

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL  
WEDNESDAY, JANUARY 5, 2022

MEMBERS PRESENT:

Thomas Darby, Chairperson  
Stephen Callahan  
James Jeffreys  
John Mautone  
Ann Patty  
Kevin Pike

MEMBERS ABSENT:

Radford West

ALSO PRESENT:

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

**Public Hearings:**

- 1. Halpern/Mateo/Gallagher Lot Line Adjustment** – Spencer Hall, L.S. appeared as the authorized representative for this lot line application between three properties: RPac Holdings LLC (Alex Halpern), tax grid number 6671-00-007116 consisting of 2.4 acres located at 125 South Road; William and Kathleen Gallagher, tax grid number 6571-00-998088 consisting of 1.93 acres located at 129 South Road, and Vincent and Suzanne Mateo, tax grid number 6571-00-981126 consisting of 2.93 acres located at 105-119 South Road. All three lots are located in the R2A zoning district. Chair Darby read the legal notice that was posted in the paper and sent to neighboring landowners and opened the public hearing. There was no board discussion and no one present for the public hearing.

Chair Darby motioned that the Planning Board declare the RPac/Mateo/Gallagher lot line adjustment an unlisted, uncoordinated action per Article 8, 6NYCRR, Part 617 of the State Environmental Quality Review Act. Mr. Jeffreys seconded.

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

Motion carried 6-0.

The Board completed the short Environmental Assessment Form and the chair signed it.

Mr. Mautone motioned to declare a Negative Declaration for the RPac/Mateo/Gallagher lot line adjustment. Mr. Jeffreys seconded.

Seconded by

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

Motion carried 6-0.

Ms. Patty motioned that the Planning Board close the public hearing. Mr. Mautone seconded.

Thomas Darby, Chairman	Aye	Ann Patty	Aye
Stephen Callahan	Aye	Kevin Pike	Aye
James Jeffreys	Aye	Radford West	Absent
John Mautone	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 RPac Holdings (Alex Halpern), Vincent and Suzanne Mateo and William and Kathrine Gallagher for a lot line adjustment (minor subdivision);

WHEREAS, an application packet was submitted to the Planning Office on October 25, 2021 and a site plan prepared by Spencer S. Hall, LS, dated October 18, 2021 has been submitted for the requested lot line adjustment between property owned by RPac Holdings LLC located at 125 South Road, tax grid number 6671-00-007116 consisting of 2.4 acres; property owned by William and Katherine Gallagher located at 129 South Road, tax grid number 6571-00-998088 consisting of 1.93 acres; and property owned by Vincent and Suzanne Mateo located at 105-119 South Road, tax grid number 6571-00-981126 consisting of 2.93 acres. All properties are located in the R2A zoning district and the Pine Plains Central School District; and

WHEREAS, the lot line adjustment consists of 0.05 acres conveyed from Gallagher to RPac and 0.5 acres conveyed from Mateo to RPac; and

WHEREAS, after the lot line adjustments, the lands of RPac Holdings will be 2.95 acres, the lands of Gallagher will be 1.88 acres, and the lands of Mateo will be 2.43 acres; and

WHEREAS, all properties are improved with single family dwellings and associated accessory structures; and

WHEREAS, an area variance was granted by the Zoning Board of Appeals on December 22, 2021 to allow the lot located at 129 South Road, tax grid number 6571-00-998088 in the R2A zoning district consisting of 1.93 acres be reduced to 1.88 acres where 2 acres are required to allow a lot line alteration to proceed with the Planning Board; and

WHEREAS, the Planning Board declared this lot line adjustment to be an unlisted, uncoordinated action and completed a short environmental assessment review on January 5, 2022; and

WHEREAS, the Planning Board declared a negative declaration for this lot line adjustment on January 5, 2022; and

WHEREAS, a public hearing was held on January 5, 2022 at which time there were no objections raised; and

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

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 have been met:

- A. All signatures are obtained on the mylar prior to submitting to the Chairman for signature.
- B. Payment of all fees: Publication Fee: \$95.45
- C. Note to be added to mylar detailing the variance granted by the ZBA.

Seconded by Ms. Patty.

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

Motion carried 6-0.

Conditional final approval expires in 180 days (July 4, 2022).

**Approval of Minutes:**

Mr. Jeffreys motioned to accept the minutes of December 3, 2021 as submitted.

Mr. Mautone seconded.

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

Motion carried 5-0-1.

**Applications: None**

Mr. Mautone motioned to adjourn the meeting at 7:15 p.m. Mr. Jeffreys seconded.

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

Motion carried 6-0.

Town of Milan Planning Board Meeting Minutes –Final – January 5, 2022

The next Planning Board meeting is scheduled for Wednesday, February 2, 2022 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board