

TOWN OF MILAN PLANNING BOARD MEETING MINUTES

Wednesday, February 5, 2025

MEMBERS' PRESENT:

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

ALSO, PRESENT

Gregory Scott Pikor
Kathryn Zmrzlik
Stefani Ferrari
Susan Magnuson
Charles Mack
Ron Pankay & Tom Harvy
Bill Gateway

Chairman Jeffreys opened the meeting at 7:00 PM

Public Hearings: - 29 Old Jackson Corners Road – Lot line adjustment.

Ms. Zmrzlik and Mr. Pikor presented that Mr. Pikor would like to add .0875 acres to the existing .2363 acres for a total of .3238 acres. The added acres would clear Mr. Pikor's septic.

Chairman Jeffreys made a motion to approve the lot line adjustment seconded by Mr. Mautone.

Chairman, James Jeffreys	Aye	John Mautone	Aye
Stephen Callahan	Aye		
Lauren Cawse	Aye		

Motion Carried 4-0

Chairman Jeffreys made a motion to close the public hearing seconded by Mr. Darby

Chairman, James Jeffreys	Aye	John Mautone	Aye
Stephen Callahan	Aye		
Lauren Cawse	Aye		

Motion Carried 4-0

Minutes: Chairman Jeffreys made a motion to accept December minutes as amended Ms. Cause seconded.

Chairman, James Jeffreys	Aye	John Mautone	Aye
Stephen Callahan	Aye		
Lauren Cawse	Aye		

Motion Carried 4-0

Applications: 148 Rowe Road – 1010 Holdings – Stefani Ferrari

Mr. Ferrari presented the board with a map for a split parcel. He would like to split his 197 acres into 4 different lots. 1 of the lots he would like to split would be Route 199, a state road which would be a forced parcel split. Mr. Stefani mentioned that a year ago a form only needed to be filled out and sent to the county for a parcel split but has changed and for parcel splits you have to go in front of the planning board. Mr. Darby would like to know why this wouldn't be a subdivision. Mr. Stefani stated that there wouldn't be any lot line adjustments and feels a parcel split would be a better way to go than a subdivision. Chairman Jeffreys would like Mr. Stefani to come back in March so he could do the research on Rowe Road to see if that would be a simple parcel split. Chairman Jeffreys would like to find out if this needs to be a parcel split or Mr. Stefani

would need to do a subdivision. A public hearing would be waived if the county has approved of this as a parcel split. If a subdivision is needed, then a public hearing will be scheduled.

Mirror Lake – Site Plan – Mr. Harvey presented with a new site plan. The last site plan was presented back in 2005. Chairman Jeffreys mentioned that with the original site plan that there was nothing in the original site plan that there was anything about RV's being used at Mirror Lake. Mr. Pankay the director of Mirror Lake would like to get site plan approval to expand 7 RV connections to have a total of 15 RV Connections. The septic for the RV's is in a field and they wouldn't have the dump tank. Fresh water would also be available. Chairman Jeffreys recommended that they use the original site plan with a revised site plan for approval. Mirror Lake would like to use this new plan as a master plan. Mr. Darby asked if they had any intention of keeping anything that was in the master plan that was presented in 2005, Mr. Harvey stated some of it. Chairman Jeffreys mentioned they amend the original site plan with what the revised plan is to present it as the master plan.

Chairman Jeffreys asked if this is still part of the church since Mirror Lake was grandfathered in for its religious use. Is this more a campground environment resale. Mr. Pankay stated it's still a part of the Church of Nazarene. They have a lot of nonprofit organizations that use Mirror Lake. Mr. Pankay stated that a couple of the buildings on the property were restored but there are some others that were not restored due to financial matters. Mr. Pankay stated they can't go forward with the health department until they have site plan approval.

Chairman Jeffreys stated that all the violations would need to be cleaned up.

Chairman Jeffreys recommended that a new amended site plan be given to the planning department by February 19th to present the Master plan at March's meeting.

NRI: Chairman Jeffreys mentioned that ZBA Chairman Zemke went to a seminar on wetlands and would like to know if we implemented the new freshwater wetland which we did but its not being used again. Chairman Jeffreys stated the planning board will get more information from planning board member Ms. Diamond at March's meeting.

Chairman Jeffreys made a motion to adjourn meeting and seconded by Mr. Callahan

Chairman, James Jeffreys	Aye	John Mautone	Aye
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Stephen Callahan	Aye
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Lauren Cawse	Aye
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Motion Carried 4-0

The meeting adjourned at 8:21pm

Next Planning Board meeting is scheduled for Wednesday, March 5, 2025, at 7:00 PM.

Respectfully submitted,

Peggy Coons, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
Town Board