

TOWN OF MILO, NEW YORK

Planning Board

137 Main Street – Town Hall

Penn Yan, New York 14527

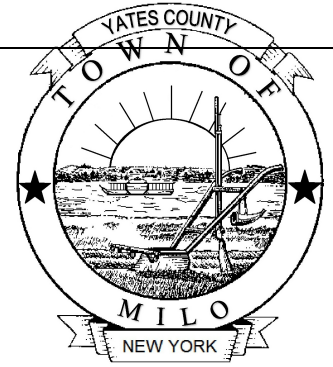
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MEETING MINUTES

Meeting Date: April 12, 2016



1) Call to order.

- a) The Chairperson of the Planning Board called to order the April 12, 2016 regularly scheduled meeting of the Town of Milo's Planning Board at 6:00 PM in the conference room, which is located at 137 Main Street – Town Hall, Penn Yan, New York.

2) Pledge of Allegiance.

- a) All present pledged allegiance to the Flag of the United States of America.

3) Attendance.

- a) Board members. The following board members were present at this meeting:
 - i. Kay Williamson
 - ii. Russell Hunt
 - iii. Julie Engel
 - iv. Nate Riehl
 - v. Ryan Hallings
 - vi. Amber Degner
 - vii. Sallie Jensen

A quorum was present to hold this meeting.

- b) Town staff. The following Town staff were present at this meeting:

- i. Anthony Validzic

- c) Public.

- i. Vicki Dornberger
 - ii. Carol Worth
 - iii. Robert Schwarting
 - iv. Carolie (sp?) Simone
 - v. Al Simone

- 4) **Open Meetings' Law of the State of New York – Statement.** The Chairperson read the Open Meetings' Law statement to all present. No requests for copies were received by the Secretary.

5) Approval of minutes from last meeting

- a) The Planning Board reviewed the March 2016 meeting minutes. All members reviewed such meeting minutes and no corrections were requested.

- i. Member Ryan Hallings made a motion to approve the meeting minutes as submitted. Such motion was seconded by Member Sallie Jensen. The members voted and the results were:
 - (1) Kay Williamson – Aye
 - (2) Russell Hunt – Aye
 - (3) Julie Engel – Aye
 - (4) Nate Riehl – Aye
 - (5) Ryan Hallings – Aye
 - (6) Sallie Jensen – Aye
 - (7) Amber Degner – Aye

A majority affirmative of the Planning Board was achieved and the motion was adopted.

6) Communication from Town staff, chairperson or other board members

- a) The Secretary of the Planning Board informed each member that the additional transmittals given tonight are for the May 2016 meeting of the Planning Board.

7) Applications under review

- a) Application No.: PB-04-12-2016A: An application for this board's determination pertaining to a Special Use Permit as it pertains to a Bed and Breakfast Dwelling (1 lodging/sleeping unit only) proposed by Robert Schwarting and Carol Worth, who are the owners of 280 Route 54-East Lake Road, which is more specifically known as Tax Map Identification Numbers 73.55-1-1.11.
 - i. The Chairperson asked the applicant to provide a brief description of the proposed application. Robert Schwarting and Carol Worth provided a brief explanation of their application for a Bed and Breakfast Dwelling.
 - ii. The Chairperson opened the meeting in order to conduct a Public Hearing at 6:08 PM and invited the Public to offer their input. The following public comments were presented to the Planning Board:
 - (1) Vicki Dornberger.
 - (a) She has not experienced any negative impacts when Robert Schwarting and Carol Work operated their Bed and Breakfast Dwelling.
 - (2) Al Simone.
 - (a) He verified with Robert Schwarting and Carol Worth that no sign will advertise the Bed and Breakfast Dwelling. Robert Schwarting and Carol Worth confirmed that no sign will be installed.
 - (b) He questioned how Air B&B conducts its background check for potential guests. Carol Worth explained that Air B&B uses an identification verification system. In addition, Carol Worth stated that they will not offer lodging unless their guests have received positive reviews from other Air B&B members. Lastly, Carol Worth indicated that she conducts her own research on a guest's background.
 - (c) Robert Schwarting explained that they are only offering 1 lodging/sleeping unit and 1 bathroom to potential guests. In addition, they reside in this dwelling and it serves in their best interest to research their guests.
 - (d) Carol Worth explained that the guests are usually a couple who spend the weekends enjoying our scenic areas and the local wineries.

No other public comments were received and the Chairperson closed the Public Hearing at 6:15 PM.

- iii. The Planning Board reviewed the application and supporting documents. The Chairperson asked the board members if any member had any concerns and/or questions that needed to be addressed by the applicant. No concerns and/or questions were raised.
- iv. The Chairperson asked for a motion to approve Resolution #2016-003 – SEQRA / Statement of Findings – Negative Declaration. Member Ryan Hallings made a motion to approve the resolution as submitted. Such motion was seconded by Member Nate Riehl. The members voted and the results were:
 - (1) Kay Williamson – Aye
 - (2) Russell Hunt – Aye
 - (3) Julie Engel – Aye
 - (4) Nate Riehl – Aye
 - (5) Ryan Hallings – Aye
 - (6) Sallie Jensen – Aye
 - (7) Amber Degner – Aye

A majority affirmative of the Planning Board was achieved and the motion was adopted.

- v. The Chairperson asked for a motion to approve Resolution #2016-004 – Final Determination. Member Julie Engel made a motion to approve the resolution as submitted. Such motion was seconded by Member Sallie Jensen. The members voted and the results were:
 - (1) Kay Williamson – Aye
 - (2) Russell Hunt – Aye
 - (3) Julie Engel – Aye
 - (4) Nate Riehl – Aye
 - (5) Ryan Hallings – Aye
 - (6) Sallie Jensen – Aye
 - (7) Amber Degner – Aye

A majority affirmative of the Planning Board was achieved and the motion was adopted. No further action is required and the application is hereby “approved with conditions.”

8) Other business:

- a) Board members received training credit for their review and discussion pertaining to “Planning Board Overview” published by the NYSDOS, Division of Local Government.
- b) The Code Enforcement Officer explained that NYS has officially adopted the 2015 ICC Codes and 2016 NYS Energy Code and Uniform Code Supplements.

9) Adjournment

Member Nate Riehl requested adjournment of the meeting at 6:30 PM. A motion was seconded by Ryan Hallings. The members voted and the results were:

- a) Kay Williamson – Aye
- b) Russell Hunt – Aye
- c) Julie Engel – Aye
- d) Nate Riehl – Aye
- e) Ryan Hallings – Aye
- f) Sallie Jensen – Aye
- g) Amber Degner – Aye

A majority affirmative of the Planning Board was achieved and the motion was adopted.