

TOWN OF MILAN PLANNING BOARD MEETING MINUTES

Wednesday, May 1, 2024

MEMBERS PRESENT:

James Jeffreys, Chairman
Stephen Callahan
Lauren Cawse
Thomas Darby
Hannah Diamond
John Mautone – Absent
Ann Patty – Absent

ALSO, PRESENT

Guy Barroilhet
Peter SennYuen
Students from Mr. Schoonmaker's
Pine Plains class in attendance:
Richard Starzk
Hunter Rivers
Caleb Chapman

Chairman Jeffreys opened the meeting at 7:01 PM; he mentioned that at last month's meeting, especially the public hearing, there was a lot of talking at once. He proposed a new format for the meetings where the Chair will address the applicants and board so that each may have the floor at their respective time. This will enable everyone to hear what is being presented and if there are questions raised, they may be answered.

Public Hearings: - Baradus Villa's - Lot Line Adjustment - Cold Spring Road

Mr. Barroilhet submitted his SEQR EIS; Chairman Jeffreys noted that he has been to the property twice, once at the scheduled Site Visit and again to follow-up. Mr. Barroilhet has not gotten the report from NYS DEC as of this meeting. His engineer will have the final plans ready for next month's meeting as well as the report by NYS DEC. Chairman Jeffreys motioned to keep the public hearing open until June; second by Mr. Callahan

Chairman, James Jeffreys	Aye	Stephen Callahan	Aye
Hannah Diamond	Aye	Lauren Cawse	Aye
Thomas Darby	Aye		

Motion Carried 5-0

Minutes to approve: Motion made by Chairman Jeffreys; second by Ms. Cawse to approve May 1, 2024, minutes.

Chairman, James Jeffreys	Aye	Stephen Callahan	Aye
Hannah Diamond	Aye	Lauren Cawse	Aye
Thomas Darby	Aye		

Motion Carried 5-0

Applications: Senn Yuen Farm - Minor Subdivision - 642 Spring Lake Road

Presented to board that they would like to subdivide to have Lot 1 where his house is now and have a 1-bedroom accessory house. Lot 2 would have a primary use and an accessory building, each housing parcel will have separate wells, driveways currently exist. His goal is to build affordable homes for the workers on the farm. He is passionate about growing organic food and needs responsible local labor. This parcel is in the A3A district. Chairman Jeffreys motioned to schedule a site visit for May 15th at 10 AM; second by Mr. Darby.

Chairman, James Jeffreys Aye
Hannah Diamond Aye
Thomas Darby Aye
Motion Carried 5-0

Stephen Callahan Aye
Lauren Cawse Aye

Students from Mr. Schoonmaker's class from Pine Plains were in attendance to learn about government function and how boards work as part of their education they were required to attend at least one meeting / public hearing in their town to get field credit for the class. Students present were Richard Starzk, Hunter Rivers and Caleb Chapman.

Justin Cole - 12 Indian Road – Subdivision Final site visit was done by board members and determined that the owner, Justin Cole, has enough acreage to accomplish his goal. The existing access (driveway) is not being altered. Chairman Jeffreys motion to accept the SEQR Negative Declaration; second by Ms. Diamond.

Chairman, James Jeffreys Aye
Hannah Diamond Aye
Thomas Darby Aye
Motion Carried 5-0

Stephen Callahan Aye
Lauren Cawse Aye

Chairman Jeffreys made a motion to accept subdivision as presented; second by Mr. Callahan.

Chairman, James Jeffreys Aye
Hannah Diamond Aye
Thomas Darby Aye
Motion Carried 5-0

Stephen Callahan Aye
Lauren Cawse Aye

Discussion: Solar Law

Chairman Jeffreys reported that he had read the town's new Solar Energy Law and found a few corrections which he forwarded to the Town Board. The basis for the new law came from NYS DOS. Residential solar arrays are permitted on owner occupied property; commercial net-metered solar will be prohibited. Municipal solar services and entities remain exempt under NYS law regarding home rule. The Town Board was careful to review and correct any ambiguities in the former law and has now added definitions for clarification. Discussion followed.

After discussion, the Planning Board determined that its review made no substantial changes to the law as written. A letter was sent to the Town Board with this finding.

The Planning Board members asked the Clerk to notify them of their current CEU credits and any upcoming training.

Motion by Chairman Jeffreys; seconded by Mr, Darby to adjourn the meeting.

Chairman, James Jeffreys Aye
Hannah Diamond Aye
Thomas Darby Aye
Motion Carried 5-0

Stephen Callahan Aye
Lauren Cawse Aye

Meeting adjourned at 8:12 PM.

Next Planning Board meeting is scheduled for Wednesday, June 5, 2024, at 7:00 PM.

Respectfully submitted,

Peggy Coons, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
 Town Board