

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL  
WEDNESDAY, OCTOBER 4, 2017

MEMBERS PRESENT:

Joan Wyant, Chairman  
Nathaniel Charny  
Kim Godfrey  
James Jeffreys  
John Mautone

MEMBERS ABSENT:

Jeffrey Anagnos  
Radford West

Also Present:

Jack Campisi, Town Board

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

**Public Hearings:**

- 1. DiMauro/Windley Lot Line Adjustment:** Gary DiMauro appeared to present his lot line application of property located on Academy Hill Road, tax grid numbers 6572-00-572108 and 6572-00-526175. Chairman Wyant read the legal notice that was posted in the paper and sent to neighboring landowners and opened the public hearing. Mr. DiMauro said he has purchased the adjoining parcel and will add 4.96 acres to Parcel A so that the boundary conforms to an existing stone wall. Ms. Godfrey asked what zone the property will be in now as one lot is in A3A and one lot is in A5A. The clerk will call the County and find out.

Chairman Wyant motioned that the Planning Board declare themselves lead agency for the DiMauro/Windley lot line adjustment application. Mr. Jeffreys seconded.

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

Motion carried 5-0.

The Board completed the short environmental assessment form.

Chairman Wyant motioned that the Milan Planning Board declare a Negative Declaration for the DiMauro/Windley lot line adjustment pursuant to Part 617.7 of the State Environmental Quality Review Act. Mr. Jeffreys seconded.

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

Motion carried 5-0.

Chairman Wyant motioned to close the public hearing. Ms. Godfrey seconded.

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

Motion carried 5-0.

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 Gary DiMauro for a lot line adjustment (minor subdivision);

WHEREAS, a formal application for the approval of a lot line adjustment between two parcels owned by Gary DiMauro and Kathryn Windley was submitted to the Town of Milan Planning Board on August 22, 2017 along with a site plan prepared by Holtz Surveying dated August 29, 2017 and last revised on September 11, 2017; and

WHEREAS, Parcel A parcel is an improved parcel of 20.39 acres located at 364 Academy Hill Road, tax grid number 6572-00-526175 in the A3A zoning district and Parcel B is a vacant parcel of 14.09 acres located on Mt. Concert Road, tax grid number 6572-00-572108 in the A5A zoning district; and

WHEREAS, 4.96 acres is being conveyed to Parcel A from Parcel B to reconfigure the lot line to be located where the existing stone wall is; therefore, the acreages after the lot line adjustment will be: Parcel A is increased to 25.35 acres and Parcel B is decreased to 9.13 acres; and

WHEREAS, a public hearing for this proposal was held on October 4, 2017 at 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 NYCRR 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 October 4, 2017; 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, the Planning Board of the Town of Milan grants conditional final approval to the DiMauro/Windley lot line adjustment based upon a site plan prepared by Holtz Surveying dated August 29, 2017 and last revised on September 11, 2017; and

BE IT FURTHER RESOLVED, 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:

- All signatures are obtained on the mylar prior to presenting to the Chairman for signature
- Payment of all fees as follows:

Publication Fee: \$77.95

Seconded by Mr. Jeffrey

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

Conditional final approval expires in 180 days, April 2, 2018.

**Administrative:**

- Approval of Minutes: Mr. Jeffrey motioned that the Planning Board accept the minutes of August 2, 2017 as presented. Ms. Godfrey seconded.

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

**Applications:**

1. **Bailes Two Lot Subdivision** – Per an email sent by D.F. Wheeler Engineers dated September 25, 2017, the following motion was made:

Mr. Jeffrey motioned to grant the first 90 day extension for the Bailes two lot subdivision of property located at 141 Battenfeld Road, tax grid number 6472-00-256170 as they are waiting for Board of Health approval. This extension will expire on Tuesday, January 2, 2018. Seconded by Mr. Mautone.

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

**Discussion Items:** None

**Correspondence:** None

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Mr. Charny motioned that the Planning Board adjourn the meeting at 7:15 p.m. Ms. Godfrey seconded.

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

The next Planning Board meeting is scheduled for Wednesday, November 1, 2017 at 7:00 p.m.

Respectfully submitted,



Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board