

TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL
WEDNESDAY, JUNE 1, 2022

MEMBERS PRESENT:

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

MEMBERS ABSENT:

ALSO PRESENT:

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

Public Hearings: None

Approval of Minutes:

Mr. Jeffreys motioned to accept the minutes of May 4, 2022 as presented. Mr. West seconded.

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

Motion carried 6-0-1.

Applications:

1. **Cider Bros. Restaurant Site Plan Amendment** – Stephanie Fitzpatrick appeared as the authorized representative for the site plan amendment application for Cider Bros. Restaurant located at 1215-1225 Route 199, tax grid number 6571-00-014366, consisting of six acres in the Highway Business zoning district. Ms. Fitzpatrick said they want to make the kitchen bigger. There is a cement slab there so they are just enclosing the existing space. They are doing the work themselves. There was a cooler there which they have gotten rid of.

Mr. Jeffreys motioned that the board declare this application to be a Type II action under SEQRA requiring no further review. Ms. Patty seconded.

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

Motion carried 7-0.

Ms. Patty motioned to waive the public hearing and approve the requested amendment to the site plan for Cider Bros. as per the application dated May 24, 2022 to add two walls to the existing building on top of an existing cement slab to enlarge the kitchen based on the fact that this is a minor change to an existing,

approved site plan located at the rear of an existing building having no visual impact. Mr. Pike seconded.

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

Motion carried 7-0.

- DiMauro Windley Lot Line Adjustment** – Gary DiMauro appeared regarding his lot line adjustment application for property located at 364 Academy Hill Road, tax grid number 6572-00-526175 consisting of 25.35 acres with improvements and property located on Academy Hill Road, tax grid number 6572-00-504134 consisting of 10 acres of vacant land. Mr. DiMauro said he did a merge less than five years ago so per the county, since it's less than five years, the action needs Planning Board approval. Mr. DiMauro said they are adding 10 acres of lot 4 of Milan Case Study to their house parcel of 25.4 acres which will make their house parcel 35.35 acres. They tried to keep the boundaries aligned with the existing stone walls. It is a completely wooded lot. The board agreed there is no need for a site visit or a public hearing because this action would not have required Planning Board approval for a lot line adjustment if the five year requirement had been met. Mr. DiMauro would have been able to combine the lots through a parcel merge with the county.

Mr. Pike motioned that the board declare this application to be a Type II action under SEQRA requiring no further review. Mr. Callahan seconded.

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

Motion carried 7-0.

Mr. Jeffreys motioned that the Town of Milan Planning Board approves the following resolution: BE IT RESOLVED, the Planning Board has considered the application of Gary DiMauro and Kathryn Windley for a lot line adjustment:

WHEREAS, an application dated June 1, 2022 was submitted to the Town of Milan Planning Board for a lot line adjustment between two lots owned by Gary DiMauro and Kathryn Windley as follows: tax grid no. 6572-00-526175 located at 364 Academy Hill Road consisting of 25.35 acres in the A3A zoning district with improvements and tax grid no. 6572-00-504134 located on Academy Hill Road consisting of 10.0 acres in the A3A zoning district which is vacant land; and

WHEREAS, a survey map prepared by Gary R. LaTour, L.S. was prepared for this lot line adjustment dated February 13, 2022;

WHEREAS, this action was declared a Type II action under SEQRA requiring no further review at the Planning Board meeting on June 1, 2022; and

WHEREAS, the public hearing for this lot line adjustment was waived based on the fact that this lot line adjustment could have been done as a merger through the assessor’s office which does not require a public hearing except that a lot line adjustment was done in October of 2017 between lots 6572-00-572108 and 6572-00-526175 which necessitates a five year wait time to do another parcel merge through the assessor’s office.

NOW, THEREFORE, BE IT RESOLVED that the Town of Milan Planning Board grants conditional final approval to the DiMauro/Windley Lot Line Adjustment; and

BE IT FURTHER RESOLVED that the Chairman of the Planning Board is hereby authorized to endorse approval on said plat after compliance by the applicant with the following conditions:

- The following items need to be added to the map: Dutchess County Department of Health Permission to file signature block, owners’ consent to file signature block, name and address of record of the owners, area map, plat label “Lot Line Adjustment for DiMauro/Windley, Town of Milan, Dutchess County, New York”
- All signatures (Department of Health, owners) must be on the mylar prior to being presented to the Chairman for signature.

Seconded by Ms. Patty.

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

Motion carried 7-0.

Conditional final approval expires on November 28, 2022. Once the mylar has been signed by the Chairman, the applicant or applicant’s representative must file it in the office of the Dutchess County Clerk within 60 days from the date of signing.

Discussion/Correspondence:

There was no correspondence.

National Resource Inventory Committee - Kevin Pike is part of the National Resource Inventory Committee for the Town of Milan along with Glenn Butler, Phil Zemke, and other town residents with Debra Blalock heading the committee. The town applied for and received an NRI grant. The committee will be mapping all the natural resources in Milan including rock formations, soil maps, waterways, and bedrock. The committee has been interviewing people who have lived in Milan for a long time including farmers and Hudsonia is involved. Twenty maps have been completed. The final report will list the natural resources in Milan. Once we know what we have, we can look at the maps as part of an application review. Milan residents are encouraged to send in photos of native plants, landscapes, churches, etc. The report will take another 15 to 18 months to

Town of Milan Planning Board Meeting Minutes –Final – June 1, 2022

complete. The Town Board will decide what to do with the final document. The grant goes until November of 2023.

Mr. Mautone motioned to adjourn the meeting at 8:00 p.m. Mr. West seconded.

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

Motion carried 7-0.

The next Planning Board meeting is scheduled for Wednesday, July 6, 2022 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board