

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
February 24, 2021**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, February 24, 2021 at 7:30 PM via ZOOM. Board members Chairman Dale Culver, Charles Barrett, Leslie Farhangi, Evelyn Garzetta, Bill Kish, Bill McGhee and Dan Sternberg. Also in attendance were Chris Kennan, Chris Langlois, Lann Rubin, Peter Sander, Rion LoBrutto and Deb Phillips, secretary to the planning board.

*182 Route 44 East LLC (North East Ford)
Site Plan Application
182 Route 44
Parcel #133889-7271-00-739225 and #133889-7271-00-715223*

*Paul William Realty Corp. (Harney Tea)
Site Plan Application
5723 Route 22
Parcel #133889-7170-00-805867*

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

Public Comment

There was none.

**182 Route 44 East LLC (North East Ford)
Site Plan Application
182 Route 44
Parcel #133889-7271-00-739225 and #133889-7271-00-715223**

Peter Sander of Rennia Engineering appeared before the PB with site plan application for North East Ford. The applicant would like to construct a 2,432 square-foot building addition of the existing dealership structure on an existing concrete pad to be used to work on large service vehicles. Included in the proposed project is paving of existing asphalt millings that are around the rear portion of the structure, as well as the adjacent parking lot that is used for car lot storage. Also included in improvements are additional drainage and two electric charging vehicle stations. A new Ford dealership sign of 31 square feet is proposed for the front of the building with a height of 15-16 feet.

Chair Culver said the sign probably won’t pass per the sign law. He said hi-rise signs are not allowed. The Building Department can give a rendering on the sign.

Kish asked the applicant to revise the site plan by not including the sign.

Sanders said he will revise the site plan by removing the proposed sign.

Chair Culver said the size of the building encroaches into the setback requirement by 6-1/2 feet.

Sander said the applicant included with the application to the PB a submission to the Zoning Board of Appeals (ZBA) for a reduction of the rear yard setback. The proposed building is 43.8 feet away from the rear yard setback.

Chair Culver said he previously spoke to the applicant and the reason for seeking a variance is allowing extra footage that would make a safer work environment inside with the lifts, etc.

Kish asked the applicant to include provisions for correcting the lighting.

Chair Culver suggested getting the previous PB approval that included lighting for the applicant to look at.

Barrett asked if the storm water plan is up against DEC wetlands.

Sander said there are DEC wetlands to the rear of the site but are separated by steep embankment. The storm water plans are to ensure that it will not have an effect on the wetlands.

Kish asked that the site plan to specify the lighting to be 2,700 or warmer Kelvin lighting. Sander will make those revisions.

Chair Culver asked the PB for approval of previous application that included lighting to be reviewed by Sander and Rubin and to return to PB with a finalized site plan. PB agreed.

Chair Culver said the site plan revisions would include removal of the sign and update the lighting by specifying Kelvin lighting.

Paul William Realty Corp. (Harney Tea)

Site Plan Application

5723 Route 22

Parcel #133889-7170-00-805867

Rion LoBrutto appeared before the PB representing Harney Tea. The applicant is proposing a 10,400 square-foot accessory storage building with a 13,000 square-foot lean-to building for farming implements. Improvements on the storm water system for the existing building are included. He said the building would be able to store 500-800 additional pallets that would cut down on truck traffic. There will be a 5,000 square-foot staging area for construction. Three outdoor downward-facing lights that are Dark Sky compliant are proposed.

Kish asked for a cut sheet on the lights. LoBrutto said it was not included but he will get it to the PB and it will comply with the 2,700 Kelvin.

Chair Culver said there was a previous site approval for a second building..

Chair Culver asked Langlois if he had any questions on the application. Langlois had none.

Chair Culver said it's a clear span building on a site that's already been approved and it doesn't create additional run-off problems.

Farhangi asked how far away the stream would be from the proposed building.

LoBrutto said it's the Kilmer Creek and would be 149 feet from the corner (of the building?). The staging area would sit lower than the creek so there would be no chance of run-off. All the storm water would be piped to the front.

Kish asked if there was any flooding concern.

LoBrutto said the flood plain maps were reviewed and it was determined it was not in a flood plain.

Chair Culver asked Langlois if there was any need for the Town and the applicant to have the Town Planner to review it to make sure there would be no issues with the wetlands, trout stream, etc.

Langlois said it would be good idea to have that confirmed.

Chair Culver also asked the PB their opinion on having the planner review the application. All agreed.

Chair Culver requested a motion to create an escrow in the amount \$1,200.

Farhangi made a motion to create an escrow of \$1,200. Motion was seconded by Barrett and passed unanimously.

Chair Culver will forward the guidelines to Will Agresta for his review.

General Business

Chair Culver said for PB members to think about training.

Kish talked about subdivision regulations regarding Trotta subdivision. He asked Langlois how it is best addressed for future situations. Would it be built into next revision of zoning as far as enforcement or does it need to be a separate law passed by the Town? Langlois would refresh himself with what the code currently provides. He would get back to the PB. Culver said to think about how we address the County and ask that they put in a safeguard that prevents this from happening. Langlois suggested it be a conversation with the County.

Minutes

McGhee made a motion to approve the January 13, 2021 minutes as written. Motion was seconded by Kish and passed unanimously (Farhangi abstained).

Close of Meeting

Garzetta made a motion to adjourn the PB meeting at 8:03 PM. The motion was seconded by Farhangi and passed unanimously.

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED March 24, 2021