

TOWN OF NORTH EAST PLANNING BOARD
MINUTES
June 9, 2021

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, June 9, 2021 at 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 and Dan Sternberg. Also in attendance were Chris Kennan, Rob Cooper, Edith Greenwood, Stone Scasso and Deb Phillips, secretary to the planning board.

Stone Scasso (Route 44 Property Holdings)

Preliminary Discussion/Site Plan

107 Route 44

Parcel #133889-7272-00-564263

Precision Auto Storage LLC (Dan Martucci)

Amended Site Plan Application

6050 Route 22

Parcel #133889-7271-00-066639

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

Public Comment

There was none.

Stone Scasso (Route 44 Property Holdings)

Preliminary Discussion/Site Plan

107 Route 44

Parcel #133889-7272-00-564263

Stone Scasso appeared before the PB to discuss his plans to sell movable structures on property owned by Rob Cooper. Scasso said Building Inspector Ken McLaughlin spoke to him about the maximum number of sheds that would be allowed on the property staying within the setback.

Barrett asked how many sheds Scasso would use as models. Scasso said nine to 15 depending on the different sizes.

Farhangi asked if Scasso was looking for a site plan. Chair Culver said McLaughlin directed Scasso to the PB. He said this is a little grey area with zoning and Chris Langlois would need to review it. McLaughlin wanted to structure it with a maximum number of sheds. With the Zoning Review Committee (ZRC), zoning is up for review on the Boulevard and Scasso’s plan may or may not fit the zoning long term. McLaughlin’s thoughts were with the current configuration that it is almost like a special permit but not a special permit; it’s likely or unlikely a temporary situation depending on what happens with the ZRC. McLaughlin said in the meantime, there is no reason why it can’t be of use and the PB should look at it as temporary.

Farhangi said it seems like a pop-up business.

Kish said the ZRC is focused on getting the west side of the Boulevard District to be an extension of the Village and the PB should find a way to accommodate Scasso as long as the PB is not creating a new right for him.

Chair Culver said McLaughlin implied it was a passive retail; there wouldn't be an active office with staff. Culver said the PB needs input from its lawyer.

Chair Culver asked for a motion for \$250 escrow. Sternberg made a motion for \$250 escrow. Motion was seconded by Farhangi and passed unanimously.

Scasso gave the PB a check in the amount of \$250 for the escrow.

Precision Auto Storage LLC (Dan Martucci)
Amended Site Plan Application
6050 Route 22
Parcel #133889-7271-00-066639

Dan Martucci presented the PB with a map for his amended site plan application. He plans to put a 4,500 square-foot addition with a garage door on the back of the existing building that would encroach on the side and rear setback. The addition would have a 312 pitched roof.

Chair Culver said Martucci would need to go to the ZBA for the encroachment issue.

Martucci said there is a basin in the back that would have to be made eight inches deeper because of the encroachment.

Kish asked lighting. Martucci said there might be one over the door.

Chair Culver said the PB cannot move forward without a variance from the Zoning Board of Appeals. Culver said the PB should consult with Will Agresta regarding wetlands and the increased rainwater from the roof capacity.

Chair Culver asked for a motion for \$750 escrow. Kish made a motion for \$750 escrow. Motion was seconded by Sternberg and passed unanimously.

Martucci presented the PB with a \$750 check for escrow.

General Business

Chair Culver requested a motion to return the unused escrow in the amount of \$717.09 to North East Ford.

Sternberg made a motion to return the unused escrow in the amount of \$717.09 to North East Ford. Motion was seconded by Farhangi and passed unanimously.

Chair Culver requested a motion to return the unused escrow in the amount of \$194.82 to Harney Tea. Sternberg made a motion to return the unused escrow in the amount of \$194.82 to Harney Tea. Motion was seconded by Farhangi and passed unanimously.

Kish asked if the PB can make it part of its policy to return unused escrow as an administrative action or if it requires a vote.

Chair Culver said because it involves money, the PB votes to take it in and needs to vote to send it back.

Close of Meeting

Chair Culver asked for a motion to adjourn the meeting at 8:11 PM.

Kish made a motion adjourn the meeting. Motion was seconded by Sternberg and passed unanimously.

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED June 23, 2021