

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
June 26, 2024**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, June 26, 2024 in the North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 7:30PM. Board members Chairman Culver, Chip Barrett, Leslie Farhangi and Bill Kish. Also in attendance were Chris Langlois (via Zoom), Peter Sander, Chris Kennan, George Whalen III, George Whalen IV and Deb Phillips, secretary to the planning board.

*Sprague Minor Subdivision
Robert & Leah Sprague
Continued Public Hearing for Minor Subdivision @ 7:35 PM
43 Old Post Road #3
Parcel #133889-7272-00-117632*

*Buddhafield - Phase 4 Residence Site Plan Application
Rangrig Yeshe Inc.
Continued Public Hearing for Site Plan @ 7:40 PM
Cooper Road
Parcel #133889-7169-00-183763*

*Bank of Millbrook/Elizabeth’s Fine Jewelry Ltd.
Site Plan Application
110 Route 44
Parcel #133889-7271-00-534237*

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

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

Minutes

Chairman Culver requested a motion to approve the June 12, 2024 minutes.

Kish made a motion to approve the June 12, 2024 minutes as amended. Motion was seconded by Barrett and passed unanimously with Farhangi abstaining.

General Business

There was none.

**Sprague Minor Subdivision
Robert & Leah Sprague
Continued Public Hearing for Minor Subdivision @ 7:35 PM
43 Old Post Road #3
Parcel #133889-7272-00-117632**

Chairman Culver said Robert & Leah Sprague asked to be removed from the agenda. He asked Attorney Chris Langlois if the PB should open the public hearing and then continue it. Langlois agreed.

Chairman Culver requested a motion to open the public hearing for the Sprague Minor Subdivision.

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

Chairman Culver made a motion to continue the Sprague Minor Subdivision public hearing on July 10, 2024 at 7:35PM.

Kish made a motion to continue the Sprague Minor Subdivision public hearing on July 10, 2024. Motion was seconded by Farhangi and passed unanimously.

Buddhafield - Phase 4 Residence Site Plan Application

Rangrig Yeshe Inc.

Cooper Road

Continued Public Hearing for Site Plan @ 7:40 PM

Parcel #133889-7169-00-183763

Chairman Culver made a motion to open the public hearing for Buddhafield Phase 4 Residence Site Plan Application.

Kish made a motion open the public hearing for Buddhafield Phase 4 Residence Site Plan Application. Motion was seconded by Barrett and passed unanimously.

Peter Sander of Rennia Engineering said he did not have any updates on the Buddhafield project for the PB.

Chairman Culver requested a motion to continue the public hearing for Buddhafield on July 24, 2024 at 7:35PM.

Barrett made a motion to continue the public hearing for Buddhafield on July 24, 2024. Motion was seconded by Farhangi and passed unanimously.

Bank of Millbrook/Elizabeth's Fine Jewelry Ltd.

Site Plan Application

110 Route 44

Parcel #133889-7271-00-534237

Farhangi said she doesn't think it's a conflict but her parents have a trust account with the Bank of Millbrook and asked that it be put on record.

Chairman Culver said there is a proposal for a driveway and that the zoning as it is does not accommodate a driveway. He said the applicant would need to apply to the Zoning Board of Appeals (ZBA) for a variance for the driveway. Chairman Culver said the Zoning Review Committee (ZRC) has discussed the possibility of drive-thru windows that came about because of the pandemic situation realizing that restaurants and other businesses with non-contact serving became vital.

Peter Sander appeared before the PB with the site plan application for the Bank of Millbrook/Elizabeth's Fine Jewelry Ltd. He said the Bank of Millbrook is proposing a conversion of Elizabeth's Fine Jewelry. He said it is a one-acre parcel in Boulevard District 3. Sander said the improvements include: a reconfiguration of the existing parking; putting in a drive-thru for two lanes (one for the teller and one for the bypass lane); a bank teller canopy; a building-mounted ATM; a new DOT entrance to enter and exit which will be submitted to the Department of Transportation (DOT) for their review and approval; and installing a new septic system which will be submitted to the Department of Health for review and approval. He said the bank use requires 11 spaces and the application shows 13 spaces including two ADA spaces, as well as an additional eight spaces of bank parking. Sander said

from the zoning perspective minus the bank teller window drive-thru that everything else is in compliance with the Town of North East Zoning Code.

Chairman Culver said he was involved in recommending the driveway cut because of safety issues; the bank traffic would be going through the handicap parking area at CVS.

Chairman Culver suggested giving the applicant a list of items that the PB is looking for.

George Whalen said their plan is to keep the building the same look but have a drive-thru, a walk-up ATM and additional parking.

Kish asked if the interconnect between CVS and the site would be removed or would it remain and the new cut would be an entrance only.

Whalen said the new cut would be ingress and egress and the interconnect would stay the same.

Kish said it would be best if the bank parking was moved to the rear as opposed to having it up against the front.

Sander said people would be turning into the site and be able to park in the front space or side spaces. He said the side parking spaces are a reconfiguration of the existing parking spaces. He said the new parking spaces in the front would be ADA compliant. He said a lot of the rear has an existing hedge and does not want it disturbed.

Whalen said his concern with parking in the rear is that pedestrians would be crossing traffic coming around to go through the drive-thru.

Kish asked Whalen to provide the PB with regulations from the Banking Department for lighting around ATMs.

Chairman Culver asked for landscaping, keeping with the character, lighting cut sheets, and ATM lighting regulations and photometric overlay.

Chairman Culver said he would ask Will Agresta about moving the septic and the parking situation.

Chairman Culver requested a motion for escrow in the amount of \$3,000.

Farhangi made a motion for escrow in the amount of \$3,000. Motion was seconded by Barrett and passed unanimously.

Public Comment

There was none.

Chairman Culver said he would like to ask to the Ethics Committee if he should be allowed to vote on the Bank of Millbrook application.

Langlois said that PB members that have an account with the Bank of Millbrook is too indirect to be a problem.

Barrett asked why a balloon test was done for the Buddhafield project since the building met the requirements.

Farhangi said it was to see the visual impact.

Chairman Culver said the PB should discuss how to do site visits. He said he would like to have special meeting for a site visit so that all PB members can attend.

Edie Greenwood of the ZBA mentioned open meetings law. Chairman Culver said a special meeting would be advertised.

Langlois said the best practice is for all PB members to go to a site visit as a special meeting.

Close of Meeting

Chairman Culver requested for a motion to adjourn the meeting at 8:10 PM.

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

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED July 24, 2024