

# TOWN OF MILO, NEW YORK

Planning Board  
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**FINAL**

## MEETING MINUTES

Meeting Date: August 8, 2017

### A. Public reviewing application and submittal documents.

1. Prior to the start of this meeting, the Town of Milo allowed the public to view the application and all submitted documents as it pertains to the proposed action at Camp Cory. Pictometry was also utilized by the Town of Milo to help the public understand what actions were being proposed.

### B. Call to order.

1. The Chairperson of the Planning Board (hereinafter called "Chairperson") called to order the August 8, 2017 meeting of the Town of Milo's Planning Board (hereinafter called "this Board") at 6:00 PM in the conference room at Town Hall, which is located at 137 Main Street, Penn Yan, New York.

### C. Pledge of Allegiance.

1. All present pledged allegiance to the Flag of the United States of America.

### D. Attendance.

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

A quorum of the Planning Board was present to hold this meeting.

2. Town staff. The following Town staff were present at this meeting:
  - i. Anthony Validzic

3. Public.
  - i. Constance Manikas
  - ii. Peter Manikas
  - iii. April Whitbeck
  - iv. Megan DeFranco
  - v. Christopher Marks

- vi. David Brumsted
- vii. Doug Eldred
- viii. Ryan Destro
- ix. Michele Rowcliffe
- x. Maxim Weiss
- xi. Thomas Weiss (sp?)
- xii. Pat Foster
- xiii. Jack Brown
- xiv. Shawn Rowcliffe
- xv. Patrick Malgrevi
- xvi. Mark Mendies (sp?)

**E. 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.

**F. Approval of the Planning Board's minutes from last meeting.**

1. The Planning Board reviewed the July 2017 meeting minutes. All members reviewed such meeting minutes and no corrections were requested.
  - i. **Member Julie Engel** 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:
    - a. Kay Williamson – Aye
    - b. Russell Hunt – Aye
    - c. Julie Engel – Aye
    - d. Nate Riehl – Aye
    - e. Amber Degner – Aye
    - f. Sallie Jensen – Aye

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

**G. Communication from Town staff, Vice Chairperson or other board members**

1. The Secretary respectfully asked that each board member review the transmittal and supporting documents for each application under review.
2. The members of this Board reviewed the Yates County Planning Board agreement to exempt certain land uses from County Planning Board review. No concerns were raised. Member Amber Degner made a motion to recommend approval of this agreement as written to the Town Board. Such motion was seconded by Member Russell Hunt. The members voted and the results were:
  - i. Kay Williamson – Aye
  - ii. Russell Hunt – Aye
  - iii. Julie Engel – Aye
  - iv. Nate Riehl – Aye
  - v. Amber Degner – Aye
  - vi. Sallie Jensen – Aye

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

**H. Applications under review:**

1. *Application No. PB-08-08-2017A: An application by YMCA of Greater Rochester for a Special Use Permit to expand the current uses of the child overnight camp and summer day camp as well as construct new buildings and structures as illustrated in the submitted site plan and submittal documents at 140 Route 54- East Lake Road, which is more specifically known as Tax Map Identification Numbers 61.03-1-1.111.*

- i. The Chairperson asked the applicant to address this Board and provide a summary of the proposed application. Ryan Destro of BME Associates provided a brief presentation to this Board.
- ii. The Chairperson opened the meeting to conduct a Public Hearing at 6:05 PM. The Secretary provided the photographs, renderings and product information, which were provided by the Applicant, of the proposed structures to the public for their review. Afterwards, the following comments were raised by the public:
  - a. Peter Manikas and Constance Manikas asked who is responsible for the maintenance of Whitbeck Lane, which is a private road?
    1. The Secretary and Chairperson of the Planning Board informed the public that the deeds of the parcels abutting Whitbeck Lane describe who is responsible for the maintenance of such private road.
  - b. Peter Manikas and Constance Manikas raised concerns about the existing stormwater issues at this area. Ryan Destro explained that they completed a Stormwater Pollution Prevention Plan (SWPPP) in accordance to the NYSDEC's SPDES General Permit for Construction Activity, which was also reviewed by the Town Engineer. He explained the improvements to the site that would help alleviate such concerns such as the dry pond.

The Chairperson closed the Public Hearing at 6:11 PM.

- iii. The Chairperson asked the members of this Board if any concerns and/or questions need to be addressed by the applicant. No member raised a concern or question to the applicant.
- iv. The Chairperson asked for a motion to approve Resolution #2017-008 – SEQRA / Statement of Findings – Negative Declaration as amended by the Town Attorney. The motion was made by Nate Riehl. The motion was seconded by Sallie Jensen. The members of this Board voted and the results were:
  - a. Kay Williamson – Aye
  - b. Russell Hunt – Aye
  - c. Julie Engel – Aye
  - d. Nate Riehl – Aye
  - e. Amber Degner – Aye
  - f. Sallie Jensen – Aye

A major affirmative of this Board was achieved and the motion was adopted.

- v. The Chairperson asked for a motion to approve Resolution #2017-009 – Final Determination. The motion was made by Julie Engel. The motion was seconded by Russell Hunt. The members of this Board voted and the results were:
  - a. Kay Williamson – Aye

- b. Russell Hunt – Aye
- c. Julie Engel – Aye
- d. Nate Riehl – Aye
- e. Amber Degner – Aye
- f. Sallie Jensen – Aye

A major affirmative of this Board was achieved and the motion was adopted. No further action by this Board is required for this application

**I. Other business:**

- 1. The members of this Board read and discussed NYS Law Journal, Real Estate Trends, "*When should Planning Board Members Recuse Themselves,*" dated March 23, 2016.

**J. Adjournment**

- 1. The Chairperson called for a motion to adjourn the meeting. Member Russell Hunt requested adjournment of the meeting at 6:35 PM. A motion was seconded by Sallie Jensen. The members of this Board voted and the results were:
  - i. Kay Williamson – Aye
  - ii. Russell Hunt – Aye
  - iii. Julie Engel – Aye
  - iv. Nate Riehl – Aye
  - v. Amber Degner – Aye
  - vi. Sallie Jensen – Aye

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