

**TOWN OF NORTH EAST ZONING BOARD OF APPEALS
MINUTES
November 21, 2019**

A regular meeting of the Town of North East Zoning Board of Appeals (“ZBA”) took place on Thursday, November 21, 2019 in the North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 7:30 PM. Board members present were Chairman Julie Schroeder, Vice Chairman Edie Greenwood, Karen Pitcher, Patti VandeBogart and Deb Phillips, Secretary to the Zoning Board. Also in attendance were Hilarie Thomas, Carl Pucci and Barbara Salovich.

7:30 PM

Continuation of public hearing on the application of Carl Pucci, owner of tax parcel 7272-00-684879, for a variance of NYS Town Law, Section 280-a regarding frontage on a street or highway.

8:00 PM

Continuation of public hearing on the application of Thomas Moore, owner of tax parcel #7273-00-170932, for a special permit for a ground-mounted solar array. The parcel is located at 127 White House Crossing Road in the LC Zoning District of the Town of North East.

8:15 PM

Continuation of public hearing on the application of Edward Covert, owner of tax parcel #7169-00-452627, for a special permit for a ground-mounted solar array. The parcel is located at 156-158 Cooper Road in the A5A Zoning District of the Town of North East.

Continuation of public hearing on the application of Carl Pucci, owner of tax parcel 7272-00-684879, for a variance of NYS Town Law, Section 280-a regarding frontage on a street or highway.

Chair Schroeder opened the continuation of the public hearing at 7:35 p.m. on the application of Carl Pucci that was recessed on October 19, 2019.

Attorney Hilarie Thomas said she is waiting for Ray Jurkowski to sign off on the application. Chairman Schroeder spoke to Jurkowski after the October meeting and he said he will review the submittal by the applicant's engineer when it is available. Schroeder asked about the road maintenance agreement and Thomas said it has been signed and is ready to be recorded.

Chair Schroeder suggested keeping the public hearing open until the Board receives the engineer's report. Pucci said the report will be presented in less than 60 days.

Thomas said Jurkowski laid out a map for Pucci and the Board on what is required. She also said any decision by the board could be contingent on meeting Jurkowski's requirements.

Chair Schroeder said Pucci had an application to put up a barn for storage that had been dismantled. Pucci said Building Inspector Ken McLaughlin told him to apply for a special permit, but he is appealing that decision .

Chair Schroeder's concern with the road maintenance agreement is with neighboring property owner Mr. O'Brien. If the engineer requests anything to be implemented on the portion of Grassy Pond Road abutting O'Brien's property line, will O'Brien share in the cost of such improvement? Pucci replied that O'Brien has

signed the road maintenance agreement. Schroeder asked about a pull-off adjacent to O'Brien's property. Pucci said O'Brien's driveway can serve as a pull-off and there also is an unimproved second driveway that is on O'Brien's property that is a natural pull-off.

VandeBogart made a motion to recess the public hearing until December 19, 2019 at 7:30 PM. Motion seconded by Greenwood; all were in favor and motion passed.

Continuation of public hearing on the application of Thomas Moore, owner of tax parcel #7273-00-170932, for a special permit for a ground-mounted solar array. The parcel is located at 127 White House Crossing Road in the LC Zoning District of the Town of North East.

Schroeder reported that the Planning Board had no concerns with the application of Thomas Moore for a ground-mounted solar array. VandeBogart made a motion to close the public hearing on the application of Thomas Moore. Motion seconded by Pitcher; all were in favor and motion passed.

Continuation of public hearing on the application of Edward Covert, owner of tax parcel #7169-00-452627, for a special permit for a ground-mounted solar array. The parcel is located at 156-158 Cooper Road in the A5A Zoning District of the Town of North East.

The Planning Board had no concerns with the application of Edward Covert for a ground-mounted solar array. Greenwood made a motion to close the public hearing on the application of Edward Covert. Motion seconded by VandeBogart; all were in favor and motion passed.

Minutes

Greenwood made a motion to accept the October 19, 2019 minutes as presented. Motion seconded by Pitcher; all were in favor and motion passed.

Close of Meeting

Greenwood made a motion to adjourn the meeting at 8:16 PM. Motion seconded by VandeBogart; all were in favor and motion passed.

Respectfully Submitted,

Deb Phillips
Zoning Board Secretary