

TOWN OF MILAN PLANNING BOARD MEETING MINUTES - FINAL
WEDNESDAY, AUGUST 4, 2010

MEMBERS PRESENT:

Peter Goss, Chairman
Jeffrey Anagnos
William Fiederlein
James Jeffreys
Lauren Kingman

MEMBERS ABSENT:

George Lawrence

ALSO PRESENT:

Chairman Goss opened the meeting at 7:00 p.m. There were no public hearings scheduled.

Administrative Items:

- Approval of Minutes: Mr. Fiederlein motioned to accept the minutes of July 7, 2010 as presented. Mr. Anagnos seconded.

Peter Goss, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	Lauren Kingman	Aye
William Fiederlein	Aye	George Lawrence	Absent

Motion carried 5-0.

Applications:

1. **Mancini Subdivision** – The Mancini subdivision of property located at 34 Louise Terrace, grid number 6371-00-932745 was granted conditional final approval on March 3, 2010. Rocky and Ann Mancini are at the meeting tonight to request that the Planning Board remove the condition requiring them to complete the access for lot 3C which gains access off of Louise Terrace. They are giving that lot to their daughter who currently lives in California and they don't anticipate that lot being developed for a number of years. Right now, it is all grass and they don't want to disturb it. When the time comes to develop the lot, they will complete the access as required. Robert Haack from Milan Fire-Rescue sent an email on August 3rd stating the Fire Department is in agreement to remove the condition for Lot 3C since there are no plans to develop that lot in the foreseeable future. Glenn Butler, Highway Superintendent, was at the meeting and stated he did not have any problem with removing that condition either. Mr. Kingman said he thinks the applicant should be the one who completes that work; if not, who will do it? Mr. Mancini said when the time comes, the work will need to be done but if a driveway apron is done now, grass and trees will grow right through it since it won't be used. Mr. Kingman said he is not concerned with the access off of Louise Terrace, he is concerned with the work that the Fire Dept. wanted done to Louise Terrace since there are two houses existing that have access there. If that work gets put off, who will pay for it in the future; there is no landowner for that piece of property. Mr. Mancini said he had no problem with doing the extension of the turnaround right now; they just don't want to do the access now.

Mr. Kingman motioned that the Planning Board revise the conditional final approval requirements for the Mancini three lot subdivision removing the requirement that the driveway access for Lot 3C must be completed to the satisfaction of the Highway Superintendent prior to issuing a Building Permit. Mr. Anagnos seconded.

Peter Goss, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	Lauren Kingman	Aye
William Fiederlein	Aye	George Lawrence	Absent

Motion carried 5-0

Mr. Jeffreys motioned that the Planning Board amend the first motion to add that all other conditions are required as set forth in the memo to Mr. and Mrs. Mancini dated March 4, 2010. Mr. Kingman seconded.

Peter Goss, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	Lauren Kingman	Aye
William Fiederlein	Aye	George Lawrence	Absent

Motion carried 5-0

2. **Oyen Subdivision:** Mr. Kingman motioned to grant the first 90 day extension to the Oyen Three Lot Subdivision pursuant to the letter submitted by Haakon and Margaret Oyen dated July 19, 2010 requesting this extension. This 90 day extension will expire on November 28, 2010. Mr. Anagnos seconded.

Peter Goss, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	Lauren Kingman	Aye
William Fiederlein	Aye	George Lawrence	Absent

Motion carried 5-0

3. **Turkey Hill Subdivision:** Mr. Kingman motioned to grant the first 90 day extension to the Turkey Hill Acres Subdivision pursuant to the letter submitted by Andrew Willingham, P.E., Clouser & Associates, dated August 2, 2010 requesting this extension. This 90 day extension will expire on November 28, 2010. Mr. Anagnos seconded.

Peter Goss, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	Lauren Kingman	Aye
William Fiederlein	Aye	George Lawrence	Absent

Motion carried 5-0

Discussion Items:

- As a result of the request by the Mancini's to remove the condition to complete the access to Lot 3C, the Board suggested to Mr. Butler that he put together a letter to the Planning Board specifying what he would like the Board to require for minor subdivisions as far as the private drive and common drive access. Mr. Kingman said it is spelled out in the code for major subdivisions but not for minor. After some discussion, Glenn agreed with the Board that it seemed reasonable to require the subdivider to complete the paving

of the apron for a shared driveway prior to the sale of the first lot, and a single access can be completed at the time the lot gets developed. The Board asked Glenn to prepare a short letter to the Planning Board stating the requirements for a shared driveway and a private drive as far as the timing of construction then the Planning Board could recommend to the Town Board that those requirements be included in the code.

- Marya Oja had been before the Board previously to amend an approved site plan of the McFadden Subdivision. She was proposing to move the location of the house and driveway. There has been no communication between Ms. Oja and the Board in a couple of years so, based on an inquiry Ms. Oja made to Mr. Butler, the Board agreed to send her a letter reminding her the changes had not yet been approved by the Board and asking her to advise the Board if she is still planning on making the changes.
- Per an email from Ciro Interrante dated August 4, 2010 regarding the progress of Chestnut Mart, he said they have contracted with a well driller to drill the well and they have applied to the Health Department for the permit to drill the well. They are in the process of sending additional requested paper work to the Health Department.
- Regarding the new procedure that the Planning Board agreed to try (that is, assigning applications to individual Board members so that each application will have one lead person), the Clerk will pull together a list of all open applications and their status.
- The Board discussed Town Law Section 271 with respect to designating a Board member to serve as Chairman in the absence of the Chairman.

Mr. Anagnos motioned to adjourn the meeting at 8:15 p.m. Mr. Fiederlein seconded.

Peter Goss, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	Lauren Kingman	Aye
William Fiederlein	Aye	George Lawrence	Absent

Motion carried 5-0

The next Workshop is scheduled for Thursday, August 26th and the next meeting is scheduled for Wednesday September 8th (the second Wednesday of the month due to the Labor Day holiday).

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board