

TOWN OF MILAN PLANNING BOARD MEETING MINUTES

Wednesday, March 5, 2025 - Final

MEMBERS' PRESENT:

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

ALSO, PRESENT

Stefano Ferrari
Marty Willms

Chairman Jeffreys opened the meeting at 7:05 PM

Minutes: Chairman Jeffreys made a motion to accept February's minutes as amended; Mr. Darby seconded.

Chairman, James Jeffreys	Aye	John Mautone	Aye
Stephen Callahan	Aye	Thomas Darby	Aye
Lauren Cawse	Aye	Hannah Diamond	Aye
Motion Carried 6-0			

Applications: 148 Rowe Road – 1010 Holdings – Stefano Ferrari

Mr. Ferrari presented his 197-acre map, requesting a planning board review under the assessment concept of a natural subdivision. The board discussed the concept and was given a short explanation from the Chair. A natural subdivision may occur when land is dissected by a local, state or county road. Mr. Ferrari's presentation showed that his 197 acres are dissected into 4 distinct lots. One lot is on the south side of Route 199, a NY state highway, the other lots are on the north side of Route 199 and are split by Rowe Road, a town road. Mr. Stefano mentioned that a year ago only a form was required to be completed and filed with the assessing authorities for such a split; the procedure now is for such requests to be considered by the local Planning Board. Chairman Jeffreys made a motion to approve the request as a natural subdivision. Two lots on the East and West side of Rowe Road and one lot off the south side of Route 199 for all new tax grid numbers. Mr. Mautone seconded.

Chairman, James Jeffreys	Aye	John Mautone	Aye
Stephen Callahan	Aye	Thomas Darby	Aye
Lauren Cawse	Aye	Hannah Diamond	Aye
Motion Carried 6-0			

14 Mitchell Lane – Griffin – Engineer Marty Willms.

Mr. Willms came to the planning board back in October 2024 for a lot line adjustment on behalf the Griffin's. Mr. Willms stated at that time, that he awaited Board Of Health approval. Mr. Willms has now received preliminary approval from the Board of Health. Chairman Jeffreys made a motion to schedule a public hearing for April 2, 2025. Mr. Mautone seconded.

Chairman, James Jeffreys Aye
Stephen Callahan Aye
Lauren Cawse Aye
Motion Carried 6-0

John Mautone Aye
Thomas Darby Aye
Hannah Diamond Aye

NRI: Chairman Jeffreys mentioned that Supervisor Al Lobrutto has been sharing literature and links from DEC and the Planning Federation on proposed waterbody definitions and training. Ms. Diamond attended a webinar on current regulations and discussed that what has been proposed would be more comprehensive. Chairman Jeffreys suggested that some wetlands would not be visible right now, especially if they were seasonal. The board discussed it at length and asked a fundamental question. “How do you determine what water body is covered and who would be enforcing any new regulation?” Consensus was that the definitions and procedures are not well defined, and should be posed to our consultant, and we should ask what legal rights the Planning Board may exercise in any determination. Chairman Jeffreys stated this will remain under review and will wait to hear from the consultant.

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

Chairman, James Jeffreys Aye
Stephen Callahan Aye
Lauren Cawse Aye
Motion Carried 6-0

John Mautone Aye
Thomas Darby Aye
Hannah Diamond Aye

The meeting adjourned at 7:34 pm

Next Planning Board meeting is scheduled for Wednesday, April 2, 2025, at 7:00 PM.

Respectfully submitted,

Peggy Coons, Clerk
Planning and Zoning

cc: Catherine Gill, Town Clerk
 Town Board