

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
October 23, 2019**

The regular meeting of the Town of North East Planning Board ("PB") took place on Wednesday, October 23, 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 Dan Sternberg. Also in attendance were James Hendrick, Larry Wentte, Thomas Moore, Ed Covert 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*

*Larry Wentte
Application for Minor Subdivision
95 Taylor Road
Parcel ID#: 7269-00-642703*

*Albany Solar Solutions LLC/Thomas Moore
Discussion re: ZBA Application for Ground-Mounted Solar System
127 White House Crossing Road
Parcel ID#: 13389-7273-00-170932*

*Empire Solar Solutions LLC/Edward Covert
Discussion re: ZBA Application for Ground-Mounted Solar System
156-158 Cooper Road
Parcel ID#: 7169-00-452627*

Chair Culver requested a motion to open the regular meeting of the PB at 7:30 PM. Motion was made by McGhee. Motion seconded by Sternberg and passed unanimously.

Public Comment

There was no public comment.

*James Hendrick
Preliminary Discussion regarding former Key Bank
135 Route 44
Parcel ID#: 13389-7271-00-632250*

Hendrick said he is using the former bank as an office and has no plans of changing anything. He would like to get another bank to occupy the space.

Farhangi made a motion for the board to write a letter to say that nothing is happening on the site if needed. Motion seconded by McGhee and passed unanimously.

Larry Went
Application for Minor Subdivision
95 Taylor Road
Parcel ID#: 7269-00-642703

Wente appeared before the Board to propose subdividing 41 acres into two lots of 6 acres and 35 acres.

Kish asked what was the 20 foot boundary that was defined along the north side of the property. Wente said it would give him access to Indian Lake. Kish said it's an awkward way to subdivide a property.

Chairman Culver recommended having Attorney Ferlazzo to review the application. The Board agreed. He would like to have \$200 for escrow.

Kish made a motion to have applicant submit \$200 for escrow. Motion was seconded by Sternberg and passed unanimously.

Empire Solar Solutions LLC/Edward Covert
Discussion re: ZBA Application for Ground-Mounted Solar System
156-158 Cooper Road
Parcel ID#: 7169-00-452627

Chairman Culver said the Covert application has gone before the Zoning Board of Appeals that has signed off on it.

Covert said the ZBA has no problem with the application pending the Planning Board's decision.

Chairman Culver said the Board had nothing to add to it. He spoke to the ZBA Chairman and said the PB would not waive the site plan review. He told Covert he was good to go.

Albany Solar Solutions LLC/Thomas Moore
Discussion re: ZBA Application for Ground-Mounted Solar System
127 White House Crossing Road
Parcel ID#: 13389-7273-00-170932

The Board reviewed the Moore application; Chairman Culver said it has been before the ZBA and the PB has no issues with it.

General Business

Kish attended the October Town Board meeting. The Town had received a grant to improve safety lighting for the exterior of the Town Hall. Kish asked the TB for their lighting proposal; he thinks the PB would toss them out. He said they have wall packs, floodlights shining on the flag pole and a photometric that is unreadable. He mentioned that PB wouldn't have any jurisdiction since the Town Hall is in the village. He recommended the PB write a letter to the Town Board to seek PB advisory input. Chairman Culver said to include that it might be a good show of faith to follow the same procedures that others do. Kish will work on preparing a letter.

Chairman Culver asked for ideas for the next training session with Wil Agresta. Ideas discussed were solar laws, private roads, a tutorial on new technologies for environmentally sensitive development and how to best implement the Comprehensive Plan at the PB level. The training session will be November 13 or December 22, 2019.

Minutes

Farhangi made a motion to approve the September 11, 2019 minutes. Motion was seconded by Barrett and passed unanimously.

Close of Meeting

Kish made a motion to close the Planning Board meeting at 8:30 PM. The motion was seconded by McGhee and passed unanimously.

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED December 18, 2019