

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
September 14, 2022**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, September 14, 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 Dustin James, Chris Kennan, 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 7:30PM.

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

Chairman Culver requested a motion to return unused escrow in the amount of \$307.50 to David Lieberman for the Honour Farm.

Farhangi made a motion to return unused escrow in the amount of \$307.50 to David Lieberman for the Honor Farm. Motion was seconded by Kish and passed unanimously.

Chairman Culver requested a motion to return unused escrow in the amount of \$110.00 to George and William Stefanopoulos.

Barrett made a motion to return unused escrow in the amount of \$110.00 to George and William Stefanopoulos. Motion was seconded by Sternberg and passed unanimously.

Chairman Culver requested a motion to return unused escrow in the amount of \$220.00 to NML Wilds LLC and NML Farm LLC.

Kish made a motion to return unused escrow in the amount of \$220.00 to NML Wilds LLC and NML Farm LLC. Motion was seconded by Farhangi and passed unanimously.

Chairman Culver requested a motion to return unused escrow in the amount of \$40.00 to Mary Dohne.

Kish made a motion to return unused escrow in the amount of \$110.00 to Mary Dohne. Motion was seconded by Farhangi and passed unanimously.

Minutes

Chairman Culver requested a motion to approve the July 27, 2022 minutes as submitted.

Kish made a motion to approve the July 27, 2022 minutes as submitted. Motion was seconded by Sternberg and passed unanimously with Farhangi abstaining.

Wolfram Hanchett-Bates LLC

Lot Merger

964 & 958 Huckleberry Road

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

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 said the applicant would like to merge the two parcels to create one parcel of 114.76 acres. Parcel A on 964 Huckleberry Road is 61.3 acres. Parcel B (958 Huckleberry Road) is comprised of two separate tax map parcels; one part is in the Town of North East and the other part is in the Town of Amenia. James has not submitted anything to the Town of Amenia about the merger. He said the portion in Amenia remains unaffected. The reason to remove the lot line is for future development.

Chairman Culver asked Langlois his opinion of the merger since the parcel is in the two towns.

Langlois said it doesn't affect Amenia. He suggested the applicant to contact the Town of Amenia to be on the safe side.

Chairman Culver requested a motion to collect \$300 in escrow.

Barrett made a motion to collect \$300 in escrow. Motion was seconded by Farhangi and passed unanimously.

Chairman Culver said the PB will circulate for lead agency to the Town of Amenia and James will contact the Town of Amenia.

Langlois suggested getting in writing indicating that they (Town of Amenia) are aware of the application and have no position.

Chairman Culver said the PB would not have Langlois review the application until a letter is received from the Town of Amenia.

Barrett asked about a cul-de-sac on the map. James said it is a gravel driveway and no development is proposed at the moment. James said the driveway is more recent.

Chairman Culver asked James if his client is doing something on it; James said yes. He said if you're merging this parcel into one, doesn't it eliminate you doing any further building on that site without dividing it off. Chairman Culver said the PB should be aware that once they merge this, it doesn't mean they are creating a second home site; it means they have eliminated a second home site. Once it is made into parcel, it is subject to the one parcel rules.

James said the main residence is in the Town of North East.

Barrett asked about the woods road and if it had a right-of-way. James didn't think it did but said the property owners own the adjoining land.

Kish asked about the line on the map that divides the property between the two towns. He asked about mapping hooks; said it doesn't represent a separate deeded parcel. He asked if there was a reason for putting the hooks there.

James said it's all to say this is part of one deeded parcel. Chairman Culver said it is used to delineate between the two townships.

Langlois said on the map there is a foundation under construction north of the house on Parcel A.

James said it's going to be a barn but at this point, it is just a concrete foundation.

Kish asked if there was a building permit and asked it to be researched. James said he would look into it.

Chairman Culver said the PB needs to have all the pertinent details on the table before a decision can be made. He would like to give ample time to get answers back before scheduling a public hearing. He suggested to James to come to the PB on October 12, 2022 with information requested and then a public hearing would be scheduled for October 26, 2022.

Langlois said the safer way to proceed is what Chairman Culver suggested.

Kish would like the PB get detailed information at the October 12, 2022 meeting about the construction taking place.

General Business

Kish said he had talked to Ken McLaughlin about lighting regulations and where his office stands with the Harney project. McLaughlin was unaware of Harney building anything. He asked how does an applicant come to the PB for approval of a site plan and the Zoning Enforcement Officer doesn't know that there is something he needs to be aware of.

Chairman Culver said the PB needs to create a form that gets forwarded to the Building Department anytime that the PB has a site plan application.

Langlois said usually before an application gets to the PB, it gets screened by the Building Department.

Chairman Culver said he and the secretary will mock up a form for the PB members to review.

Kish asked Langlois if he and Harney got the language finalized so that the provisional site plan approval could become an actual site plan approval.

Langlois said he reached out to Harney today (Sept. 14, 2022). After the last meeting, his impression was they were going to give us the language they are proposing based on the last Board meeting's discussion of reviewing the final draft. Langlois said he never got anything. He followed up with an email with a recollection of his notes. He said it's still in the process of getting finalized.

Public Comment

There was no public comment.

Close of Meeting

Chairman Culver requested a motion to adjourn the meeting at 8:00PM.

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

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED October 12, 2022