

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
June 12, 2019**

The regular meeting of the Town of North East Planning Board ("PB") took place on Wednesday, June 12, 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, Evelyn Garzetta, Bill Kish, Bill McGhee and Dan Sternburg. Board member Charles Barrett was absent and Leslie Farhangi recused herself. Also in attendance was Lyndon Chase and Deb Phillips, secretary to the planning board.

*Gregory & Kevin Smith (Lyndon Chase)
Application for Minor Subdivision/Lot Line Adjustment
135-187 Reagen Road
Parcel ID#: 7269-00-514603*

*Hiddenhurst Farm LLC (Lyndon Chase)
Application for Minor Subdivision/Lot Line Adjustment
50-92 Sheffield Hill Road
Parcel ID#: 7269-00-464220*

Chair Culver requested a motion to open the regular meeting of the PB at 7:35 PM. The motion was made by Garzetta, seconded by McGhee and passed unanimously.

Public Comment

There was no public comment.

*Gregory & Kevin Smith (Lyndon Chase)
Application for Minor Subdivision/Lot Line Adjustment
135-187 Reagen Road
Parcel ID#: 7269-00-514603*

*Hiddenhurst Farm LLC (Lyndon Chase)
Application for Minor Subdivision/Lot Line Adjustment
50-92 Sheffield Hill Road
Parcel ID#: 7269-00-464220*

Lyndon Chase represented Gregory & Kevin Smith for a lot line adjustment of 57 acres to be sold to Robert Quinlan and be merged with Hiddenhurst. The 57 acres are under a conservation easement with the Dutchess Land Conservancy. The only thing that could be built on the 57 acres is one house on the farmstead complex that is currently empty. The use will remain agricultural. Chairman Culver would like a letter from the DLC to inform the PB of what the land use is restricted to. Chairman Culver requested escrow for an attorney to review the lot line adjustment because of the conservation easement.

Garzetta made a motion to schedule a public hearing on June 26 at 7:40PM, seconded by Sternberg and passed unanimously.

Chairman Culver said the next training session will be October 23, 2019 at 6PM.

General Business

Old Business

Attorney Sal Ferlazzo will get the language for the Gellert subdivision to the PB before the public hearing on June 26. Chairman Culver said Sal Ferlazzo said the PB has the right to make the language conform to the original approved site plan of Dan Martucci and that the dealer plate can go on the building.

Kish made a motion to close the Planning Board meeting at 8:15 PM. The motion was seconded by McGhee and passed unanimously.

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED June 26, 2019