

TOWN OF MILAN PLANNING BOARD MEETING MINUTES –FINAL  
MONDAY, OCTOBER 3, 2018

MEMBERS PRESENT:

Joan Wyant, Chairperson  
Kim Godfrey  
John Mautone  
Kevin Pike  
Radford West

MEMBERS ABSENT:

James Jeffreys  
Nathaniel Charny

ALSO PRESENT:

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

**Public Hearings:**

1. **Quarfelt/Bastian Lot Line Adjustment:** Ellen Haggerty, Quarfelt Enterprises LLC, was present as the property owner and the authorized representative for the Bastians for the public hearing for this lot line adjustment of properties owned by Therese Ann Bastian located at 122 Quarfelt Road, tax grid number 6570-00-386615 and three properties owned by Quarfelt Enterprises, LLC as follows: tax grid number 6570-00-374528 located at 86 Quarfelt Road, tax grid number 6570-00-379550 located on Quarfelt Road, and tax grid number 6570-00-392572 located on Quarfelt Road. All properties are located in the A5A zoning district. Chairperson Wyant read the legal notice that was posted in the paper and sent to neighboring landowners. Ms. Haggerty said Lot 3 is developed, she is developing lot 2, and lot 1 will probably never be developed. The lot line adjustment is being done to correct an oversight in tree clearing and to have clear sight distance.

Chairperson Wyant motioned that the Planning Board declare themselves lead agency for the Quarfelt/Bastian Lot Line Adjustment application. Ms. Godfrey seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Absent		

Motion carried 5-0.

The board completed the short environmental assessment form and the chairperson signed it.

Chairperson 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 Quarfelt/Bastian lot line adjustment application. Mr. West seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Absent		

Motion carried 5-0.

Chairperson Wyant motioned to close the public hearing. Mr. Pike seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Absent		

Motion carried 5-0.

Chairperson Wyant motioned that the Planning Board approve the following resolution: BE IT RESOLVED, the Town of Milan Planning Board has considered the application from Ellen Haggerty of Quarfelt Enterprises and Terri Bastian for lot line adjustments (minor subdivision);

WHEREAS, an application packet was submitted to the Planning Office on August 8, 2018 and a site plan prepared by Welch Surveying dated August 24, 2018 has been submitted for the requested lot line adjustments between property owned by Therese Ann Bastian located at 122 Quarfelt Road, tax grid number 6570-00-386615 and three properties owned by Quarfelt Enterprises, LLC as follows: tax grid number 6570-00-374528 located at 86 Quarfelt Road, tax grid number 6570-00-379550 located on Quarfelt Road, and tax grid number 6570-00-392572 located on Quarfelt Road. All properties are located in the A5A zoning district; and

WHEREAS, the proposed action will convey property as follows: Parcel A (0.106 acres) to be combined with Lot 3; Parcel B (0.125 acres) to be combined with Lot 2; Parcel C (0.423 acres) to be combined with Lot 2; Parcel D (0.020 acres) to be combined with Lot 1; and Parcel E (0.306 acres) to be combined with Lot 1; and

WHEREAS, after the lot line adjustments, the remaining lands of Bastian will be 9.49 acres, Lot 1 will be 7.244 acres, Lot 2 will be 7.071 acres, and Lot 3 will be 6.066 acres; and

WHEREAS, this land has been previously subdivided and these lot line adjustments are being done to achieve adequate sight distance for access for Lots 2 and 3 without having to remove large rocks and trees; and

WHEREAS, a public hearing was held on October 3, 2018 at which time there were no objections raised; and

WHEREAS, the Planning Board declared a Negative Declaration for this action on October 3, 2018; 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. All signatures are obtained on the mylar prior to submitting to the Chairman for signature.
- B. Payment of all fees: Publication Fee: \$94.86.

Seconded by Mr. Pike.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Absent	Motion carried 5-0.	

**Administrative:**

Approval of Minutes:

- Mr. West motioned that the Planning Board accept the minutes of September 5, 2018 as presented. Mr. Mautone seconded.

Joan Chairperson Wyant	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Absent	Motion carried 5-0.	

**Applications:**

1. **Chestnut Mart Site Plan Amendment** - Elizabeth Holloway as submitted an application as the authorized representative for Chestnut Mart to amend the existing site plan for Chestnut Mart of Milan by installing six pump apertures (three waves and three blades) and a Mobil 2Di canopy image including two Mobil logos and a lite bar to upgrade to the Synergy logo. The wave is a directional sign for safety which is metal and anchored to the ground. The existing bollards will remain in place as there is no safety mechanism inside the wave. Mr. Pike said he does not have a problem with the waves or blades to upgrade the logos but does not see a benefit to the canopy as the additional lighting will create a visual nuisance. The Board members agreed.

Chairperson Wyant motioned that the Planning Board declare this application a Type II action under SEQRA requiring no further action. Mr. Mautone seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Absent	Motion carried 5-0.	

Mr. Pike motioned that the Planning Board approve the following resolution:  
BE IT RESOLVED, an application for a site plan amendment was submitted on August 27, 2018 by Station Glo, 4 Noe Place, Beacon Falls, CT as the authorized representative for CPD Properties, owner of Chestnut Mart of Milan, 1445 Route 199, Milan, NY, tax grid number 6571-00-536267; and

WHEREAS, the applicant is requesting to install a Mobil 2Di canopy imagine including two Mobil logos and a lite bar and the installation of six pump apertures consisting of three waves, one on the road side of each of the three pump islands and three blades, one to be located on the storefront side of each of the three pump islands; and

WHEREAS, the pump apertures are non-illuminated and have no structural bearing; and

WHEREAS, the Planning Board is not in support of the installation of the canopy image and light bar as the additional lighting is not necessary for safety and would create a visual nuisance to the surrounding area; and

WHEREAS, the Planning Board has determined this action to be a Type II action requiring no additional action; and

WHEREAS, the Planning Board determined a public hearing is not required for this action as the pump apertures are minor, aesthetic changes to an approved site plan.

NOW, THEREFORE, BE IT RESOLVED, the Planning Board approves the installation of the six pump apertures consisting of three waves and three blades and does not approve the installation of the canopy image and light bar for the reasons stated above.

Seconded by Mr. West.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Absent	Motion carried 5-0.	

- 2. Crown Castle Site Plan Amendment -** Ann Marie Zamba was present for the application of Crown Castle for a special use permit for Sprint to co-locate and add equipment on an existing telecommunications tower located at 616 Salisbury Turnpike, tax grid number 6471-00-372150. The property is owned by William J. Clarke, Jr. Crown Castle/Sprint is proposing to install six antennas, three lines and six remote radio heads (non-antennas) on the existing 122 foot tower. Verizon is a co-locator on the tower now and Sprint would be a new carrier. There is an existing equipment shelter within the facility now that is abandoned and Sprint is intending to occupy that space as well. This is an unmanned facility and will not create any additional traffic. There is no groundwork being done. Sprint's intention is to increase coverage for current customers in Milan and vehicle handoff between this location and Matecki Road to decrease dead zones. There is no change to the vertical height. The property owner has approved the addition of Sprint to the tower.

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Chairperson Wyant motioned that the Planning Board schedule the public hearing for this application for the November 7<sup>th</sup> Planning Board meeting. Mr. Mautone seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Absent	Motion carried 5-0.	

**Discussion Items:** None

Mr. West motioned to adjourn the meeting at 7:55 p.m. Ms. Godfrey seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Absent	Motion carried 5-0.	

The next Planning Board meeting is scheduled for November 7, 2018 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board