

**TOWN OF NORTH EAST PLANNING BOARD  
MINUTES  
June 10, 2020**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, June 10, 2020 via ZOOM in the North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 5:30 PM. Board members Chairman Dale Culver, Charles Barrett, Evelyn Garzetta, Leslie Farhangi, Bill Kish and Dan Sternberg. Also in attendance were Sal Ferlazzo, Tammy Cooper, Rob Cooper, Erin Tobin, Brian Stokosa, Larry Wente and Deb Phillips, secretary to the planning board.

*Erin M. Tobin, Vice President for Policy and Preservation League of New York State,  
Description of State’s Historic Preservation Programs with State Guidelines for Development within Historic Districts*

*Larry Wente  
Public Hearing for Application for Minor Subdivision  
95 Taylor Road  
Parcel ID# 7269-00-642703*

*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 5:30 PM. Motion was made by Farhangi. Motion seconded by Garzetta and passed unanimously.

Erin Tobin gave a presentation on the description of the State’s Historic Preservation Programs. She said the Town of North East qualifies for the State Historic Tax Credit Program.

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

Kish made a motion to open the Wente Public Hearing at 5:47PM. The motion was seconded by Sternberg and passed unanimously.

Chair Culver asked if anyone in the hearing had any comments. Rob Cooper asked if the Board had any questions with the application.

Chair Culver asked about the access to the other lot from the road. Wente said the access would be along Taylor Road. Chair asked if there is already a highway cut through it. Wente said there is not a highway cut but it would need a new driveway off Taylor Road. Ferlazzo said access would be needed and a condition could be made on the map that shows where it is. He also mentioned the application references a 6-acre lot and the map shows 7.7 acres. Ferlazzo requested that Wente send a letter confirming that the map is the scope of the application.

Chair Culver asked about motorized usage on the proposed walkway. Wente said no motorized usage was added on the map. Chair Culver and Kish made a site visit and saw no obvious issues with the proposed trail. Culver asked if any work would be done with the large trees on the path. Wente said the path would go around the trees; they would not be taken down.

Chair Culver said Wente would provide a map with a proposed highway cut and the highway department would review it.

Ferlazzo requested that Wente provide an updated map with a proposed cut and a letter from Wente confirming that the application is amended to be consistent with the map.

Chair Culver asked the board if the hearing should be continued or closed. Ferlazzo said it could be closed and approved when the updated map is received.

Garzetta made a motion to close the hearing at 6PM. Motion seconded by Farhangi and passed unanimously.

**Three Pine Hill LLC  
Application for Major Subdivision  
136-144 Skunks Misery Road  
Parcel #133889-7170-00-232833**

Brian Stokosa of Day Stokosa Engineering appeared before the board with a new application from Three Pine Hill LLC for a subdivision on Skunk's Misery Road to divide the 88.09-acre parcel into a 6-lot cluster subdivision. It was for the same project that the PB had previously had looked at.

Stokosa said he had been working with the applicant to preserve the agricultural aspect of the property. A proposed clustered subdivision under Town Law 278. Lot #1 would incorporate existing buildings and the farm activity. There would be a private road that would provide access to all of the proposed lots.

Chair Culver said the PB would need a letter from the applicant allowing the PB to transfer the balance of the escrow from the first application into the current one. He also said the PB to do a site visit and for the lawyer and planner to review the application.

Kish would like to refer the application to the Conservation Advisory Committee.

Stokosa said he would get a letter establishing the transfer of money and get a check to replenish the escrow.

Chair Culver would like to replenish the escrow to \$2,500.

Garzetta made a motion to for the applicant to create an escrow of \$2,500. Motion seconded by Kish and passed unanimously.

Stokosa asked about the PB to do a site visit. Chair Culver said communication would be done by e-mail.

Kish would like supplementary material for the next meeting: soils map, aerial imagery and any material that would show ridgeline impacts.

Chair Culver asked Stokosa if there would ever be any intention of the private road becoming a town road. Stokosa said the intention is to keep it private.

Kish asked about utilities. Stokosa said utilities will be laid within confines of the road underground and will be branch into each individual lot and be paid for by the developers.

Kish made a motion to have the next meeting June 24, 2020 at 5:30 PM via Zoom. Motion was seconded by Farhangi and passed unanimously.

**Public Comment**

There was no public comment.

**General Business**

Chair Culver said he would like to have Erin Tobin attend a training session.

**Minutes**

Garzetta made a motion to accept the February 26, 2020 minutes. Motion seconded by Sternberg and passed unanimously. The March 11, 2020 minutes will be on the agenda for the June 24, 2020 meeting.

**Close of Meeting**

Kish made a motion to close the Planning Board meeting at 6:40 PM. The motion was seconded by Farhangi and passed unanimously.

Respectfully Submitted,

Deb Phillips  
Planning Board Secretary

APPROVED July 22, 2020