

**TOWN OF NORTH EAST PLANNING BOARD  
MINUTES  
May 11, 2022**

The regular meeting of the Town of North East Planning Board ("PB") took place on Wednesday, May 11, 2022 in the North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 7:30PM. Board members Chairman Culver, Charles Barrett, Leslie Farhangi, Bill Kish and Dan Sternberg. Also in attendance were Chris Langlois, Lynden Chase, Hannah Ferguson and Deb Phillips, secretary to the planning board.

*SunCommon/Mark Jackson*

*Discussion re: ZBA Application for Ground-Mounted Solar System*

*830 Route 83*

*Parcel ID#: 133889-6969-00-750218*

*Empire Solar Solutions: Jonathan Willmott & Linda McMahon*

*Discussion re: ZBA Application for Ground-Mounted Solar System*

*836 Moadock Road*

*Parcel ID#: 133889-7069-00-404471*

*Kasselman Solar/Michael Eckblad*

*Discussion re: ZBA Application for Ground-Mounted Solar System*

*261 Cooper Road*

*Parcel ID#: 133889-7169-00-222875*

*George & William Stefanopoulos, Inc.*

*Minor Subdivision*

*5625-5627 Route 22*

*Parcel ID#: 133889-7170-00-664310*

Chair Culver requested a motion to open the meeting at 7:30PM.

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

**SunCommon/Mark Jackson**

**Discussion re: ZBA Application for Ground-Mounted Solar System**

**830 Route 83**

**Parcel ID#: 133889-6969-00-750218**

The PB reviewed the application and had no recommendations. The PB will forward a reply to the ZBA that it was reviewed and had no recommendations.

**Empire Solar Solutions: Jonathan Willmott & Linda McMahon**

**Discussion re: ZBA Application for Ground-Mounted Solar System**

**836 Moadock Road**

**Parcel ID#: 133889-7069-00-404471**

The PB reviewed the application and there was a concern about the size. The application is for 48 panels with 895 square feet and 19.44 kilowatts.

The PB's recommendation is to ask the ZBA about the relative capacity of the unit (19 kilowatts) to the capacity for home use.

**Kasselman Solar/Michael Eckblad**

**Discussion re: ZBA Application for Ground-Mounted Solar System**

**261 Cooper Road**

**Parcel ID#: 133889-7169-00-222875**

The PB reviewed the application and had no recommendations. The PB will forward a reply to the ZBA that it was reviewed and had no recommendations.

**George & William Stefanopoulos, Inc.**

**Minor Subdivision**

**5625-5627 Route 22**

**Parcel ID#: 133889-7170-00-664310**

Lynden Chase appeared before the PB with the minor subdivision application for George & William Stefanopoulos. The application is for a minor subdivision to subdivide the 55 acres that is on both sides of Route 22. The plan is to take the house and some land across Route 22 to have a 3.5-acre lot to conform to the zoning. The applicant does not want to put the lot through the right-of-way.

Kish asked about the proposed property line on the east side of Route 22 going through the stream.

Langlois said as the stream changes, the property line changes along with it.

Chase said both parcels would have access to the stream.

Chair Culver suggested having language on the plat explaining the boundary line changing as the stream changes.

Langlois will send wording to the PB to be included on the plat.

Chair Culver suggested an escrow of \$250.

Chair Culver requested a motion for a public hearing on May 25, 2022 at 7:40PM at The Annex.

Farhangi made a motion for a public hearing on May 25, 2022 at 7:40PM at The Annex. Motion seconded by Sternberg and passé unanimously.

**Public Comment**

There was none.

**General Business**

Chair Culver said Harney Tea will probably come to the PB with a proposal to build some greenhouses on their facility on Route 22/199.

Kish said the Zoning Review Committee reviewed the M-A District and discovered that agriculture currently is not permitted there. The ZRC plans to add agriculture as a permitted use at their next meeting.

Chair Culver said if the product is being utilized to produce a raw material to be used in the processing facility and is not being sold off site but is being manufactured there, the PB could look at it as the production facility. The raw material would be used to create a finished product on site. He asked Harney for detailed plans that would include cut sheets, lighting, break-outs of everything, etc.

Kish asked if Harney Tea could send the PB preliminary plans.

Chair Culver suggested having a training session with Langlois to discuss solar projects, special permits and enforcement.

### **Minutes**

Chair Culver requested a motion to approve the minutes of the March 23, 2022 meeting.

Farhangi made a motion to approve the minutes of the March 23, 2022 meeting. Motion seconded by Sternberg and passed unanimously.

Chair Culver requested a motion to adjourn the meeting.

Farhangi made a motion to adjourn the meeting at 8:25PM. Motion was seconded by Barrett and passed unanimously.

Respectfully Submitted,

Deb Phillips  
Planning Board Secretary

APPROVED May 25, 2022