

TOWN OF NORTH EAST PLANNING BOARD
MINUTES
July 10, 2019

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, July 10, 2019 in the North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 8:15 PM. Board members Chairman Dale Culver, Charles Barrett, Leslie Farhangi, Evelyn Garzetta, Bill Kish and Bill McGhee. Board member Dan Sternberg was absent. Also in attendance was Richard Rennia, Peter Sanders and Deb Phillips, secretary to the planning board.

James Hendrick

Preliminary Discussion regarding former Key Bank

135 Route 44

Parcel ID#: 13389-7271-00-632250

Three Pine Hill LLC

Application for Major Subdivision

136-144 Skunks Misery Road

Parcel #133889-7170-00-232833

Chair Culver requested a motion to open the regular meeting of the PB at 8:15 PM. Motion was made by Farhangi. Motion seconded by Kish and passed unanimously.

Three Pine Hill LLC

Application for Major Subdivision

136-144 Skunks Misery Road

Parcel #133889-7170-00-232833

Richard Rennia introduced Peter Sanders who gave a presentation for a major subdivision on parcel located at 136-144 Skunks Misery Road. The proposal is for the 88.09-acre lot to be divided into five lots: Lot 1 of 10.5 acres; Lot 2 of 20.66 acres; Lot 3 of 16.05 acres; Lot 4 of 23.24 acres; and Lot 5 of 17.64 acres. Parcel is located in A5A district. No variances are requested. The parcel is owned by a group of individuals.

Rennia said the lower section is an existing agricultural field and the proposal is to keep it that way. Shared driveways could be added.

Kish’s concern is how does preserving that area happen when putting in four driveways. Farhangi said conservations easements could be used and designate shared driveways. Chair Culver said shared driveways would enable them to save more land for agricultural purposes.

Farhangi said there might be a way to subdivide that is more conservation friendly.

Kish suggested having the planner look at the proposal after the board gathers information.

Chairman Culver recommended a site visit.

Chairman Culver requested escrow in the amount of \$2,000 for the planner.

Kish would like to see an aerial map and an overlay map with soils, wooded areas and the area being farmed.

Kish made a motion for escrow of \$2,000. Motion seconded by McGhee; all were in favor and passed unanimously.

General Business

Chairman Culver signed the approved map for Philip Gellert.

Chairman Culver said James Hendrick wishes to preserve the bank's structure as is. His ultimate goal is have another bank in the building. In the meantime, he intends to use the offices as film editing space.

Minutes

No quorum to approve June 26, 2019 minutes.

Close of Meeting

Farhangi made a motion to close the Planning Board meeting at 8:45 PM. The motion was seconded by Kish and passed unanimously.

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED September 11, 2019