

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
July 14, 2021**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, July 14, 2021 at North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 7:30 PM. Board members Chairman Dale Culver, Leslie Farhangi, Bill Kish and Dan Sternberg. Also in attendance were Chris Kennan, Dan Martucci, Brian Hildenbrand, Chris Langlois, Rob Cooper and Deb Phillips, secretary to the planning board.

*Precision Auto Storage LLC (Dan Martucci)
Public Hearing for Amended Site Plan Application @ 7:40PM
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 Sternberg and passed unanimously.

Materials for the Rynn subdivision were handed out.

Chair Culver said the Health Department would like any comments from the PB on an application that the PB does not have. He said there is no action that the PB is working on.

Chair Culver requested a motion to open the public hearing.

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

**Precision Auto Storage LLC (Dan Martucci)
Public Hearing for Amended Site Plan Application @ 7:40PM
6050 Route 22
Parcel #133889-7271-00-066639**

Dan Martucci presented the PB with letters from Parks, Recreation and Historic Preservation stating that no properties would be impacted by the project and there would be no impact to the Harlem Valley Trail; and one from the New York State DEC that stated there would be no disturbance to the wetland or wetland adjacent area to the site plan.

Kish looked at the photometrics for the lighting and they were satisfactory to him.

Chair Culver said he received correspondence from a property owner across the road from the site plan and the property owner is currently selling the property. They are not against the site plan but have concerns that the prospective buyer would have an opportunity to respond. Culver explained to the current owner that the process says that the PB notifies the current property owners.

Langlois said it is correct that the current property owners are the ones to be notified.

Chair Culver said perc tests were mentioned in the engineering report. He said he was on site after the rainstorm and said if that process that the PB approved to begin with worked fine under seven inches of rain in four days, he doesn't want to make the applicant spend a lot more money determining what's already there and already works and could possibly work if it's there again.

Martucci showed pictures of the site after the numerous heavy rainstorms and showed there was no standing water.

The PB agreed that there is no reason for the Martucci site plan to be delayed.

Public Comment

Rob Cooper said the property sits on bank-run gravel so it will always perc great (?).

Langlois said there was an engineering review letter and environmental review letter stating that the applicant will be satisfying the notes recommended by the reviewers. He said there was a reference to variances from the ZBA because of the irregular side yard.

Martucci said those had already been approved by the ZBA.

Chair Culver requested a motion to close the public hearing.

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

Chair Culver requested a motion to approve the amended site plan. Sternberg made a motion to approve the amended site plan. Motion was seconded by Farhangi and passed unanimously.

Langlois asked for a negative declaration. He said it is an unlisted action and short environmental assessment. He said has received feedback from New York DEC on the wetlands, the State Historic Preservation office and the Rail Trail group impacts to historic resources, recreational resources; they all indicated no impacts.

Chair Culver requested a motion for a negative declaration of environmental impact. Kish made a motion for a negative declaration of environmental impact. Motion was seconded by Sternberg and passed unanimously.

General Business

Farhangi asked if a determination had been made on the Scasso project.

Chair Culver said he has not received from the Building Inspector. He did hear from Ken McLaughlin that it is not likely an allowable use. McLaughlin was hoping the PB would consider a temporary time line.

Kish asked if the PB would be discussing the Rynn subdivision at the next meeting.

Chair Culver said he has not heard from the applicant.

Minutes

Chair Culver asked for a motion to accept the minutes of the June 23, 2021 meeting.

Kish made a motion to accept the minutes as amended of the June 23, 2021 meeting. Motion was seconded by Sternberg and passed unanimously.

Kish made a motion to accept the minutes as amended of the April 28, 2021 meeting. Motion was seconded by Sternberg and passed unanimously.

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Close of Meeting

Chair Culver asked for a motion to adjourn the meeting at 8:08 PM.

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

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED August 8, 2021