

**TOWN OF NORTH EAST PLANNING BOARD  
MINUTES  
March 6, 2024**

The special meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, March 6, 2024 in the North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 7:30PM. Board members Chairman Culver, Charles Barret, Leslie Farhangi, Bill Kish and Dan Sternberg. Also in attendance were Chris Langlois, Chris Kennan, Hilarie Thomas, Walter Kubow, Camilo Rojas and Deb Phillips, secretary to the planning board.

*McGhee Hill Road Subdivision*

*MGHR, LLC*

*Review Full Environmental Assessment Form Part 2*

*McGhee Hill Road*

*Parcel #133889-7170-00-414515*

Chairman Culver requested a motion to open the meeting at 7:35PM.

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

**McGhee Hill Road Subdivision**

**MGHR, LLC**

**Review Full Environmental Assessment Form Part 2**

**McGhee Hill Road**

**Parcel #133889-7170-00-414515**

The PB reviewed the Full Environmental Assessment Form Part 2 - Identification of Potential Project Impacts with the following results:

1. Impact on Land: Proposed action may involve construction in, or physical alteration of, the land source of the proposed site.

PB answered yes; 1a through 1g were all answered no, or small impact may occur.

2. Impact on Geological Features: The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves).

PB answered no, or small impact may occur..

3. Impacts on Surface Water: The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, pond or lakes).

PB answered yes; 3a through 3k were all answered no, or small impact may occur.

4. Impact on Groundwater: The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer.

PB answered yes; 4a through 4g were all answered no, or small impact may occur.

5. Impact on Flooding: The proposed action may result in development of lands subject to flooding.

PB answered no.

6. Impacts on Air: The proposed action may include a state regulated air emission source.

PB answered no.

7. Impact on Plants and Animals: The proposed action may result in a loss of flora or fauna.

PB answered yes; 7a through 7i were all answered no, or small impact may occur.

8. Impact on Agricultural Resources: The proposed action may impact agricultural resources.

PB answered yes. 8a through 8c and 8e through 8g were no, or small impact may occur. 8d was moderate to large impact may occur.

Attorney Chris Langlois said the PB could rationally say the moderate to large impact may occur box was checked because the PB thought there would be a moderate impact to agricultural resources, the moderate impact would not be significant to issue a negative declaration.

9. Impact on Aesthetic Resources: The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource.

PB answered no.

10. Impact on Historic and Archeological Resources: The proposed action may occur in or adjacent to a historic or archaeological resource.

PB answered no.

11. Impact on Open Space and Recreation: The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.

PB answered yes; 11a through 11d were no, or small impact may occur.

12. Impact on Critical Environmental Areas: The proposed action may be located within or adjacent o a critical environmental area.

PB answered no.

13. Impact on Transportation: The proposed action may impact result in a change to existing transportation systems.

PB answered no.

14. Impact on Energy: The proposed action may cause an increase in the use of any form of energy.

PB answered no.

15. Impact on Noise, Odor and Light: The proposed action may result in an increase in noise, odors, or outdoor lighting.

PB answered no.

16. Impact on Human Health: The proposed action may have an impact on human health from exposure to new or existing sources of contaminants.

PB answered no.

17. Consistency with Community Plans: The proposed action is not consistent with adopted land use plans.

PB answered no.

18. Consistency with Community Character: The proposed project is inconsistent with the existing community character.

PB answered no.

Chairman Culver requested a motion to declare a negative declaration.

Sternberg made a motion to declare a negative declaration. Motion was seconded by Barrett and passed unanimously.

Chairman Culver requested a motion to approve the subdivision.

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

**Public Comment**

There was none.

**Close of Meeting**

Chairman Culver requested for a motion to adjourn the meeting at 8:35PM.

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

Respectfully Submitted,

Deb Phillips  
Planning Board Secretary

APPROVED May 22, 2024