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TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL
WEDNESDAY, AUGUST 3, 2022

MEMBERS PRESENT:

Thomas Darby, Chairperson
Stephen Callahan
James Jeffreys
John Mautone
Ann Patty
Kevin Pike (arrived 7:05 p.m.)
Radford West

MEMBERS ABSENT:

ALSO PRESENT:

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

Public Hearings: None

Approval of Minutes:

Ms. Patty motioned to accept the minutes of June 1, 2022 as presented. Mr. Jeffreys seconded.

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

Motion carried 6-0.

Applications:

- 1. Miller/Fowler Lot Line Adjustment** – Spencer Hall, LS, appeared as the authorized representative for a lot line adjustment between two properties owned by Byron and Sharon Fowler located at 22 Fowler Lane, tax grid numbers 6470-00-234745 consisting of 7.61 acres and 6470-00-194898 consisting of 22.59 acres. Both parcels are in the A5A zoning district. Mr. Hall said Byron and Sharon Fowler left their son Byron parcel A and their daughter Dawn parcel B. Mr. Fowler, their father, didn't put the well on the property with the house and barn so the lot line adjustment is to move the line to get the well on the right property. The new line will follow the existing rock wall to the east. Parcel A is 24.32 acres and will be 23.48 after the adjustment. Parcel B is 7.62 acres and will be 8.46 acres after the adjustment.

Chair Darby said questions 14 and 19 are not checked on the short environmental assessment form. Mr. Hall said 14 should be checked forest and suburban and 19 should be checked no.

Mr. Jeffreys motioned that the board declare this lot line adjustment to be a Type II action 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.

The board agreed that a site visit is not necessary for this application.

Mr. Jeffreys motioned that the board set the date for the public hearing to be held at the September 7, 2022 Planning Board meeting. 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.

2. **Upstate Modernist Four Lot Subdivision** – Michael Gillespie, P.E., and Douglas Maxwell appeared for sketch endorsement of this proposed four lot subdivision of property located on Boice Road, tax grid number 6370-00-954482 consisting of 31.79 acres located in the A3A zoning district. Doug Maxwell, an owner of the property, was also present. Mr. Gillespie said we were before this board in February for sketch plan approval for an eight lot subdivision and are here now seeking sketch plan approval for a four lot subdivision. The reason for the reduction in lots is there are some steep slopes to consider along with access points for the driveways and there are wetland areas showing up on parcel access. We have had the wetlands delineated and they encompass a much larger area than we envisioned. We are waiting for the formal survey which will have the wetlands flagged. The owners' intent is to give each of the homes plenty of open space and room. At this time, due to the ridges and wetlands on the lots, there is one driveway access for Lots 1 and 2 coming off of Lot 1 then breaking off to access Lot 2. It will lessen the area of disturbance. We know we will need an easement and maintenance agreement. The shared driveway is steep at the beginning. There is an existing trail to get to the back. We had a discussion with the Highway Superintendent in which he wanted the driveway away from the curve and suggested we push it back. We will have to take some rock out. The shared driveway is 1000 feet. Sight distance is not the issue for lot 2. It is possible to get a permit to go through Army Corps. wetlands but if we stay under one tenth of an acre, we don't need a permit. We can take another look at the driveway once we get the formal survey. Mr. Jeffreys said you are getting close to requiring pull offs on the shared driveway. Mr. Gillespie said the houses are all up and in the back and will not be visible from the road. We are just trying to work around the existing environmental constraints and stay away from the wetlands. Mr. Maxwell said he thinks the board is familiar at this point with the way we develop which is more land and more privacy for each lot. That is why a cluster subdivision would not work and why we reduced the plan from eight lots to four. They will get the house and driveway locations staked out for a site visit. The survey will have the topo and wetlands delineated. They may adjust a few things once they get that information on the survey. They did soil testing.

The board agreed to endorse this sketch plan as it is within the subdivision regulations guidelines and to classify this as a major subdivision. We will

schedule the site visit after the next submittal and when everything is staked out. The applicant will plan to appear at the September 7th meeting.

- 3. Gilroy Site Plan Application for Ground Mount Solar** – Roger Weisman from Plug PV LLC was present as the authorized representative for Mary Gilroy seeking site plan approval to place a ground mount solar system on property located at 248 Milan Hollow Road, tax grid number 640-00-667126, consisting of 5.02 acres in the A5A zoning district. This proposal meets all the required setbacks in Section 200-30 of the zoning code. The board will do a site visit so will need the location for the array staked out.

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

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

Motion carried 7-0.

Mr. Weisman said the array is already staked out. It is 30 panels and will provide 10Kw. We are just awaiting permit approval before scheduling the installation. The board agreed to a site visit on Thursday, August 11th, at 11:00 a.m.

Mr. Pike motioned to schedule the public hearing for the September 7th Planning Board meeting. Ms. Patty seconded.

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

Motion carried 7-0.

Discussion/Correspondence:

- Guidelines for Landowners, Developers and Contractors for activities along or near Iroquois' right-of-way.

Mr. West motioned to adjourn the meeting at 7:40 p.m. Ms. Patty seconded.

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

Motion carried 7-0.

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

Respectfully submitted,

Karen Buechele, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board