

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
June 1, 2022**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, June 1, 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, Evelyn Garzetta, Leslie Farhangi, Bill Kish and Dan Sternberg. Also in attendance were Chris Kennan, Chris Langlois, Edie Greenwood, Rion LoBrutto, Paul Harney, Catherine Fenn, John Crawford and Deb Phillips, secretary to the planning board.

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

*NML Wilds, LLC/NML Farm LLC
Application for Lot Line Alteration
Route 199 and 136-44 Skunk’s Misery Road
Parcel ID#: 133889-7171-00-475093 & #133889-7170-00-232833*

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

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

Public Comment

There was no public comment.

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

Rion LoBrutto appeared before the PB with requested information from the May 25, 2022 meeting: photometric analysis, viewshed analysis, pictures from Route 22, and greenhouse gas emissions analysis.

Area lighting plan with photometric data: Originally on the proposal, Harney had specked out Dark Sky compliant lights on the new warehouse but changed them to smaller ones at 3,000k and will be installed above the doors with one light per greenhouse.

Chair Culver said photometric information will be needed for a public hearing.

Kish asked to have lights replaced with something better to reduce light pollution.

LoBrutto mentioned lighting for employees to address safety and security.

Kish suggested a site visit.

Area lighting plan with line of sight analysis: LoBrutto said they went out on several occasions; there was discussion with leaf-off conditions and leaf-on conditions. He said there is one spot along Route 22 that is visible.

Chair Culver said the buildings provide the maximum amount of blockage.

LoBrutto said the pin oaks provide a lot of coverage, along with the berm in the southeast corner.

Kish asked about the fencing. LoBrutto said it is eight-foot deer fence.

Farhangi asked about landscaping. LoBrutto said it's landscaped in the front.

Kish asked which cut sheets were for which greenhouse. LoBrutto said two southern ones are the gable type and the back three are traditional type.

Sternberg asked about lighting inside the greenhouses. LoBrutto said the state gives you 20 LED grow lights.

Farhangi asked about the shading for the lights. LoBrutto said it's an internal shading system.

Kish asked about back-up power. LoBrutto said there is no back-up generator facility. If necessary, a mobile generator would be brought in.

Kish asked if a motor could be manually operated on a light deprivation unit if it failed. LoBrutto didn't know since they haven't arrived yet.

Greenhouse gas emission report: Kish asked LoBrutto if the heat for all the greenhouses for about 1,031 hours. LoBrutto explained the methodology maintaining the minimum inside temperature at 75 degrees. Kish said each propane heater will use about 4.4 gallons per hour. LoBrutto gave his calculations: During January for the smaller greenhouse, 713 gallons would be used. For February with a minimum outside temperature of 14 degrees, 691 gallons would be used.

Langlois said without standards in the Town code, it's hard for the PB to know what to measure against. It's not one of the standards for site plan approval.

Chair Culver said it's good to have the information but without a rubric it's hard to be critical or in favor.

LoBrutto said the total projected output for the year would be 110 metric tons of CO₂ and 111 greenhouse gas equivalents.

Chair Culver said Town Supervisor Chris Kennan was told to be concerned if greenhouse gas emissions went over 25,000 tons and Harney's number is negligible.

Barrett asked about pouring a frost wall for the greenhouses.

LoBrutto said the greenhouses are considered temporary structures by the NYS Building and Fire Code and are exempt from the building code and thermal code for the energy envelope.

Chair Culver asked the PB to focus on the site plan with the proposed buildings, lighting, etc. He said the PB would need the photometric grid overlay and cut sheets on the lights.

Farhangi suggested landscaping may or may not be needed after a site visit.

LoBrutto said landscaping in front of the building is maintained. In the site plan regulations, it says you need to maintain landscaping in between districts. The perimeters are all landscaped.

Chair Culver said NML Wilds, LLC/NML Farm LLC canceled coming to the meeting due to COVID.

Chair Culver asked PB if anyone was opposed to canceling the June 8, 2022 meeting and to have a public hearing on June 15, 2022 to allow for Harney Tea to have information.. He asked LoBrutto if they would have a completed application by June 10, 2022. LoBrutto said yes.

Chair Culver requested a motion to reschedule the June 8, 2022 meeting to June 15, 2022.

Farhangi made a motion to reschedule the June 8, 2022 meeting to June 15, 2022. Motion was seconded by Sternberg and passed unanimously.

Chair Culver suggested requested a public hearing June 15, 2022 at 7:40PM.

Farhangi made a motion for a public hearing June 15, 2022 at 7:40PM. Motion was seconded by Sternberg and passed unanimously.

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

Farhangi made a motion for escrow in the amount of \$500. Motion was seconded by Barrett and passed unanimously.

General Business

Sternberg has someone who is very involved with reviewing solar panel installation and is willing to make a presentation to the PB.

Kish asked when the PB will see the McGhee Hill application. Chair Culver said he doesn't know.

Kish asked about the Zen Center.

Chair Culver asked ZBA Vice-Chair Greenwood and she replied she hasn't heard from the Zen Center.

Kish asked for comments about the new PB webpage.

Catherine Fenn said she has no problem with the proposed greenhouses but is concerned about her tenants.

Minutes

There were no minutes for review.

Chair Culver requested a motion to adjourn the meeting.

Farhangi made a motion to adjourn the meeting at 8:30PM. Motion was seconded by Sternberg and passed unanimously.

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED June 15, 2022