

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

The regular meeting of the Town of North East Planning Board ("PB") took place on Wednesday, March 24, 2021 at 7:30 PM via ZOOM. Board members Chairman Dale Culver, Charles Barrett, Leslie Farhangi, Evelyn Garzetta and Dan Sternberg. Also in attendance were Chris Kennan, Lann Rubin, Peter Sander, Rion LoBrutto, William Geiseler, Julie Schroeder, Michael Harney and Deb Phillips, secretary to the planning board.

*Paul William Realty Corp. (Harney Tea)*

*Site Plan Application*

*5723 Route 22*

*Parcel #133889-7170-00-805867*

*182 Route 44 East LLC (North East Ford)*

*Site Plan Application*

*182 Route 44*

*Parcel #133889-7271-00-739225 and #133889-7271-00-715223*

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 Sternberg and passed unanimously.

**Public Comment**

There was none.

**Paul William Realty Corp. (Harney Tea)**

**Site Plan Application**

**5723 Route 22**

**Parcel #133889-7170-00-805867**

Rion LoBrutto appeared before the PB. He said the comment responses were submitted to Matthew Rudikoff and asked the PB if they had any questions related to the comments. LoBrutto said they moved the staging area and overflow parking area from the north side of the building to the northwest corner of the parking lot; moved the limited disturbance line back 100 feet; laid out the landscaping plan in detail on the side yard; and had the wetlands planner prepare a letter addressing the bog turtle habitat, wetlands soil and vegetation.

Farhangi asked about the part that was moved close to the stream.

LoBrutto said the small staging area that was in the northeast corner has been moved. He also said there is a small travel-way to allow for septic trucks and fire apparatus.

Chair Culver asked LoBrutto about the photometric overlay. LoBrutto said he sent the cut sheet showing 2,200 Kelvin. Chairman Culver said that is significantly less than what is on the lights now; the lighting will be no more than 60% of what is there now. He asked if the color of the building was going to be consistent with what is there now. LoBrutto said it will be white and the building that is there now is off-white.

Garzetta asked what other colors were available. LoBrutto said white, tan and beige.

Farhangi would like a more neutral color to blend in.

Lobrutto said the roof was white to allow for cooling purposes.

Chairman Culver said since a building was previously approved by the PB was much larger than the one being proposed that creating a public hearing is not necessary. He suggested waiving a public hearing.

Farhangi asked when the old plan was approved.

Chairman Culver said approximately 20 years ago when the site was Hipotronics.

Barrett asked if there was a lean-to on the building.

Lobrutto said it's on the north side of the building to park farm equipment and is 1,300 square feet.

Farhangi said she is worried about a precedent for something that was approved 20 years ago under a previous owner.

Chairman Culver requested a motion for a public hearing on April 7, 2021 at 7:40 PM. Sternberg made a motion for a public hearing on April 7, 2021 at 7:40 PM. Motion was seconded by Garzetta and passed unanimously.

**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 gave a recap of the application that consists of a 2,432 square foot building addition off the rear of the existing building to service large vehicles; paving of the existing parking lot; storm water improvements; added infiltration chambers and infiltration trench; and two additional electric vehicle charging stations. He said the Zoning Board of Appeals granted a variance for rear property line setback to 42 feet. Sander also said the proposed Ford dealership sign has been removed and proposed an existing lighting plan.

Chair Culver said the lighting that is there now is not 100% consistent with the previously approved owner's site plan.

Sander said the biggest change was that the large DOT lights were exactly where they were proposed to be. The only modification was the additional wall mount light proposed on the western side of the structure. The previous applicant wanted the parking lot fully illuminated. Sander showed the previously approved lighting plan for the site with larger, pole-mounted fixtures that were installed as proposed. He said the B fixture was a D series size 3 that is similar in size and shape to the fixture that is currently there. He included in the packet a letter from the applicant, their insurance provider and their electrician stating security and safety concerns. Sander mentioned said they are proposing the RAB(?) fixture that was installed prior to this application will remain and will install another RAB fixture in between the two doors.

Chair Culver said the previous application showed commercial lighting that was in the 2,700 Kelvin range.

Lann Rubin voiced his concern with customers walking in the dark to drop off their vehicles.

Chair Culver said the applicant's insured underwriters submitted a letter along with the application stating they want to have the lighting sufficient.

Garzetta suggested having a night site visit.

Barrett suggested asking the Millerton Police Department its thoughts on patrolling the area.

Chair Culver asked for a motion for a public hearing April 7, 2021 at 7:40 PM.

Farhangi made a motion to have a public hearing April 7, 2021 at 7:40 PM. Motion was seconded by Sternberg and passed unanimously.

Farhangi asked if a permeable surface is possible.

Sander said it is not recommended for a site with heavy use.

### **General Business**

None

### **Minutes**

Farhangi made a motion to accept the February 24, 2021 minutes. Motion was seconded by Barrett and passed unanimously.

Sternberg made a motion to accept the March 1, 2021 minutes. Motion was seconded by Barrett and passed unanimously.

### **Close of Meeting**

Chair Culver requested a motion to adjourn. Farhangi made a motion to adjourn at 8:10 PM. Motion was seconded by Garzetta and passed unanimously.

Respectfully Submitted,

Deb Phillips  
Planning Board Secretary

APPROVED April 14, 2021