

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL  
WEDNESDAY, OCTOBER 2, 2019

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Radford West

ALSO PRESENT:

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

**Public Hearings:**                      **None**

**Approval of Minutes:**

- A motion was made by Mr. Mautone and seconded by Mr. Pike to accept the Planning Board minutes of September 4, 2019 as presented.

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

Motion carried 6-0.

**Correspondence:**

- It was noted that there are several classes sponsored by the Planning Federation coming up which will be held at the Farm and Home Center in Millbrook. Anyone who needs education hours should sign up.

**Applications:**

1. **Tom's Auto Body Site Plan Approval** – Thomas Dwyer, owner, appeared regarding his site plan/special use permit application to bring this existing highway business site into compliance with Section 200-14.1 of the Town of Milan zoning code requiring all Highway Business property owners to have a site plan on file. Tom's Auto Body is located at 940 Route 199, tax grid number 6471-00-381724 consisting of 1.1 acres. The building is used for the auto body shop and for storage of tents and associated amenities which people rent. The deputy building inspector, Sam Harkins, reviewed the property and told Mr. Dwyer what was needed to bring the building into compliance which was an emergency exit sign and lights above the main entrance door, the fire extinguishers need to be inspected and certified, and the lighting in the tent room needs to be hardwired. Mr. Dwyer is working on those items. His intent is to keep the auto body shop along with the tent storage. The property goes back towards Battenfelds then drops off. He is not planning on doing anything new to the property. He just wants to bring everything into compliance so he can get a Certificate of Occupancy so he can leave the property to his children. The board

agreed a new survey is necessary as the old one doesn't show the existing conditions. Mr. Jeffreys read the site plan requirements which would need to be shown on the site plan. There was no action taken tonight and Mr. Dwyer will contact Marie Welch regarding the survey.

2. **Goodwin, et al Two Lot Subdivision** – Marie Welch, LS was present for this proposed two lot subdivision of property located at 300 South Road, tax grid number 6670-00-178763 consisting of 24.288 acres located in the A5A zoning district. Ms. Welch said the house is not visible from the road. There is an existing road that was used for access, maybe for logging, on the west side of South Road. Soil tests have been done and there is an area which would meet the Board of Health requirements for a septic system. They are proposing to create an 11.5 acre lot. This was subdivided previously as filed map no. 5059. There are seven owners of this property, all family. The house will be on the remaining 12.7 acre parcel. The pond is a NWI wetland. The proposed house site will be 100 feet away from the wetland. There are no structures on the vacant parcel and most of it is wooded. Submitted tonight is the application, short EAF dated October, 2019, letter of feasibility by David Rider, P.E. dated August 8, 2019, the primary project contact designation, letter of authorization dated October 2, 2019, and the ag data statement. The letter of authorization needs to be notarized for the next meeting.

Mr. Jeffreys motioned that the Planning Board declare their intent to be lead agency for this unlisted action and to circulate to the Dutchess County Department of Public Works and the Health Department. Ms. Godfrey seconded.

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

Motion carried 6-0.

Chairman Wyant motioned that the Planning Board set the public hearing for the November 6<sup>th</sup> meeting. Mr. Jeffreys seconded.

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

Motion carried 6-0.

**Discussion Items: None**

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A motion was made by Chairman Wyant and seconded by Mr. Pike to adjourn the meeting at 7:50 p.m.

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

Motion carried 6-0.

The next Planning Board meeting is scheduled for November 6, 2019 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board