

TOWN OF MILAN

Dutchess County, New York

Wilcox Memorial Town Hall
20 Wilcox Circle, Milan NY 12571



Telephone: 845-758-5133
www.milan-ny.gov

ZONING BOARD OF APPEALS MEETING MINUTES WEDNESDAY, April 22, 2026

MEMBERS' PRESENT:

Phillip Zemke, Chairman
Fred Couse
Rocco Mancini
Ed O'Connor
Kathryn Osborn

ALSO PRESENT:

Ashley McKinney
Town Liaison Clint Bond

Applications: 608 Turkey Hill Road: Variance for a Fence:

1. **Ashley McKinney is requesting an area variance:** From section 200-10p of the Milan Zoning Ordinance for a fence at 603 Turkey Hill Road. The applicant is requesting that the finished side of the fence face the applicant's property to match the segment of fence installed by the adjoining property owner. The fence would be 100 feet long and match the material and the 6-foot height of the existing fence. The fence would be located on the property line. Ms. McKinney stated that it would give her more privacy while her family is outside, especially in the pool. Members who would like to do a site visit can go and it is easy to see from the road. Application was deemed complete.

Chairman Zemke made a motion to schedule a public hearing for May 27, 2026, at 7pm at the Milan Town Hall seconded by Mr. Couse

Phillip Zemke, Chair	Aye	Ed O'Connor	Aye
Fred Couse	Aye	Kathryn Osborn	Recused
Rocco Mancini	Aye		

Motion Carried 4-0

Chairman Zemke made a motion to declare that the proposed project is a SEQR Type II action, seconded by Mr. Couse

Phillip Zemke, Chair	Aye	Ed O'Connor	Aye
Fred Couse	Aye	Kathryn Osborn	Recused
Rocco Mancini	Aye		

Motion Carried 4-0

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Administrative Items: New ZBA Application: Chairman Zemke said that the new application forms are almost complete. The next step includes review by the ZBA and Town Board and then uploading the forms onto the town website. Applications need to be complete before being sent to the Board members for review.

Dutchess County Planning Federation has training opportunities coming up in May and June and can be accessed at DCplanningfederation@dutchessny.gov for classes and registration.

Mr. Couse motioned to adjourn the meeting at 7:23 p.m. seconded by Mr. Mancini

Phillip Zemke, Chair	Aye	Ed O'Connor	Aye
Fred Couse	Aye	Kathryn Osborn	Aye
Rocco Mancini	Aye		

Motion Carried 5-0

Mr. Couse motioned to adjourn the meeting at 7:23 p.m. seconded by Mr. Mancini

Phillip Zemke, Chair	Aye	Ed O'Connor	Aye
Fred Couse	Aye	Kathryn Osborn	Aye
Rocco Mancini	Aye		

Motion Carried 5-0

The next meeting will be held at the Milan Town Hall on Wednesday, May 27, 2026, at 7:00 p.m.

Respectfully submitted,

Peggy Coons, Clerk
Zoning Board of Appeals

cc: Ingrid Kulick, Town Clerk
Town Board