

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL
WEDNESDAY, JUNE 3, 2020

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Kim Godfrey
Radford West

ALSO PRESENT:

Bill Jeffway, Town Board Liaison

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

Public Hearings: **None**

Approval of Minutes:

- A motion was made by Mr. Jeffreys and seconded by Mr. Mautone to accept the Planning Board minutes of February 5, 2020 as presented.

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

Motion carried 5-0.

Correspondence: **None**

Applications:

1. **Spring Lake Road Subdivision** – Zak Hall from Kristina Dousharm Architecture was present as the authorized representative for a sketch plan review of a three lot subdivision of a 19.836 acre of property located on Spring Lake Road, tax grid number 6474-00-175125 owned by Kajaine Estates LLC. This property is adjacent to Spring Lake Road, Williams Road, and the Stonewood subdivision. The tip of Spring Lake is part of this property and located on proposed lot 3. Mr. Hall said his client is looking to subdivide this 19 plus acre lot into three parcels. He wants to keep lot 3 open for some basic hay farming and a barn which would be an accessory structure. There is a dilapidated building on the adjoining property to proposed lot 3 now which the proposed barn will block. They are considering doing a ground mounted solar panel array on lot 3 to power the barn. On lot 2 they are proposing a small single family dwelling and an accessory apartment. They are planning to develop lot 2 then sell it. Lot 1 will also have a single family dwelling, a garage, and an accessory apartment which is where the property owner plans to live. Access for lot 1 and 2 would be East Lake Road. The properties drop off considerably towards the lake. They are trying to place the garage in the flat section to be accessed from East Lake Road. There is a dilapidated old building which they will demolish and that is where the accessory dwelling unit will go. They will leave the stone stairs in place. Mr. Pike said if you are not building a residence on lot 3, why not keep it part of Lot 1? Mr. Hall

said it is to give the owner the ability at some point to build a structure. The barn will not be for hay storage but for ag purposes and for utilizing when he has a group of people over. However, the owner can provide you with an answer at the next meeting. Mr. Jeffreys said East Lake Road is very narrow and hard to traverse and this will be adding the additional traffic for the principal and accessory structures. If you figure two cars per family and at least one delivery per day per car, the impact on that little lane will be substantial especially in the front. This should be covered in the EAF. Currently, several houses use East Lake Lane for their access. Mr. Hall said East Lake Lane is an easement that came with the property. Everyone that gets to their home has to cross that easement. Mr. Jeffreys suggested they may want to consider improving the road at least to the end of the client's property to two lanes wide. Mr. Hall said it is a beautiful lane and there are lots of old growth trees there but he will present this to the owner. He said this lane is functioning like a regular road – fire trucks can make it. Mr. Jeffreys advised Mr. Hall to do some research on the easement and the ownership of East Lake Lane. Mr. Pike asked if they are putting in a road and Mr. Hall said we would hug the property line from Spring Lake Road and said they may have to establish that line as a real driveway. Mr. Pike suggested using the existing road coming off of Spring Lake Road that runs down the middle of the property. That could service all three lots. Mr. Hall said he thinks they would be better serviced from East Lake Lane. However, that road could be the main drive for at least lot 1. An access off of Spring Lake Road would require a permit from the county. Mr. Jeffreys asked Mr. Hall to send a pdf of his submittal along with the paper copies.

Discussion Items:

- **Red Wing Properties** – Roe Jan Mine – The Planning Board was forwarded a document regarding the SEQRA review for the Red Wing Milan Roe-Jan plant. The plant is no longer being used as a mine but they would like to use it as a processing plant for sand and gravel which would be imported. The Milan plant is depleted. They would be importing the gravel, processing it, and then exporting it again. Livingston and Clermont have expressed concerns about the scale of the traffic. Mr. Jeffreys said Stormville is their main operation and there are only a certain number of trucks they can run in a day between the loading and unloading and travel time. They use the processed materials for package pavement and quick crete cement. That's their big product which they sell at Lowes. He said most of the plants around here are depleted and they are left to use the plants to do crushing and mixing. There are only a certain number of trips you can run a day as it takes time to load up a truck, get to Stormville, and fill it up again. Mr. Jeffway said they did answer the number of trucks which is 3 trucks per hour and they use the 16 wheelers to run them on the county road. Mr. Pike asked if there is a plan to turn this into a permanent processing plant. Mr. Jeffreys said he likes that idea as all this materials is so expensive now. Mr. Jeffway said he thought the truck traffic was huge. The Town of Milan Town Board will seek lead agency for this application because the problem with DEC being lead agency is you lose home rule. Mr. Jeffway said he thinks the compromise should be between the scale of the proposal. There should be a

middle ground. None of the board members had a chance to review the document so this will be on the July agenda for additional discussion.

- **Odak Farm Road Property** – There was some discussion regarding a property on Odak Farm Road, tax grid number 6473-00-236616 consisting of 100 acres and the adjoining parcel, tax grid number 6473-00-314508 consisting of 3 acres. Mr. Jeffway said the property owners are putting in two driveways without permits onto Odak Farm Road which is a town road and a large driveway onto Turkey Hill Road which is a county road without a permit. The county has been notified. The Milan Building Inspector issued stop work orders today for the Odak Farm driveways. There was some discussion about the intended use of the 100 acre parcel but as of this date, no plans have been submitted to either the Building Department or the Planning Board.

A motion was made by Mr. Jeffreys and seconded by Mr. Mautone to adjourn the meeting at 8:25 p.m.

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

Motion carried 6-0.

The next Planning Board meeting is scheduled for July 8, 2020 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board