, April 5 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board