

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
October 12, 2022**

The regular meeting of the Town of North East Planning Board ("PB") took place on Wednesday, October 12, 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, Bill Kish and Dan Sternberg. Also in attendance were Dustin James, Chris Langlois and Deb Phillips, secretary to the planning board.

Wolfram Hanchett-Bates LLC

Lot Merger

964 & 958 Huckleberry Road

Parcel ID# 133889-7068-00-980890 & 133889-7068-00-995817

Chairman Culver requested a motion to open the meeting at 7:50PM.

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

Chair Culver said he reached out to Harney for the language they are proposing based on the last PB meeting's decision of reviewing the final draft.

Minutes

Chairman Culver requested a motion to approve the September 14, 2022 minutes as amended.

Garzetta made a motion to approve the September 14, 2022 minutes as amended. Motion was seconded by Barrett and passed unanimously.

General Business

Chairman Culver mentioned the possibility of training from the Dutchess County Planning Federation.

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Dustin James of Crawford & Associates appeared before the board with application by Wolfram Hanchett-Bates LLC for a lot merger of 964 & 958 Huckleberry Road. He gave Chairman Culver a check for \$50 additional escrow. He also gave the PB the building permit for the barn under construction that was questioned by the PB at the September 14, 2022 meeting. He said the purpose of the gravel driveway under question is that it was an existing logging road that was cleaned up and had gravel put on it. It is for access to the rest of the property; there is a possibility of having livestock in that area in the future and is not there to lead to some future development or construction. James said he went to the Town of Amenia Planning Board and they did grant lead agency.

Chairman Culver said regarding lead agency, the only request the Town of Amenia had was that on the final plat to have a line for their Planning Board chair to sign. It is for the applicant and the Town of Northeast PB to have proof that it was circulated, the Town of Amenia PB reviewed it, are aware of it and they have a record of the action that the Town of North East PB took.

Kish asked about a notation on the map if it should be executed by both PB chairs. Chairman Culver said it will have a line and the Town of Amenia PB Chairman will sign it.

Chairman Culver asked Attorney Langlois if the Town of Amenia PB Chair wants to sign it. Langlois said to make sure it gets done so that it is on record.

Chairman Culver asked Langlois if he (Culver) should sign it after the Town of Amenia PB Chair signs it so the Town of North East acknowledges that the Town of Amenia PB Chair knows about the action being taken. Langlois said that sounds reasonable.

James said he will add that notation and that Dutchess County requires a separate note that will be included.

Chairman Culver asked Langlois if he had any further questions on the application before moving it to a public hearing. Langlois said the only two issues he saw were the involvement of the Town of Amenia and the appropriateness of having more than one dwelling on same parcel. He said the ZBA decision from a few years ago seems to address that. Chairman Culver said the PB will send a copy of that ZBA decision to James.

Chairman Culver requested a motion for a public hearing on October 26, 2022 at 7:40PM.

Kish made a motion for a public hearing on October 26, 2022 at 7:40PM. Motion was seconded by Barrett and passed unanimously.

Public Comment

There was no public comment.

Close of Meeting

Chairman Culver requested a motion to adjourn the meeting at 8:03PM.

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

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED October 26, 2022