

**TOWN OF NORTH EAST PLANNING BOARD**  
**MINUTES**  
**August 14, 2019**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, August 14, 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, Evelyn Garzetta, Bill Kish and Bill McGhee. Board member Dan Sternberg was absent. Also in attendance was Dan Martucci 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*

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

**Public Comment**

There was no public comment.

James Hendrick was not present at the meeting.

Dan Martucci presented the board with an amended site development plan.

Chairman Culver previously discussed it with Ken McLaughlin; McLaughlin said it’s sufficient.

Kish asked if it the potential grandfather issue was resolved if a future owner could claim he/she could sell cars. Chairman Culver said McLaughlin said if it’s on the site plan, any future owner could continue the business as it was. The language would restrict them.

Chairman Culver said the board is looking to be definitive so it doesn’t create an avenue for anyone else.

Kish suggested changing “parking lot” (in the first bullet) to “property.” Chairman Culver and Martucci agreed.

Chairman Culver asked about Martucci if he was opposed to a time limit of how many parked cars could be out front at once.

Kish said language needs to define the difference between a visiting car and a car that is sitting there. He suggested a 24-hour limit on any car that is not registered.

Chairman Culver suggested no more than 48 hours outside on premises for cars that are not registered. Martucci agreed.

Kish suggested the first bullet should read “The current property owner is permitted to display a NYS dealer license sign with the following conditions.” The 48-hour limitation would be also added.

## **General Business**

Kish has spoken to Chris Kennan about site plan for highway garage. Chairman Culver spoke to George Kaye and he was going to have plans for this meeting but the meeting was thought to have been canceled. Kish would like to see the site plans before the next meeting.

Chairman Culver said Assessor Johnson sent the board a letter with her concerns for the Wu Subdivision. The letter has been sent to Wil Agresta. Agresta will blend in Johnson's concerns to his research and have a composite opinion.

Chairman Culver requested a motion to return \$77.50 in escrow funds to Lyndon Chase for the Hiddenhurst Farm/Gregory & Keven Smith lot line adjustment.

McGhee made a motion to return \$77.50 in escrow funds to Lyndon Chase for the Hiddenhurst Farm/Gregory & Keven Smith lot line adjustment. The motion was seconded by Garzetta and passed unanimously.

Chairman Culver asked the board for any equipment or text needs in preparing the budget. Kish would like to have a tablet or laptop for the board.

Chairman Culver would like future applications to fit with the Comprehensive Plan.

## **Minutes**

Kish said there were no comments about cookie cutter concerns and that it didn't preserve the farmland. It was agreed to table the July 10, 2019 minutes until the next meeting.

## **Close of Meeting**

Garzetta made a motion to close the Planning Board meeting at 8:00 PM. The motion was seconded by Farhangi and passed unanimously.

Respectfully Submitted,

Deb Phillips  
Planning Board Secretary

APPROVED September 11, 2019