

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
June 23, 2021**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, June 23, 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, Evelyn Garzetta, Bill Kish and Dan Sternberg. Also in attendance were Chris Kennan, Dan Martucci, Brian Hildenbrand, Rob Cooper and Deb Phillips, secretary to the planning board.

*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. Sternberg made a motion to open the meeting. Motion was seconded by Farhangi and passed unanimously.

Public Comment

Mike Rynn appeared before the PB representing the owner of a 20-acre parcel (at the top Dutchess Avenue) that had previously applied for a subdivision. He said the owner had a single house Board of Health approval. He said there is no application for the PB; they applied to the Dutchess County Board of Health for a septic system. Rynn said they didn’t know they were not in the water district and would probably put a well in. He said a SEQR form was filled out and there was a concern of an endangered species.

Chair Culver said the PB received some information and the PB wasn’t sure if it needed an application and it should go to the Building Department. He said normally the PB can’t do any action for anyone’s benefit without an application. He said this doesn’t suit the need for an application. He suggested to Rynn to follow up with the Building Department.

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

Brian Hildenbrand gave an overview for Precision Auto Storage. Dan Martucci 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.

Sternberg asked Hildenbrand if he will provide modifications to the site plan map. Hildenbrand replied yes.

Hildenbrand said a variance was received from the Zoning Board of Appeals.

Kish asked for a lighting cut sheet. Hildenbrand said he would supply one.

General Business

Attorney Chris Langlois said the Building Inspector suggested Stone Scasso submit a site plan application for the selling of sheds on property owned by Rob Cooper.

It was not clear if Scasso needed to be before the PB and the PB had several questions.

Kish said it needs to be categorized as a use.

Chair Culver said the zoning is up for review.

Farhangi asked why to have it as a temporary use.

Chair Culver said the zoning and uses are in flux and a suggested putting a time limit.

Langlois said site plan and uses are two different things. He said McLaughlin is the one to make a determination if it's a permitted use. It is not the Planning Board's job to determine the use.

Rob Cooper said it's grandfathered into the zoning.

Chair Culver said to send it to McLaughlin for the determination of use.

Langlois said will he will at the PB's authority.

Kish said Lorna Sherman was notified of an application to open a gravel mine in Ancram. His concern is the wear and tear on the roads.

Chair Culver asked for dates and more date on the application.

Minutes

Chair Culver asked for a motion to accept the minutes of the June 9, 2021 meeting.

Kish made a motion to accept the minutes of the June 9, 2021 meeting. Motion was seconded by Sternberg and passes unanimously.

Close of Meeting

Chair Culver asked for a motion to adjourn the meeting at 8:15 PM.

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

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED July 14, 2021