

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL  
WEDNESDAY, NOVEMBER 4, 2015

**MEMBERS PRESENT:**

Joan Wyant, Chairman  
Jeffrey Anagnos  
Nathaniel Charny  
Kim Godfrey  
James Jeffreys  
John Mautone  
Radford West

**MEMBERS ABSENT:**

None

**ALSO PRESENT:**

Jack Campisi, Town Board Liaison

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

**Public Hearings: None**

**Administrative:**

- Approval of Minutes: Ms. Godfrey motioned that the Planning Board accept the minutes of October 7, 2015 as presented. Mr. Jeffreys seconded.

|                      |     |                |     |
|----------------------|-----|----------------|-----|
| Joan Wyant, Chairman | Aye | James Jeffreys | Aye |
| Jeffrey Anagnos      | Aye | John Mautone   | Aye |
| Nathaniel Charny     | Aye | Radford West   | Aye |
| Kim Godfrey          | Aye |                |     |
- Motion carried 7-0

**Correspondence: None**

**Applications:**

1. **Unmann Lot Line Adjustment** – Marie Welch, L.S. was present as the authorized representative for Herbert and Marie Unmann who are proposing a lot line adjustment between their lot at 315 Pond Road, tax grid number 6470-00-448324 and property owned by Christopher Rosekrans and Jordan Backman located at 245 Pond Road, tax grid number 6470-00-417201. Ms. Welch said the Unmanns are intending to sell to Mr. Rosekrans and Mr. Backman the 17.8 acres located behind the Rosekrans/Backman property. It is wooded and steep and borders the Niagara Mohawk utility line and an existing subdivision. Mr. Rosekrans wants to acquire the property for a buffer and leave it as is. Ms. Welch said the remaining lands of Unmann are significant and there was one location identified for a building site and septic area during the last lot line adjustment application process. This application is just for a lot line adjustment; no new lots are being created. There will be a new metes and bounds description prepared for both lots.

Chairman Wyant motioned to set the date for the public hearing for the Unmann Lot Line Adjustment for the December 2, 2015 Planning Board meeting. Mr. Anagnos seconded.

|                      |     |               |     |
|----------------------|-----|---------------|-----|
| Joan Wyant, Chairman | Aye | James Jeffrey | Aye |
| Jeffrey Anagnos      | Aye | John Mautone  | Aye |
| Nathaniel Charny     | Aye | Radford West  | Aye |
| Kim Godfrey          | Aye |               |     |

Motion carried 7-0

2. **Berkow/Badtke Lot Line Adjustment** – Josanna Berkow and David Badtke were present regarding a proposed lot line adjustment between their property located at 219 Pond Road, tax grid number 6470-00-381085 and property owned by Nicholas Guccione located at 215 Pond Road, tax grid number 6470-00-337063. Ms. Berkow said they moved into 219 Pond Road several months ago and had an unpleasant surprise with the condition of the driveway. They would like to pave the driveway to make it easier to navigate in the winter. It is a shared driveway with Mr. Guccione. Ms. Berkow said we approached Mr. Guccione about sharing the expense to pave but he is not able to do that so we came up with the idea of a lot line adjustment. In exchange for us taking on the entire paving expense which will be \$21,000 plus, Mr. Guccione would consider conveying 0.6 acres of his parcel to us. Each property has 50 feet of frontage. The driveway comes up and swings over to Mr. Guccione's then comes around to our property. There is an easement in place. The leech field is at the sharp corner near the house. It's a big berm. The driveway goes around the leech field. John Decker, L.S., is going to prepare the map. However, we are concerned we will miss the window of time to get the paving done before winter sets in. The Board agreed this seems like a simple lot line adjustment and the public hearing can be scheduled for the December meeting pending receipt of the map from John Decker.

Mr. Charny motioned that the Planning Board set the date for the Berkow/Badtke and Guccione lot line adjustment for the December 2, 2015 Planning Board meeting pending the receipt of the site plan from John Decker prior to the public hearing. Mr. Anagnos seconded.

|                      |     |               |     |
|----------------------|-----|---------------|-----|
| Joan Wyant, Chairman | Aye | James Jeffrey | Aye |
| Jeffrey Anagnos      | Aye | John Mautone  | Aye |
| Nathaniel Charny     | Aye | Radford West  | Aye |
| Kim Godfrey          | Aye |               |     |

Motion carried 7-0

### Discussion Items:

- Education Hours: The Board members were reminded that they all need to have four hours of education time prior to December 31, 2015.

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Mr. Charny motioned that the Planning Board adjourn the meeting at 7:25 p.m. Mr. Anagnos seconded.

|                      |     |                |     |
|----------------------|-----|----------------|-----|
| Joan Wyant, Chairman | Aye | James Jeffreys | Aye |
| Jeffrey Anagnos      | Aye | John Mautone   | Aye |
| Nathaniel Charny     | Aye | Radford West   | Aye |
| Kim Godfrey          | Aye |                |     |

Motion carried 7-0

The next Planning Board meeting will be held on Wednesday, December 2, 2015.

Respectfully submitted,

Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board