

TOWN OF NORTH EAST PLANNING BOARD
MINUTES
May 15, 2019

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, May 15, 2019 in the North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 7:30 PM. Board members Chairman Dale Culver, Charles Barrett, Leslie Farhangi, Bill Kish, Bill McGhee and Planning Board Attorney Sal Ferlazzo. Board members Evelyn Garzetta and Dan Sternberg were absent. Also in attendance were Phillip Gellert, Kirk Horton, Henry Klimowicz and Deb Phillips, secretary to the planning board.

Phillip Gellert
Continued Public Hearing for Application for Minor Subdivision at 7:40 PM
1409-1415 Boston Corners Road
Parcel ID #7273-00-204841

Chair Culver requested a motion to open the regular meeting of the PB at 7:32 PM. The motion was made by McGhee, seconded by Kish and passed unanimously.

Minutes

Planning Board members read through minutes.

Kish made a motion to accept the minutes of May 1, 2019 as presented. The motion was seconded by McGhee and passed unanimously.

Public Comment

There was no public comment.

General Business

Chairman Culver said the next training will be June 12, 2019.

Phillip Gellert
Public Hearing for Application for Minor Subdivision at 7:40 PM
1409-1415 Boston Corners Road
Parcel ID #7273-00-204841

Barrett made a motion to reopen the continued public hearing at 7:40PM, seconded by Farhangi and passed unanimously.

Chairman Culver and Bill Kish made a site visit to the Gellert property on May 13, 2019. Farhangi and Garzetta made a site visit on May 15, 2019.

Henry Klimowicz said the planning board has the right to ask for a bigger or smaller lot with the house; it should be looked at as a major subdivision.

Chairman Culver asked Attorney Ferlazzo if there was anything that would keep the board from ending up in a bad spot. Gellert said he has no plans for future development. Ferlazzo said if there are any changes on the other land, it should be reviewed comprehensively. Ferlazzo said if Gellert does anything to the next 79.2 acres, the board can look at that and any ancillary impact on any other parcels around it. Segmentation is not a problem if there is no concrete plan. Segmentation become a problem when a master plan is implemented. The board would have an obligation to look at it under SEQR. Ferlazzo recommended a resolution subject to the provision of any application for further subdivision of the 79.29 acres must include a plan for the entire remaining 76.29 acres. Chairman Culver said that information would be on the map so that any new owner is cognitive of any restrictions. Ferlazzo will review all the notes on the map.

Barrett made a motion to close the public hearing; seconded by Kish and passed unanimously.

Chairman Culver said Ferlazzo will draft a resolution that states Ferlazzo will review anything the board does tonight is conditional on him reviewing the language and creating the language that creates the restriction and it will be given to Mr. Gellert. Ferlazzo suggested going through SEQR. He will look at the form and assist in filling it out subject to the board's final decision.

Chairman Culver said the meetings should be changed back to the second and fourth Wednesday of the month. June 12, 2019 would be the next meeting.

Farhangi made a motion to change the meetings to the second and fourth Wednesday of the month. The motion was seconded by Barrett and passed unanimously.

The board reviewed the solar plan materials from the Zoning Board of Appeals.

Old Business

Chairman Culver received a text from Dan Martucci regarding him getting a dealer plate. He spoke to Ken McLaughlin and was told to ask the board what he needed from McLaughlin in order to move forward with his dealer's application.

Chairman Culver said Martucci was told to come back to the board to get an amended site plan. The board would allow a sign on the building that is required but that is the only but that is the only piece of dealership plating or signage that the board would allow and there would be no further business conducted. There would be no outside display of cars. Barrett said that area was zoned for commercial and NAPA store was an issue. They had been approved that most of their sales were to be commercial.

Chairman Culver suggested a site visit to get an understanding from Martucci about the inside and outside. Language will be decided on an amended plat. McGhee said to have a dealer plate, a certain amount of cars have to be sold in a year. Kish questioned if the building was sold, would the ability to

hold the license be transferrable to the next owner. Chairman Culver said that is a question for McLaughlin and Attorney Ferlazzo. He will have Ferlazzo write the language. Chairman Culver said the state dictates the sign regulations. He will get the zoning details and send them to Ferlazzo. Chairman Culver said the board can't limit what goes on inside the building but the board needs to be able to enforce what can be seen from the road and the limitations of the business as Martucci agreed to when he originally incepted the business of primarily storage and no cars outside.

McGhee made a motion to close the Planning Board meeting at 8:42 PM. The motion was seconded by Farhangi and passed unanimously.

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED June 26, 2019