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TOWN OF MILAN PLANNING BOARD MEETING MINUTES – FINAL  
WEDNESDAY, JANUARY 4, 2023

MEMBERS PRESENT:

Thomas Darby, Chairperson  
Stephen Callahan  
Hannah Diamond  
James Jeffreys  
Ann Patty  
Radford West

MEMBERS ABSENT:

John Mautone

ALSO PRESENT:

Debra Blalock, Town Board Liaison

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

**Public Hearings:** None

**Approval of Minutes:**

Mr. Jeffreys motioned to accept the minutes of November 2, 2022 as presented. Mr. Callahan seconded.

Thomas Darby, Chair	Aye	John Mautone	Absent
Stephen Callahan	Aye	Ann Patty	Aye
Hannah Diamond	Abstain	Radford West	Aye
James Jeffreys	Aye		

Motion carried 5-0-1.

**Applications:**

- 1. McFadden Site Plan – Ground Mount Solar** – Mitchell Warman and Rich Flint from Suncommon were present to present the McFadden application for a ground mount solar system proposed to be installed on property located at 883 Turkey Hill Road, tax grid number 6474-00-751058, consisting of 124.4 acres. This is two solar arrays consisting of 38 modules and two inverters. They are located in the front yard but will be over 1000 feet from the road. They have exceeded the requirements for all of the setbacks. The board reviewed the short environmental assessment form. There was some confusion looking at the map so the Board asked Mr. Warman to provide a new map oriented to the north prior to the public hearing.

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

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

Motion carried 6-0.

Ms. Patty motioned that the Board set the date for the public hearing to be held at the February 1, 2023 Planning Board meeting. Mr. Jeffrey seconded.

Thomas Darby, Chair	Aye	John Mautone	Absent
Stephen Callahan	Aye	Ann Patty	Aye
Hannah Diamond	Aye	Radford West	Aye
James Jeffrey	Aye		

Motion carried 6-0.

A site visit will be held on Tuesday, January 10, 2023 at noon meeting at the site.

**Discussion/Correspondence:**

- The Board informally reviewed the Malafy lot line adjustment map and agreed that due the large size of the lots, the existing structures do not have to be shown on the map.
- Driveway – The board reviewed the input from KC Engineering regarding driveways and discussed the site visit that was held with Glenn Butler, Highway Superintendent and Nancy Clark from KC Engineering. More discussion will follow at the next meeting.

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

Thomas Darby, Chair	Aye	John Mautone	Absent
Stephen Callahan	Aye	Ann Patty	Aye
Hannah Diamond	Aye	Radford West	Aye
James Jeffrey	Aye		

Motion carried 6-0.

The next Planning Board meeting is scheduled for Wednesday, February 1, 2023 at 7:00 p.m.

Respectfully submitted,

Karen Buechele, Clerk  
Planning and Zoning

cc: Catherine Gill, Town Clerk  
Town Board