

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL  
WEDNESDAY, MARCH 6, 2019

MEMBERS PRESENT:

Joan Wyant, Chairperson  
Thomas Darby  
Kim Godfrey  
James Jeffreys  
John Mautone

MEMBERS ABSENT:

Kevin Pike  
Radford West

ALSO PRESENT:

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

**Public Hearings: None**

**Applications:**

1. **Grumet Two Lot Subdivision** – Jack Grumet appeared before the Board for his application for a two lot subdivision of property located on Academy Hill Road, tax grid number 6572-00-915375 consisting of 63.38 acres in the A5A zoning district. Mr. Grumet said currently, the entire lot is 190.24 acres. Academy Hill Road splits the lot into two parcels as a natural subdivision. Mr. Grumet has filed the paperwork with the town assessor to do the natural subdivision which leaves this lot of 62.38 acres which contains the single family dwelling and associated improvements. Mr. Grumet is proposing to subdivide the house as Lot 1 consisting of 30.34 acres and Lot 2 of 32.04 acres of vacant, wooded land with a few overgrown logging roads. His plan is to sell the property across the road which has the barns but his intent is to hold off until he gets a buyer for the house property just in case they want all the land. The property across the road is about 142 acres. All the property has wonderful views. He is subdividing because the realtors have told him that big properties are not selling now and the property has been on the market for a while. Mr. Grumet will need access approval from the Dutchess County Department of Public Works and the surveyor needs to add a borderline to the map showing the required setbacks. He also needs to submit an Ag Data Statement. The Board agreed the property was large enough that a letter from a certified professional is not needed for the septic.

A motion was made by Chairman Wyant and seconded by Mr. Jeffreys to declare this an unlisted, uncoordinated action under SEQRA.

Joan Wyant, Chairman	Aye	John Mautone	Aye
Thomas Darby	Aye	Kevin Pike	Absent
Kim Godfrey	Aye	Radford West	Absent
James Jeffreys	Aye		

Motion carried 5 – 0.

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A motion was made by Mr. Jeffreys and seconded by Chairman Wyant to schedule the public hearing for the April 3, 2019 Planning Board meeting.

Joan Wyant, Chairman	Aye	John Mautone	Aye
Thomas Darby	Aye	Kevin Pike	Absent
Kim Godfrey	Aye	Radford West	Absent
James Jeffreys	Aye		

Motion carried 5 – 0.

**Correspondence: None**

**Approval of Minutes:**

- A motion was made by Mr. Jeffreys and seconded by Mr. Mautone to accept the Planning Board minutes of January 2, 2019 as presented.

Joan Wyant, Chairman	Aye	John Mautone	Aye
Thomas Darby	Aye	Kevin Pike	Absent
Kim Godfrey	Aye	Radford West	Absent
James Jeffreys	Aye	Motion carried 5-0.	

**Discussion Items: None**

A motion was made by Mr. Jeffreys and seconded by Ms. Godfrey to adjourn the meeting at 7:20 p.m.

The next Planning Board meeting is scheduled for April 3, 2019 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board