

TOWN OF MILAN PLANNING BOARD MEETING MINUTES - FINAL
WEDNESDAY, FEBRUARY 3, 2016

MEMBERS PRESENT:

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

MEMBERS ABSENT:

Nathaniel Charny

ALSO PRESENT:

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

Public Hearings:

- 1. Morgano/Trivelli Lot Line Adjustment** – Matthew Morgano, property owner, was present as the property owner of one lot and the authorized representative of Ben Trivelli for this lot line adjustment between property owned by Matthew Morgano and Caroline Matthew located at 1227 Turkey Hill Road, tax grid number 6573-00-568536 in the A3A zoning district and property owned by Benjamin and Karen Trivelli located at 1235 Turkey Hill Road, tax grid number 6573-00-578540. After a survey was done, Mr. Morgano realized that his shed was actually on the Trivelli property so this is an equal land swap between both property owners of 0.09 acres to bring the shed onto Mr. Morgano's property.

Chairman Wyant motioned that the Planning Board declare themselves lead agency for the Morgano/Trivelli lot line adjustment application. Mr. Jeffreys seconded.

Chairman Wyant	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Radford West	Aye
Kim Godfrey	Aye		

Motion carried 6-0.

The Board completed the short EAF and Chairman Wyant signed it.

Chairman Wyant motioned that the Milan Planning Board approve the Negative Declaration for the Morgano/Trivelli lot line adjustment pursuant to Part 617.7 of the State Environmental Quality Review Act for the application. Mr. Jeffreys seconded.

Chairman Wyant	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Radford West	Aye
Kim Godfrey	Aye		

Motion carried 6-0.

Chairman Wyant motioned to close the public hearing. Mr. Jeffreys seconded.

Chairman Wyant	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Radford West	Aye
Kim Godfrey	Aye		

Motion carried 6-0.

Chairman Wyant motioned that the Town of Milan Planning Board approve the following resolution: BE IT RESOLVED, the Town of Milan Planning Board has considered the application from Caroline Matthew and Matthew Morgano for a lot line adjustment (minor subdivision);

WHEREAS, a formal application for the approval of a lot line adjustment with an adjoining parcel owned by Benjamin and Karen Trivelli was submitted to the Town of Milan Planning Board on December 28, 2015 along with a site plan prepared by Kaaterskill Associates dated January 4, 2016; and

WHEREAS, the Morgano/Matthew parcel is 1.8 acres located at 1227 Turkey Hill Road, tax grid number 6573-00-568536 in the A3A zoning district and the Trivelli parcel is 1.9 acres located on Turkey Hill Road, tax grid number 6573-00-578540 in the A3A zoning district; and

WHEREAS, this proposal is an equal land swap of 0.09 acres so the acreages for both lots will remain the same after the lot line adjustment; and

WHEREAS, a public hearing for this proposal was held on February 3, 2016 at which time there were no objections raised; and

WHEREAS, the Board, after considering the impacts that could reasonably be expected to result from the action against those in Part 617 of NYCRR of the State Environmental Quality Review Act (SEQRA), determined that the action will not result in any potential significant adverse impacts and adopted a Negative Declaration on February 3, 2016; and

WHEREAS, the Town of Milan Planning Board finds that this application complies with the provisions of the town of Milan Code Chapter 177, Subdivision, and Chapter 200, Zoning.

NOW, THEREFORE, BE IT RESOLVED, the Planning Board of the Town of Milan grants conditional final approval to the Morgano/Trivelli lot line adjustment based upon a site plan prepared by Kaaterskill Associates dated January 4, 2016 and last revised on January 11, 2016; and

BE IT FURTHER RESOLVED, the Chairman of the Planning Board is hereby authorized to endorse approval on said plat after compliance by the applicant with such conditions as noted below:

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- Board of Health permission to file box has been added to the map
- Signature boxes for both property owners have been added to the map
- All signatures are obtained on the mylar prior to presenting to the Chairman for signature

- Payment of all fees as follows: Publication Fee: \$74.77

Seconded by Mr. Jeffreys.

Chairman Wyant	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Radford West	Aye
Kim Godfrey	Aye	Motion carried 6-0.	

Administrative:

- Approval of Minutes: Ms. Godfrey motioned that the Planning Board accept the minutes of January 6, 2016 as presented. Mr. West seconded.

Joan Wyant, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Radford West	Aye
Kim Godfrey	Aye	Motion carried 6-0	

Correspondence: None

Applications:

- 1. Cole/Schreiber Lot Line Adjustment** – Debbie Reynolds, authorized representative for Kenneth Cole, and Stephen Schreiber were present for the lot line adjustment between property owned by Mr. Cole located at 2 Old Mill Road, tax grid number 6371-08-962814 located in the Hamlet zoning district, and property owned by Stephen Schreiber located at 775 Route 199, tax grid number 6371-08-965834 located in the Hamlet zoning district. Mr. Cole’s property is bisected by Route 199 with 0.09 acres on one side with the house and 0.6 vacant acres across the road contiguous to Mr. Schreiber’s property. Mr. Cole is conveying 0.6 acres to Mr. Schreiber to become part and parcel with Mr. Schreiber’s 0.47 acre property. Since this action will make Mr. Cole’s property more nonconforming, he will need an area variance. Mr. Cole has submitted an application to the ZBA and is in the process of having an updated survey prepared.

Chairman Wyant motioned that the Planning Board send a positive recommendation for approval for an area variance for Kenneth Cole’s property pursuant to Section 200-10.B to allow Mr. Cole to move forward with this lot line adjustment. Mr. Anagnos seconded.

Joan Wyant, Chairman	Aye	James Jeffreys	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Radford West	Aye
Kim Godfrey	Aye	Motion carried 6-0	

Chairman Wyant motioned that the Planning Board schedule the public hearing for the Cole/Schreiber lot line adjustment to be held at the April 6, 2016 Planning Board meeting contingent upon the survey being received by the Planning Office no later than March 23rd and that the variance is granted to Mr. Cole. Seconded by Mr. Anagnos.

Joan Wyant, Chairman	Aye	James Jeffrey	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Radford West	Aye
Kim Godfrey	Aye	Motion carried 6-0	

Discussion Items:

- There is a CAC Round Table Wednesday, February 24th from 7 to 9 p.m. at the Farm and Home Center.

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

Joan Wyant, Chairman	Aye	James Jeffrey	Aye
Jeffrey Anagnos	Aye	John Mautone	Aye
Nathaniel Charny	Absent	Radford West	Aye
Kim Godfrey	Aye	Motion carried 6-0	

The next Planning Board meeting will be held on Wednesday, March 2, 2016.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board