

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
October 13, 2021**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, October 13, 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 Langlois, Steven Sandman, Donald Hoysradt and Deb Phillips, secretary to the planning board.

*Hoysradt, Sandman & Riehlman Lot Line Adjustment
Application for Minor Subdivision/Lot Line Adjustment
Quarry Hill Road
Parcel #133889-7274-00-528126*

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

None.

*Hoysradt, Sandman & Riehlman Lot Line Adjustment
Application for Minor Subdivision/Lot Line Adjustment
Quarry Hill Road
Parcel #133889-7274-00-528126*

Steven Sandman and Donald Hoysradt appeared before the PB regarding a parcel on Quarry Hill Road between their two properties that they are interested in buying and subdividing it to add to each respective property. They intend to keep it as forested land.

Chair Culver asked for clarification that there are three pieces of property in the application with Sandman and Hoysradt each owning one parcel. The end result will be there will be two parcels and the middle parcel will no longer exist.

Attorney Chris Langlois questioned the relationship of the owner of the middle parcel to the two adjoining parcel owners. The applicants said there is no relationship to either.

Chair Culver said it’s a non-conforming parcel that will become more conforming and the non-conforming parcel will be eliminated.

Chair Culver was concerned with the terminology because a non-conforming lot cannot be subdivided. He said it is not being subdivided to make an additional parcel; it is being subdivided to subtract it from existing. The outside boundary lines will be moved to the middle until they touch.

Chair Culver asked Langlois if there was anything in the process to cause a problem. Langlois said no; the same result will happen however it is done.

Langlois said it would be cleaner if you call this subdivision that you're taking the middle parcel and subdividing it into two halves and you would grant that approval condition upon each parcel being conveyed and joined with the neighbors. Once those two lots are joined, a lot line adjustment could be done under common ownership.

Chair Culver asked Langlois to have the correct wording before a public hearing. Langlois said a public hearing could be scheduled.

Chair Culver requested a motion for a public hearing on October 27, 2021 at 7:40PM.

Farhangi made a motion for a public hearing on October 27, 2021 at 7:30PM. Motion was seconded by Sternberg and passed unanimously.

General Business

Kish asked to revisit meeting times.

Minutes

Chair Culver requested a motion to approve minutes of the September 22, 2021 meeting.

Kish made a motion to approve the minutes of September 11, 2021 as amended. Motion was seconded by Sternberg and passed unanimously with Farhangi abstaining

Chair Culver requested a motion to adjourn the meeting at 7:50PM.

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

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED December 8, 2021