

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL  
WEDNESDAY, FEBRUARY 2, 2022

MEMBERS PRESENT:

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

MEMBERS ABSENT:

James Jeffreys

ALSO PRESENT:

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

**Public Hearings:**     None

**Approval of Minutes:**

Mr. Pike motioned to accept the minutes of January 5, 2022 as submitted. Mr. Callahan seconded.

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

Motion carried 6-0

**Applications:**

1. **Wooded Acres** - Michael Gillespie, P.E., Gillespie & Associates, appeared for sketch plan approval for an eight-lot subdivision, Wooded Acres, located on Boice Road in the A3A zoning district, tax grid number 6370-00-954482. The lot is just under 32 acres. This lot has an extended amount of road frontage, some wetlands in the back, and lots of hills and valleys. We are proposing an eight-lot subdivision for eight single family dwellings. All the driveways will be single access points off of Boice Road. The parcels range from 3.04 acres to 5.02 acres, and all meet the minimum lot width requirement. We are proposing two flag lots with 40-foot minimum width at the road for each. We do not require any zoning variances. We have not done soil testing yet. Mr. West asked if the two bottom lots meet sight distance since there is a curve in the road. Mr. Gillespie said they will need the highway superintendent to come out and look at sight distances. We have not had the wetlands delineated yet either. These are Army Corp. wetlands, not DEC. From the road, the elevation goes uphill – it is 590 at the road and 650 to the front lot rear property line and about 900 feet to the back lot rear property line. The lot will remain heavily wooded even after development. We understand we will need turn off areas for the long driveways and a stabilized area at the residences for emergency vehicle turn arounds. The pole portion of the flag is 40 feet. Mr. Pike said given the topography in that area, it might make sense to combine the entrances for the two corner lots. Chair Darby said we like to avoid shared driveways if at all possible, but it might make sense in this instance. Chair Darby said the board would like to do a site visit in the spring.

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The board agreed on sketch endorsement for this subdivision plan for Wooded Acres.

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

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

Motion carried 6-0

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

Respectfully submitted,

Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board