

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL  
MONDAY, NOVEMBER 7, 2018

MEMBERS PRESENT:

Joan Wyant, Chairperson  
Nathaniel Charny - arrived 7:07 p.m.  
Kim Godfrey  
James Jeffreys  
John Mautone  
Kevin Pike  
Radford West

MEMBERS ABSENT:

ALSO PRESENT:

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

**Public Hearings:**

- 1. Crown Castle Site Plan Amendment -** Will Stone was present as the authorized representative 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. Chairperson Wyant read the legal notice that was posted in the paper and sent to neighboring landowners. Mr. Stone said Crown Castle owns the tower and are representing Sprint as a future tenant. It is an existing 142 foot high lattice tower. Crown Castle/Sprint is proposing to install six antennas, three lines and six remote radio heads (non-antennas). 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 that is abandoned and Sprint is intending to occupy that space so there will be no groundwork done. This is an unmanned facility and will not create any additional traffic. Mr. Stone said they are planning to install at the 128 elevation on the tower. The radio boxes are small and will be hard to see from the ground. The existing antennas are at 138 feet. One set of antennas will satisfy the low band width signal and one set will satisfy the high band width signal. The trenching is done already. There is an existing chain link fence which will not have to be expanded.

Chairperson Wyant motioned that the Planning Board declare themselves lead agency for the Crown Castle/Sprint Co-Location Special Use Permit application. Mr. Jeffreys seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Aye	Motion carried 7-0.	

The Board completed the short environmental assessment form and Chairperson Wyant 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 Crown Castle/Sprint Co-Location Special Use Permit application. Mr. West seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Aye	Motion carried 7-0.	

Chairperson Wyant motioned that the Milan Planning Board close the public hearing for the Crown Castle/Sprint Co-Location Special Use Permit application. Mr. Mautone seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Aye	Motion carried 7-0.	

Chairperson 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 Crown Castle/Sprint for a Special Use Permit to co-locate on an existing telecommunications tower;

WHEREAS, a formal application for the approval of a special use permit was submitted to the Town of Milan Planning Board on August 28, 2018 along with a site plan prepared by Tectonic last revised on August 13, 2018; and

WHEREAS, the proposal is to add (6) antennas, (3) lines and (6) remote radio heads (non-antennas) for the purpose of co-location on an existing 142 foot telecommunications tower which received site plan/special use permit approval from the Planning Board on February 4, 2009 and is located on a 10.66 acre parcel at 616 Salisbury Turnpike, tax grid number 6471-00-372150 in the A5A Zoning District; and

WHEREAS, the Planning Board has reviewed the application and has found that the upgrade to the existing technology is not substantial and will not increase the height of the existing tower; and

WHEREAS, this application was sent to the Dutchess County Department of Planning and Development as per GML Section 239 and their response was “Matter of Local Concern”; and

WHEREAS, a public hearing for this proposal was held on November 7, 2018, during 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 6NYCRR 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 November 7, 2018; and

WHEREAS, the Town of Milan Planning Board finds that this application complies with the provisions of the town of Milan Zoning Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Town of Milan grants the requested special use permit to Crown Castle/Sprint to co-locate on the existing telecommunications tower with the addition of the equipment as listed above with the following condition:

- The Special Use Permit must be renewed every five years.
- Payment of the publication fee in the amount of \$15.68

Seconded by Mr. Jeffreys.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Aye	Motion carried 7-0.	

**Administrative:**

Approval of Minutes:

- Chairperson Wyant motioned that the Planning Board accept the minutes of October 3, 2018 as presented. Mr. Pike seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Aye	Motion carried 7-0.	

**Applications:**

1. **Bodian/McAtee Lot Line Adjustment** - Kirk Horton, L.S., appeared as the authorized representative for this lot line adjustment application between lands owned by Amanda Bodian located at 474 Field Road, tax grid number 6570-00-247862 consisting of 116.44 acres and lands belonging to Darin McAtee located at 394 Field Road, tax grid number 6570-00-223733 consisting of 17.38 acres. Both lots are located in the A5A zoning district. Once the lot line is approved, Amanda Bodian will have about 71 remaining acres and Darin McAtee will have about 66 acres.

Chairperson Wyant motioned that the Planning Board declare this application an unlisted, uncoordinated action under SEQRA. Mr. West seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Aye	Motion carried 7-0.	

Chairperson Wyant motioned to set the date for the public hearing for the December 5, 2018 Planning Board meeting. Mr. Jeffreys seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Aye	Motion carried 7-0.	

**Discussion Items:**

1. A reminder to Board members that all education hours for 2018 must be completed by December 31, 2018.
2. Grumet Two Lot Subdivision Re-approval – The Grumet two lot subdivision of property located on Ferris Lane, tax grid number 6572-00-950444 in the A5A zoning district was approved on May 2, 2018 by the Planning Board. The maps were signed by the Chairperson on June 18, 2018 but Mr. Grumet never filed them with the Dutchess County Clerk’s office within the allotted 60 days. Therefore, the approval has expired. According to the Dutchess County Real Property mapping department, if the Board re-approves the subdivision, the Chairperson can re-date the existing mylar and then it can be filed. There have been no changes since the subdivision approval.

Mr. Jeffreys motioned that the Planning Board re-approve the Grumet Two Lot Subdivision of vacant property located on Ferris Lane, tax grid number 6572-00-950444 in the A5A Zoning District that was approved by resolution at the May 2, 2018 Planning Board meeting because the maps were not filed on time with the Dutchess County Clerk’s office and authorizes the Chairperson to re-sign and re-date the mylar. The subdivision remains unchanged. Mr. Mautone seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Aye	Motion carried 7-0.	

3. Mazoh subdivision – The re-mapping done by Dutchess County Real Property of the Mazoh lot line adjustment reflects a separate lot instead of a lot line adjustment due to school district boundary lines. The “lot” is land locked and under acreage so the Board discussed the consequences and agreed to send the map to Marie Welch, the land surveyor, and to speak to Real Property to see what can be done to rectify this. This will be on the December agenda for further discussion.

Mr. Jeffreys motioned to adjourn the meeting at 7:45 p.m. Ms. Godfrey seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Aye	Radford West	Aye
James Jeffreys	Aye	Motion carried 7-0.	

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The next Planning Board meeting is scheduled for December 5, 2018 at 7:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Karen Buechele".

Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board