

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
September 22, 2021**

The regular meeting of the Town of North East Planning Board ("PB") took place on Wednesday, September 22, 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, Evelyn Garzetta, Bill Kish, Bill McGhee and Dan Sternberg. Also in attendance were Chris Langlois, Wesley Chase, Hilarie Thomas and Deb Phillips, secretary to the planning board.

*Honour Farm Minor Subdivision
David Lieberman (Contract Vendee)
Public Hearing for Application for Minor Subdivision @ 7:40 PM
399 Smithfield Road
Parcel #133889-7069-00-158638*

Chair Culver requested a motion to open the meeting of the PB at 7:45PM.

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

*Honour Farm Minor Subdivision
David Lieberman (Contract Vendee)
Public Hearing for Application for Minor Subdivision @ 7:40 PM
399 Smithfield Road
Parcel #133889-7069-00-158638*

Chair Culver requested a motion to open the public hearing.

Garzetta made a motion to open the public hearing. Motion was seconded by Barrett and passed unanimously. Land surveyor Wesley Chase gave a recap of the application. The Honour Farm of 90+ acres is purchasing the property and plans to subdivide the property into two lots for estate planning purposes: Lot 2A of 70.48 acres is the open agricultural land and Lot 2B is 20.35 acres and has contains all the buildings, barns and the current driveway. The well and septic are also on Lot 2B. Chase met with an engineer from the Dutchess County Dept. of Public Works Highway Division for a conceptual driveway approval so that one could be built in the future. Two items the engineer wanted were figures for the design standards showing how the entrance should be built; the other for the grading of the entrance for any run-off water. Chase is waiting for the letter of approval for the conceptual driveway from the engineer. Chase read the verbiage on the map to Attorney Chris Langlois.

Chair Culver asked for public comment. There was none.

Chair Culver requested a motion to close the public hearing at 7:50PM. Barrett made a motion to close the public hearing. Motion was seconded by Garzetta and passed unanimously.

Chair Culver asked Langlois for the correct verbiage to move the application forward.

Langlois said a letter is needed from the Dutchess County Highway Department and the proposed subdivision is subject to and shall not be signed until a copy of the requested letter is submitted by the applicant. The letter should include that any future road(s) must meet Dutchess County Highway Department requirements.

Chair Culver requested a motion to approve the application pending receipt of the letter to sign the maps.

Barrett made a motion to approve the application pending receipt of the letter to sign the maps. Motion was seconded by Sternberg and passed unanimously.

Minutes

Chair Culver requested a motion to approve minutes of the September 8, 2021 meeting.

Garzetta made a motion to approve the minutes of September 8, 2021. Motion was seconded by Barrett and passed unanimously.

Chair Culver requested a motion to adjourn the meeting at 7:55PM.

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

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED October 13, 2021