

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, May 26, 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:** Ms. Osborn recused herself from the public hearing. Ms. McKinney is proposing to install a fence on her back lot line to extend the fencing installed by the adjoining neighbor. 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.

Letter from Ms. Osborn was read and discussed.

Mr. Zemke read the zoning regulations for installing a fence. The zoning code 200-10.P allows the fence to be placed on the property line. But the applicant must maintain the fence on both sides if the neighboring property owner gives permission to access the back side of the fence. There were items contained in the letter that need to be addressed by the Zoning Enforcement Officer and Ms. Osborn.

There were no other public Comments.

Mr. Zemke made a motion to close the public hearing seconded by Mr. O'Connor

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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Findings:

- 1.) Whether an undesirable change would be produced in character of the neighborhood or a detriment to nearby properties: No

Reason: To match existing fence

- 2.) Whether the benefit sought by the applicant can be achieved by a feasible alternative to the variance: NO

Reason: No feasible alternative.

- 3.) Whether the requested Variance is substantial: Yes

- 4.) Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: No

Reason: Meeting the code would have an adverse impact.

- 5.) Whether the alleged difficulty was self-created: No

Reason: Existing Fence is the reason for the request.

Determination: Chairman Zemke made a motion that the Zba, after taking into consideration the above five factors; finds that: The benefit to the applicant Does outweigh the Detriment to the neighborhood or the community and the requested variance is **Granted**.

Phillip Zemke, Chair	Aye	Ed O'Connor	Aye
Fred Couse	Aye	Kathryn Osborn	Recused
Rocco Mancini	Aye		
Motion Carried 4-0			

Approval of Minutes: Chairman Zemke made a motion to approve April 22, 2026, minutes, 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			

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Administrative Items: New ZBA Application: ZBA application committee Chairman Zemke, Mr. Couse and Ms. Coons revised the ZBA application and requested that the members to take one of the applications and fill it out, as a test, and if there are any questions or concerns to put them in writing and to bring back at the next ZBA meeting for discussion. The next steps include Town Board review of the documents and preparing the revised applications to make them available on the town's website.

As new training opportunities come up, Chairman Zemke will email the board members.

Mr. Bond is working on updating the current Town website. They are trying automatic links to what they want and putting up Public Hearings and notices. It is a work in progress.

Mr. Couse motioned to adjourn the meeting at 7:34p.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, June 24, 2026, at 7:00 p.m.

Respectfully submitted,

Peggy Coons, Clerk
Zoning Board of Appeals

cc: Ingrid Kulick, Town Clerk
Town Board