

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
October 9, 2024**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, October 9, 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, Bill Kish, Scott Culbreth and Dan Sternberg. Also in attendance were Chris Langlois (via Zoom), Wesley Chase, Michael Rynn, Thomas Moore, Chris Kennan, Skyla Lawless and Deb Phillips, planning board secretary.

*Thomas & Catherine Moore
Public Hearing for Minor Subdivision/Lot Line Adjustment
127-145 White House Crossing Road
Parcel #133889-7273-00-170932 & 7273-00-154972*

*John Kevin Webb/NML Farm LLC
Draft Recommendation Letter to ZBA
144 Skunks Misery Road
Parcel #133889-7170-00-082854 & 7170-00-232833*

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

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

Minutes

Chairman Culver requested to approve the August 28, 2024 minutes.

Kish made a motion to approve the August 28, 2024 minutes. Motion was seconded by Culbreth and passed unanimously.

General Business

Kish read a letter to the PB from Townscape offering their free design services.

**Thomas & Catherine Moore
Minor Subdivision/Lot Line Adjustment
127-145 White House Crossing Road
Parcel #133889-7273-00-170932 & 7273-00-154972**

Chairman Culver requested a motion to open the Thomas & Catherine Moore public hearing.

Farhangi made a motion to open the Thomas & Catherine Moore public hearing. Motion was seconded by Sternberg and passed unanimously.

Thomas Moore gave an overview of the application. He owns two lots that comprise 11.5 acres; one lot with 5+ acres that has two homes on it and he wants to put a garage/studio on the lot. The advice was to redraw the lines so each lot would have a house on it.

Chairman Culver requested a motion to close the public hearing.

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

Chairman Culver asked the PB to waive the plat fee since Moore has paid fees for other actions that couldn't happen.

Chairman Culver requested a motion to waive the plat fee.

Kish made a motion to waive the plat fee. Motion was seconded by Culbreth and passed unanimously.

SEQR was reviewed.

Chairman Culver requested a motion for a negative declaration.

Culbreth made a motion for a negative declaration. Motion was seconded by Sternberg and passed unanimously.

Chairman Culver requested a motion to approve the lot line adjustment for Thomas & Catherine Moore.

Farhangi made motion to approve the lot line adjustment for Thomas & Catherine Moore. Motion was seconded by Sternberg and passed unanimously.

Chairman Culver signed the maps and Moore will have the Dutchess County Dept. of Health sign them.

**John Kevin Webb/NML Farm LLC
Draft Recommendation Letter to ZBA
144 Skunks Misery Road
Parcel #133889-7170-00-082854 & 7170-00-232833**

Wesley Chase appeared before the PB and said he had gone to the Zoning Board of Appeals (ZBA) and one of the members mentioned a law that if it is a subdivision by New York State Municipal Law, the ZBA would need a recommendation from the PB to the ZBA for the ZBA to act on the application. He asked for such a letter from the PB to the ZBA in support of the variances being granted.

Chairman Culver asked Attorney Langlois if the PB could get a census from the table or request a motion. Langlois said to request a motion to make it of record that the majority of the PB are directing the Chair to send the proposed letter supporting the applicant's requested variances.

Chairman Culver requested a motion to have the Chair send the proposed letter supporting the applicant's requested variances.

Farhangi made a motion to to have the Chair send the proposed letter supporting the applicant's requested variances. Motion was seconded by Sternberg and passed unanimously.

Chairman Culver will generate a letter and circulate among PB members.

Kish asked if it would be helpful to list reasons in the letter.

Langlois said to recommend it and let it be and it would be up to the ZBA to weigh the factors to determine the variances or not.

Public Comment

There was none.

Close of Meeting

Chairman Culver requested for a motion to adjourn the meeting 7:45 PM.

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

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED October 30, 2024