

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
January 10, 2024**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, January 10, 2024 in the North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 7:30PM. Board members Chairman Culver, Charles Barrett (via Zoom), Scott Culbreth, Leslie Farhangi and Bill Kish. Also in attendance were Chris Langlois (via Zoom), Chris Kennan, Gary Murphy, Elizabeth Barrett, Lynn Barrett, Walter Kubow and Deb Phillips, secretary to the planning board.

Barrett Subdivision

Marilyn M. Barrett

Application for Minor Subdivision

330-344 Indian Lake Road

Parcel #133889-7270-00-405067

McGhee Hill Road Subdivision

MGHR, LLC

Ongoing Site Plan Discussion

McGhee Hill Road

Parcel #133889-7170-00-414515

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

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

Chairman Culver said Farhangi will recuse herself from the Barrett application.

Minutes

Chairman Culver requested a motion to approve the December 13, 2023 minutes.

Farhangi made a motion to approve the December 13, 2023 minutes. Motion was seconded by Kish and passed unanimously.

Barrett Subdivision

Marilyn M. Barrett

Application for Minor Subdivision

330-344 Indian Lake Road

Parcel #133889-7270-00-405067

Attorney Gary Murphy appeared before the PB with the application for the Barrett minor subdivision. He said Lynn Barrett would like to subdivide off 14.47 acres and convey to her daughters, Elizabeth Barrett and Megan Barrett and the remaining property would have 148 acres. The proposed 14.47 acres would have a residence.

Chairman Culver said surveyor Lynden Chase will update the map and suggested a public hearing for January 24, 2024.

Attorney Chris Langlois asked if the subdivision created an issue with the property setback line.

Murphy said there is a barn on the proposed subdivision and said it is very close to the line.

Chairman Culver said the barn creates an issue; the PB would be creating a lot that isn't legal.

Langlois suggested redrawing the line to meet the setback requirement of 50 feet.

Murphy said he will discuss with the surveyor and come back with a new map.

McGhee Hill Road Subdivision
MGHR, LLC
Ongoing Site Plan Discussion/Escrow
McGhee Hill Road
Parcel #133889-7170-00-414515

Walter Kubow appeared before the PB with an enlarged map showing the culverts. He said each lot will have to have its own septic design and would need to be approved by the Dutchess County Board of Health.

Kish asked how many culverts are there; Kubow said there are three.

Chairman Culver said the public hearing is on for January 24, 2024.

Kish said the map language would need to be more definitive about the environmental monitor.

Kish said he would like the construction area where it is wet to be flagged. Kubow said a silt fence would be put there to prevent any erosion getting past it and it could be doubled with orange construction fence.

Public Comment

There was none.

General Business

Chairman Culver invited Langlois to the January 24, 2024 public hearing to discuss how some things that the PB is doing.

Langlois said he would like to come more often and do a legal review and a legal update on trends. He said conversation could segue into more of an open forum among PB members about process and items discussed during meetings.

Kennan said that at the December meeting, the Town Board moved forward with a contract with a company that is going to look into the potential landfill on Regan Road for a solar array. He said it's a long process and part of it will involve the PB.

Kish asked about the Rail Trail parking. Kennan said the Rail Trail is looking for a surveyor.

Close of Meeting

Chairman Culver asked for a motion to adjourn the meeting at 8:05PM.

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

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED January 24, 2024