

TOWN OF MILAN PLANNING BOARD MEETING MINUTES - FINAL
WEDNESDAY, DECEMBER 7, 2011

MEMBERS PRESENT:

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

MEMBERS ABSENT:

George Lawrence

ALSO PRESENT:

Jack Campisi, Town Board

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

Public Hearings:

- **Karpowich/Kavanagh/Borenstein Lot Line Adjustment:** David Borenstein and John Decker, L.S., were present for this lot line adjustment between three properties owned by Paul and Frieda Karpowich, 85 Academy Hill Road, tax grid number 6471-00-960629; Gayle Kavanagh and Lisa Hecht, 43 Academy Hill Road, tax grid number 6471-00-919581; and David Borenstein and Colleen Meehan, Academy Hill Road, tax grid number 6571-00-004844. All properties are located in the A3A zoning district. Chairman Goss read the legal notice that was posted in the paper and mailed to neighboring landowners. There was no one present for the public hearing. Mr. Decker said he fixed the acreage differences in the before and after chart and added Lisa Hecht as a property owner to the Kavanagh signature block.

Mr. Jeffreys motioned that the Planning Board waive sketch endorsement for this lot line adjustment (minor subdivision). Mr. Anagnos seconded.

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

Motion carried 6-0

Mr. Jeffreys motioned that the Planning Board declare themselves lead agency for this lot line adjustment (minor subdivision). Ms. Wyant seconded.

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

Motion carried 6-0

Mr. Jeffreys motioned that the Town of Milan Planning Board approve the following

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resolution: BE IT RESOLVED, the Planning Board has considered the Karpowich/Kavanagh/Borenstein lot line adjustment application between properties owned by Paul and Frieda Karpowich, 85 Academy Hill Road, tax grid number 6471-00-960629; Gayle Kavanagh and Lisa Hecht, 43 Academy Hill Road, tax grid number 6471-00-919581; and David Borenstein and Colleen Meehan, Academy Hill Road, tax grid number 6571-00-004844 located in the A3A zoning district; and

WHEREAS, a Short Environmental Assessment Form dated October 24, 2011 was submitted on October 24, 2011; and

WHEREAS, a public hearing was held on December 7, 2011 at which time no objections to this proposal were raised; and

WHEREAS, this proposal is simply conveying vacant acreage to two adjoining lots; and

WHEREAS, an environmental review was conducted in accordance with 6 NYCRR Part 617 which resulted in no identifiable concerns being raised.

NOW, THEREFORE, BE IT RESOLVED, the Milan Planning Board declares a Determination of Non-Significance (Negative Declaration) for the Karpowich/Kavanagh/Borenstein Lot Line Adjustment (Minor Subdivision).

Mr. Anagnos seconded.

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

Motion carried 6-0

Hearing no public comment, Mr. Jeffreys motioned to close the public hearing. Ms. Wyant seconded.

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

Motion carried 6-0

Mr. Jeffreys motioned that the Planning Board approve the following resolution: BE IT RESOLVED, the Town of Milan Planning Board has considered the application from

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Mary Ellen Kardosh acting on behalf of Paul and Freida Karpowich for a lot line adjustment (minor subdivision);

WHEREAS, an application packet was submitted to the Planning Office on October 24, 2011 and a site plan prepared by Decker Surveying dated November 2, 2011 has been submitted for the requested lot line adjustment between three properties owned by Paul and Frieda Karpowich, 85 Academy Hill Road, tax grid number 6471-00-960629; Gayle Kavanagh and Lisa Hecht, 43 Academy Hill Road, tax grid number 6471-00-919581; and David Borenstein and Colleen Meehan, Academy Hill Road, tax grid number 6571-00-004844 located in the A3A zoning district; and

WHEREAS, the proposed action is a land conveyance from Karpowich to Kavanagh of 4.409 acres and from Karpowich to Borenstein of 7.209 acres; and

WHEREAS, the proposed action will reduce the Karpowich lot to 6.824 acres which will consist of the dwelling and other improvements; and

WHEREAS, there are no new lots being created as a result of this action; and

WHEREAS, a public hearing was held on December 7, 2011 with no public comment; and

WHEREAS, the Planning Board declared a Negative Declaration for this action on December 7, 2011.

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 are met:

- Dutchess County Board of Health permission to file is obtained
- All owners' consent to file blocks are signed
- Payment of publication and application fees in the amount of \$232.49

Seconded by Ms. Wyant.

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

Motion carried 6-0

Chairman Goss read the conditions of final approval to the applicant.

Mr. Kingman motioned that the Town of Milan Planning Board approve the following resolution: BE IT RESOLVED, the Planning Board has considered the Karpowich/Kavanagh/Borenstein lot line adjustment (minor subdivision) application of

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property located on Academy Hill Road and identified as tax parcels 6471-00-960629/6471-00-919581/6571-00-004844; and

WHEREAS, an environmental review was conducted in accordance with 6 NYCRR Part 617 which resulted in no identified concerns and a Determination of Non-Significance (Negative Declaration) was approved by the Planning Board on December 7, 2011; and

WHEREAS, a public hearing was opened and closed on December 7, 2011; and

WHEREAS, this application complies with all of the provisions of the Town of Milan Code Chapters 177 (Subdivision) and 200 (Zoning); and

WHEREAS, all conditions for Final Approval are detailed in the resolution for Conditional Final Approval which was approved by the Planning Board on December 7, 2011.

NOW, THEREFORE, BE IT RESOLVED, the Milan Planning Board finds that the approval of the Karpowich/Kavanagh/Borenstein Lot Line Adjustment (Minor Subdivision) is in compliance with the Town of Milan Subdivision Regulations (Chapter 177).

Seconded by Mr. Jeffreys.

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

Motion carried 6-0

Administrative Items:

- Approval of the Minutes: Mr. Anagnos motioned to approve the minutes of November 2, 2011 as presented. Mr. Jeffreys seconded.

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

Motion carried 5-0-1

- Correspondence: A memo was received from the Dutchess County Department of Public Works dated November 15, 2011 regarding the Orchard Lane Subdivision.

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Mr. Anagnos motioned to adjourn the meeting at 7:10 p.m. Ms. Wyant seconded.

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

Motion carried 6-0

There is no workshop scheduled for the month of December. The next regularly scheduled meeting will be held on Wednesday, January 4, 2012 at 7:00 p.m. at the Town Hall.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board