

TOWN OF MILO, NEW YORK

Planning Board
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APPROVED

MEETING MINUTES

Meeting Date: May 8, 2018

A. Call to order.

1. The Chairperson of the Planning Board (hereinafter called "Chairperson") called to order the May 8, 2018 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.

B. Pledge of Allegiance.

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

C. 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. Sallie Jensen
 - vi. Steve Acker

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. Larry Ledgerwood
 - ii. Dale Ledgerwood
 - iii. Connie Manikas
 - iv. David Brumsted
 - v. Madison Wesdowski
 - vi. Peter Manikas
 - vii. Mike Stevens

D. 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.

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

1. The Planning Board reviewed the April 2018 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. Sallie Jensen – Aye
 - f. Steve Acker – Abstain

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

F. Communication from Town staff, 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.

G. Applications under review.

1. *Application No. PB-05-08-2018A: An application by YMCA of Greater Rochester (a.k.a., Camp Cory) pertaining to amendments/revisions to a previously approved site plan/Special Use Permit regarding new facilities (called Barn/Farm Project) to be used as part of a Child Overnight Camp and a Summer Day Camp at 140 Route 54-East Lake Road, Penn Yan, 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. David Brumsted of the Pike Company and Mike Stevens of YMCA of Greater Rochester spoke and discussed the amendments/revisions to the previously approved site plan/Special Use Permit.
 - ii. The Chairperson opened the meeting to conduct a Public Hearing at 6:22 PM. The following public comments were received:
 - a. Larry Ledgerwood asked if the new lands acquired by YMCA will be tax exempt. After a period of discussion, the public was informed that said lands were classified as tax exempt per state law.
 - b. A person, name not stated before the board, asked if the Town had any development plans for this area. After a period of discussion, the public was informed that the Town had adopted a Comprehensive Plan and a Zoning Law that regulates the orderly development within the Town.
 1. Same person asked what was a Special Use Permit and what was its approval process. The Secretary of the Planning Board informed the public what was a Special Use Permit and its approval process as prescribed in the Zoning Law of the Town of Milo.

2. Same person was concerned that the proposed development by YMCA of Greater Rochester was commercial in nature and would have a negative impact on the community. After a period of discussion, the public was informed that the only use being approved for this application was a Child Overnight Camp and a Summer Day Camp pursuant to Sections 350-18 (D)(5) and 350-18 (D)(6). It was also conveyed that the applicant did not apply for any other type of commercial use to operate at their new lands, which are located within the Lakefront Residential zoning district.
- c. Connie and Peter Manikus asked about what type of uses will be conducted at the “barn building” and the path/trail that leads to the rope bridge. After a period of discussion, the public was informed that the only use being approved for this application was a Child Overnight Camp and a Summer Day Camp pursuant to Sections 350-18 (D)(5) and 350-18 (D)(6).

The Chairperson closed the Public Hearing at 6:46 PM.

- iii. The Chairperson asked the members of this Board if any concerns and/or questions need to be addressed by the applicant. The members discussed and reviewed the amendments/revisions with the applicant such as but not limited to dark sky compliant lighting to be installed at the flag pole.
- iv. The Chairperson asked for a motion to approve Resolution #2018-003 – SEQRA / Negative Declaration. The motion was made by Russell Hunt. The motion was seconded by Nate Riehl. 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. Sallie Jensen – Aye
 - f. Steve Acker – 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.

- v. The Chairperson asked for a motion to approve Resolution #2018-004 – Final Determination. The motion was made by Julie Engel. The motion was seconded by Steve Acker. 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. Sallie Jensen – Aye
 - f. Steve Acker – 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

H. Other business.

1. The members of this Board read and discussed Planning Board Basics written by the Ontario County Planning Board.

I. Adjournment.

1. The Chairperson called for a motion to adjourn the meeting. Member Nate Riehl requested adjournment of the meeting at 7:05 PM. A motion was seconded by Steve Acker. 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. Sallie Jensen – Aye
 - vi. Steve Acker – Aye

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

Secretary's Signature.

Anthony Validzic, Secretary

Date