

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL  
MONDAY, DECEMBER 5, 2018

MEMBERS PRESENT:

Joan Wyant, Chairperson  
Nathaniel Charny  
James Jeffreys  
John Mautone  
Kevin Pike  
Radford West

MEMBERS ABSENT:

Kim Godfrey

ALSO PRESENT:

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

**Public Hearings:**

1. **Bodian/McAtee Lot Line Adjustment** - Kirk Horton, L.S., appeared as the authorized representative for the public hearing 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. Mr. Horton said after the lot line adjustment conveying 44.762 acres from Bodian to McAtee, the Bodian property will be 71.666 acres and the McAtee property will be 62.146. There are no additional lots being created.

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

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

Motion carried 6-0.

The Board completed the short environmental assessment form.

Chairman 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 Bodian/McAtee lot line adjustment application. Mr. Pike seconded.

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

Motion carried 6-0.

Chairman Wyant motioned to close the public hearing. Mr. Charny seconded.

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

Motion carried 6-0.

Chairman Wyant motioned that the Planning Board approve the following resolution: BE IT RESOLVED, the Town of Milan Planning Board has considered the application from Amanda Bodian and Darin McAtee for lot line adjustments (minor subdivision);

WHEREAS, an application packet was submitted to the Planning Office on October 25, 2018 and a site plan prepared by Kirk S. Horton, L.S. dated October 22, 2018 has been submitted for the requested lot line adjustment between property owned by Amanda Bodian located at 474 Field Road, tax grid number 6570-00-247862 and property owned by Darin McAtee located at 394 Field Road, tax grid number 6570-00-223733. Both properties are located in the A5A zoning district and the Red Hook Central School District; and

WHEREAS, the proposed action will convey 44.762 acres from Bodian to McAtee; and

WHEREAS, after the lot line adjustments, the remaining lands of Bodian will be 71.666 acres and the lands of McAtee will be 62.146 acres; and

WHEREAS, both properties are improved with single family dwellings and associated accessory structures; and

WHEREAS, a public hearing was held on December 5, 2018 at which time there were no objections raised; and

WHEREAS, the Planning Board declared a Negative Declaration for this action on December 5, 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: \$86.89

Seconded by Mr. Jeffreys.

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

Motion carried 6-0.

Conditional final approval expires in 180 days (June 3, 2019).

**Administrative:**

Correspondence:

- Meeting dates for 2019
- Letter from Angela J. Maier-Lore, Attorney for the Town, dated November 16, 2018 regarding the Mazoh Lot Line Alteration.

Approval of Minutes:

- Mr. Jeffreys motioned that the Planning Board accept the minutes of November 7, 2018 as presented. Mr. West seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Absent	Radford West	Aye
James Jeffreys	Aye	Motion carried 6-0.	

**Applications:**

1. **Malafy Lot Line Adjustment** - Joseph Malafy appeared for the lot line adjustment between two of his properties located on Milan Hill Road, tax grid numbers 6472-00-644351 and 6472-00-671399 in the A3A zoning district. Both lots are located in the Red Hook Central School District. Mr. Malafy said the boundary line goes right down the middle of the existing driveway so he wants to adjust the lot line to put the driveway completely on one lot as Milan Hill Road is a county road and the county will only issue one driveway permit per building lot.

Mr. Jeffreys motioned to declare the Malafy lot line adjustment an unlisted, uncoordinated action under SEQRA. Mr. Mautone seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Absent	Radford West	Aye
James Jeffreys	Aye	Motion carried 6-0.	

Mr. Jeffreys motioned to schedule the public hearing for the January 2, 2019 meeting. Mr. Mautone seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Absent	Radford West	Aye
James Jeffreys	Aye	Motion carried 6-0.	

2. **Mazoh Lot Line Adjustment** – Jason Lawson appeared as the authorized representative for the lot line adjustment between three parcels owned by Stephen Mazoh on Pink Lane, tax grid numbers 6470-00-871556, 6470-00-854389 and 6470-00-975423 located in the A5A zoning district. Lot 871556 and 854389 are located in the Rhinebeck Central School District and 6470-00-975423 is located in the Pine Plains Central School District.

Mr. Lawson explained that the Board just approved a lot line adjustment for these lots which was filed with the county. However, once the buildings and septic were located on the new property, they discovered the setbacks were not great enough so the lines would need to be shifted again. Since the lots are in separate school districts, the attorney for the town advised a note be added to the map indicating the tax lots are one parcel and cannot be conveyed separately. The following note was added to the map by Welch Surveying “Lands shown as tax parcel 889511 are identified for tax purposes only due to its location in a different school district from the rest of the property. Lands of tax parcel 871556 and tax parcel 889511 along with Parcel 3-1 and Parcel 3-2 are to be consolidated into one deed and are not to be considered as separate ownership and cannot be conveyed separately.”

Chairman Wyant motioned that the Mazoh lot line adjustment be declared an unlisted, uncoordinated action under SEQRA. Mr. Jeffrey seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Absent	Radford West	Aye
James Jeffrey	Aye	Motion carried 6-0.	

Chairman Wyant motioned to schedule the public hearing for the January 2, 2019 meeting. Mr. Jeffrey seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Absent	Radford West	Aye
James Jeffrey	Aye	Motion carried 6-0.	

**Discussion Items:** None

Mr. Jeffrey motioned to adjourn the meeting at 7:20 p.m. Mr. Pike seconded.

Joan Wyant, Chairperson	Aye	John Mautone	Aye
Nathaniel Charny	Aye	Kevin Pike	Aye
Kim Godfrey	Absent	Radford West	Aye
James Jeffrey	Aye	Motion carried 6-0.	

The next Planning Board meeting is scheduled for January 2, 2019 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board