

**TOWN OF NORTH EAST PLANNING BOARD  
MINUTES  
May 25, 2022**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, May 25, 2022 in The Annex, 28 Century Boulevard, Millerton, New York at 7:30PM. Board members Chairman Culver, Charles Barrett, Leslie Farhangi and Bill Kish. Also in attendance were Chris Kennan, Chris Langlois, Ralph Fedele, Wesley Chase, Lynden Chase, Rion LoBrutto, Mike Harney, William Jay Gieseler and Deb Phillips, secretary to the planning board.

*George & William Stefanopoulos, Inc.  
Public Hearing for Application for Minor Subdivision @ 7:40  
5625-5627 Route 22  
Parcel ID#: 133889-7170-00-664310*

*Paul William Realty Corp. (Harney Tea)  
Preliminary Discussion/Site Plan  
5723 Route 22  
Parcel ID#: 133889-7170-00-805867*

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

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

**Public Comment**

There was none.

**Minutes**

Chair Culver requested a motion to approve the minutes of the May 11, 2022 meeting.

Farhangi made a motion to approve the minutes of the May 11, 2022 meeting. Motion was seconded by Kish and passed unanimously.

Chair Culver asked for comments on the PB’s proposed webpage information.

Barrett questioned the PB taking on special use permits. Chair Culver said that will be done zoning is redone.

**General Business**

Barrett asked about training on solar applications.

Kish said the Hudsonia webinar was very informative.

Chair Culver said solar and special use permits will be discussed at a training session.

**George & William Stefanopoulos, Inc.  
Public Hearing for Application for Minor Subdivision @ 7:40**

**5625-5627 Route 22**

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

Chair Culver asked for a motion to open the George & William Stefanopoulos LLC public hearing.

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

Surveyor Lynden Chase presented a map with wording from Chris Langlois regarding the stream being the property line.

The PB agreed with the wording for the stream being the property line.

Chair Culver said the escrow had been paid.

Chair Culver requested a motion to close the public hearing.

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

Chair Culver requested a motion for a SEQR negative declaration.

Farhangi made a motion to approve the SEQR negative declaration. Motion was seconded by Barrett and passed unanimously.

Chair Culver requested a motion to approve the George & William Stefanopoulos LLC minor subdivision.

Farhangi made a motion to approve the minor subdivision. Motion was seconded by Kish and passed unanimously.

**Paul William Realty Corp. (Harney Tea)**

**Preliminary Discussion/Site Plan**

**5723 Route 22**

**Parcel ID#: 133889-7170-00-805867**

Rion LoBrutto appeared before the PB to present Harney Tea's greenhouse project. The plan is to build five greenhouses; one 30'x60' and four 31'x120' and a 10'x12' storage shed. LoBrutto said the greenhouses are considered temporary structures by NYS Uniform Fire Prevention and Building Code Act. The greenhouses would run north to south, be approximately 10 feet apart and be surrounded by eight-foot high deer fencing. There will be two pedestrian entrances on the north and south side of the field and two vehicles entrances. Key fobs will be used for the entrances. There will be a security alarm system and motion sensors.

Kish asked about LoBrutto to define adult use. LoBrutto said it's a term that NYS regulations define.

Langlois asked about licensing. LoBrutto said all the regulations are new and evolving.

Barrett asked about the heat source; LoBrutto said it would be propane.

Farhangi asked about the lighting. LoBrutto said according to NYS regulations each greenhouse is allowed 20 lights. He said the lights have internal shading capabilities that are controlled by timers. They would be 12 hours on and 12 hours off. The greenhouses would be in operation for nine months of a year.

Kish asked LoBrutto to provide: (1) greenhouse gas emissions schedule; (2) photometrics for all exterior lighting for the entire site including new exterior lights; (3) quantify light emissions from the greenhouses; (4) elevation views of site as seen from Route 22 facing north and south.

Barrett asked if what is growing is a THC type of substance. Chair Culver said it is hemp.

Chair Culver asked LoBrutto when he would like to see the PB come to closure with the project. LoBrutto said the sooner the crop could get in would be the better.

Chair Culver asked the PB what they think it would take to get the project done if they (Harney) come back to the PB with everything that is asked for.

Farhangi asked if there would be any kind of screening. Chair Culver suggested taking a drive and see how well screened it is.

Kish wants to make sure it's not going to increase light pollution; asked about how much carbon dioxide is going to be released into the atmosphere since there are a lot of propane tanks and with the greenhouse gas emissions; get an idea of the visual impacts.

Barrett asked about what type of security. LoBrutto said something about ADP would be notified anytime a door is opened without authorization that there would be a dispatch.

Chair Culver asked LoButto what his turnaround would be for the requests made. He asked if a special meeting schedule for June 1, 2022 would be enough time. LoBrutto said he would like a June 1 meeting.

The PB asked to have as much information of the four requests before the June 1, 2022 meeting and the rest at the meeting.

LoBrutto asked for the difference between this submission and the submission made in the spring of 2021. How would I have known that these documents would have been necessary for site plan emissions.

Chair Culver said it was something that the PB would have to work on and possibly update a checklist.

Harney engineer Jay Gieseler asked if we had a checklist on lighting, etc.

Farhangi said each application is different and a checklist doesn't apply to every applicant.

Mike Harney asked if we have a community standard to measure against correctly.

Gieseler asked how to know what to measure against.

Kish asked for a proposal of how much greenhouse gases would use if it was propane and how much would it generate if it was electric with a heat pump.

LoBrutto said he asked the greenhouse manufacturer and they said each size and furnace are different.

Kish asked for how much gas will be emitted.

Chair Culver said to come back to the PB with whatever information they can come up with; we don't have a community standard at the moment.

Chair Culver requested a motion for a special meeting on June 1, 2022 at 7:30 pm.

Farhangi made a motion for a special meeting on June 1, 2022 at 7:30 p.m. Motion was seconded by Barrett and passed unanimously.

Wesley Chase appeared before the PB to present a lot line alteration for NML Wilds, LLC and NML Farm, LLC, which are two separate entities. NML Wilds is the former Haab Farm of 88.08 acres on Skunk's Misery Road.

Chair Culver said the reason for the lot line alteration is because the applicant wants to build a house but they own both parcels. The setback from one of the parcels that they own in a different name from what the other one is and doesn't allow the house to be built at the site that they want.

Chase said Parcel A would come out of the Haab Farm and go to the other parcel to go from 8.88 acres to go from 163.94 acres to 172 acres.

Chase has surveyed both as a deed plotting. He's actually Parcel A which will be conveyed from one entity to the other. Then he will do a consolidation description that will include the new 172.5 acres to be filed with the county.

Kish asked about wetlands or other water resources. Chase pointed them out on the map.

Chase said the land is currently not being farmed.

Chair Culver suggested escrow in the amount of \$500.

Chair Culver requested a motion to adjourn the meeting.

Farhangi made a motion to adjourn the meeting at 8:36PM. Motion was seconded by Barrett and passed unanimously.

Respectfully Submitted,

Deb Phillips  
Planning Board Secretary

APPROVED June 15, 2022