

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
October 27, 2021**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, October 27, 2021 at North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 7:30 PM. Board members Bill Kish acting as Chairman in Dale Culver’s absence, Leslie Farhangi, Evelyn Garzetta, Bill McGhee and Dan Sternberg. Also in attendance were Chris Langlois, Chris Kennan, Steven Sandman, Donald Hoysradt and Deb Phillips, secretary to the planning board.

*Hoysradt, Sandman & Riehlman Lot Line Adjustment
Public Hearing for Application for Minor Subdivision Lot Line Adjustment at 7:40PM
Quarry Hill Road
Parcel #133889-7274-00-528126*

Kish requested a motion to open the meeting of the PB at 7:30PM.

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

Kish asked Attorney Chris Langlois for suggestions for the appropriate procedure to move forward with the application.

Langlois said there was a question raised about whether or not a lot line adjustment was a proper way to accomplish what the applicant wants as opposed to the subdivision. The only limitation he could find on a lot line adjustment is the rule that you can’t end up with more lots after a lot line adjustment than what was started with. Nothing that the applicant is proposing would violate that rule. He has no issue of doing it with a lot line adjustment.

Kish said there was email correspondence about language to place on the plat.

Langlois said as long as the lot line adjustment is done, the line will be moved by none other than officially merging any of the property to the remaining parcel. The applicant would have to prepare, execute and record a merger deed merging Parcel A with Lot 22 and Parcel B with Lot 24. Langlois will email the language to the PB which will then be sent to the applicant to have it added to the map.

Langlois said the lot line adjustment would be a Type 2 SEQR designation with paperwork for an environmental assessment form. He said it can be treated as an unlisted action and the PB’s finding that the proposed action will not have any adverse environmental impact.

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Kish requested a motion to open the public hearing.

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

Public Comment

There was no public comment.

Kish requested a motion to close the public hearing.

Farhangi made a motion to the close the public hearing. Motion was seconded by Sternberg and passed unanimously.

Kish requested a motion for a negative declaration impact finding.

Farhangi made a motion for a negative declaration impact finding. Motion was seconded by Sternberg and passed unanimously.

Kish requested a motion to approve the application.

Sternberg made a motion to approve the application. Motion was seconded by Farhangi and passed unanimously.

Kish requested a motion to adjourn the meeting at 7:45PM.

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

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED December 8, 2021