

TOWN OF MILAN PLANNING BOARD MEETING MINUTES –FINAL
WEDNESDAY, MARCH 2, 2021

MEMBERS PRESENT:

Thomas Darby, Chairperson
Stephen Callahan
John Mautone
Ann Patty
Radford West

MEMBERS ABSENT:

James Jeffreys
Kevin Pike

ALSO PRESENT:

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

Public Hearings:

- 1. Hauptman Two Lot Subdivision** – Marie Welch of Welch Surveying was present as the authorized representative for the Hauptman’s two lot subdivision application of property located on Enterprise Road and Eighmyville Road. The acreage in Milan is 13.04 acres, tax grid number 6369-00-739945 in the A5A zoning district and 5.19 acres is located in the Town of Clinton, tax grid number 6369-00-777914 in the AR5A zoning district. The clerk read the legal notice that was posted in the paper and sent to neighboring landowners.

Mr. Mautone motioned that the Planning Board open the public hearing for the Hauptman two lot subdivision. Mr. Callahan seconded.

Thomas Darby, Chair	Aye	Ann Patty	Aye
Stephen Callahan	Aye	Kevin Pike	Absent
James Jeffreys	Absent	Radford West	Aye
John Mautone	Aye		

Motion carried 5-0.

Ms. Welch said both lots total 18.23 acres and they are proposing to split the lot along the town line which runs along the stream. The wetlands have been flagged and the boundary survey was done. A wetlands permit will be required for the Clinton parcel because there are two pockets of federal wetlands and a DEC wetland on that property. The proposed driveway follows the old road that used to run off of Slate Quarry Road. It’s an old town road that was abandoned back in the 40’s. Clinton and Milan both have to approve the subdivision and sign off on the map. Mr. Darby asked about the status of the site visit that the board had wanted to set up at the last meeting due to the number of cars on the western side of the property in Milan. Ms. Welch said he is down to about six cars. The site visit had been scheduled but cancelled due to the snow storm. Ms. Welch will let the board know when they are ready for the site visit.

Mr. Mautone motioned that the Planning Board hold over the public hearing for the Hauptman subdivision until the April 7 meeting since the board has not yet been able to visit the site. Mr. West seconded.

Thomas Darby, Chair	Aye	Ann Patty	Aye
Stephen Callahan	Aye	Kevin Pike	Absent
James Jeffreys	Absent	Radford West	Aye

John Mautone Aye
Motion carried 5-0.

Approval of Minutes:

Mr. West motioned to accept the minutes of February 3, 2021 as presented. Mr. Callahan seconded.

Thomas Darby, Chair Aye Ann Patty Aye
Stephen Callahan Aye Kevin Pike Absent
James Jeffreys Absent Radford West Aye
John Mautone Aye
Motion carried 5-0.

Applications:

1. **Milan Case Study** – Nick Mahedy was present to present a site plan amendment to a filed subdivision map for Mount Concert Estates to develop the road as per the plans and profiles prepared by Christopher R. DiChiaro, P.E. dated February 22, 2021 instead of as per the filed map. As per a letter submitted by Sam Harkins, Town of Milan Building Inspector and ZEO, the proposed change will make the road safer for emergency vehicle access and eliminate the need for the guard rail as the steep incline will disappear. Mr. Mahedy said the access for this road is off of Academy Hill Road. This amendment will keep the road pretty much the way it is now which the engineer and Mr. Harkins agree is fine. Chair Darby said the original subdivision was approved in 1991 and shows a steep grade on the approved plan. They did not build to the original plans. He agreed the amended plan is better. The road is quite lengthy so at least one pull off will be required for emergency vehicles.

Mr. Mautone motioned that the Planning Board declare this amendment a Type II action under SEQRA requiring no further review. Mr. West seconded.

Thomas Darby, Chair Aye Ann Patty Aye
Stephen Callahan Aye Kevin Pike Absent
James Jeffreys Absent Radford West Aye
John Mautone Aye
Motion carried 5-0.

Mr. Mautone motioned that the Planning Board approve the proposed site plan amendment to eliminate the steep elevation that would be created to finish the road according to the approved plan and allow the applicant to finish the road according to the Road Plan & Profile prepared by Christopher R. DiChiaro, P.E. dated February 22, 2021 which will make the road safer for emergency vehicle access and the need for the guard rail will be eliminated, conditional upon the applicant installing turnouts every 500 feet that are a minimum of 20 feet in width and a length of 50 feet.

Thomas Darby, Chair Aye Ann Patty Aye
Stephen Callahan Aye Kevin Pike Absent
James Jeffreys Absent Radford West Aye

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Mr. Mautone motioned to adjourn the meeting at 7:30 p.m. Mr. West seconded.

The next Planning Board meeting is scheduled for Wednesday, April 7, 2021 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board