

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
November 13, 2024**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, November 13, 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, Scott Culbreth, Leslie Farhangi, Bill Kish, Bill McGhee and Dan Sternberg. Also in attendance were Chris Langlois (via Zoom), Chris Kennan, David Haab, Ray Nelson, Skyla Lawless and Deb Phillips, planning board secretary.

*John Kevin Webb/NML Farm LLC
Public Hearing for Minor Subdivision/Lot Line Alteration at 7:30PM
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 October 30, 2024 minutes.

McGhee made a motion to approve the October 30, 2024 minutes. Motion was seconded by Sternberg and passed unanimously.

Chairman Culver requested a motion to open the John Kevin Webb/NML Farm, LLC public hearing.

McGhee made a motion to open the John Kevin Webb/NML Farm, LLC public hearing. Motion was seconded by Farhangi and passed unanimously.

**John Kevin Webb/NML Farm LLC
Public Hearing for Minor Subdivision/Lot Line Alteration at 7:30PM
144 Skunks Misery Road
Parcel #133889-7170-00-082854 & 7170-00-232833**

John Kevin Webb appeared before the board requesting a lot line revision to take .98 acres on the east side of Skunk’s Misery Road and join it to the 46+/- acre lot on the west of Skunk’s Misery Road that he already owns. He said it has been a project with NML to restore the former Haab farmhouse on the property.

Chairman Culver asked for any comments or questions.

David Haab said the house in question was the one he grew up in and Kevin has done an amazing job with the house. He said Kevin is a great neighbor and he will do anything to help him.

Chairman Culver requested a motion to close the public hearing.

Farhangi made a motion to close the public hearing. Motion was seconded by Culbreth and passed unanimously. Chairman Culver requested a motion to a negative declaration on the SEQR review.

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

Chairman Culver requested a motion to approve the lot line alteration for John Kevin Webb/NML Farm LLC.

McGhee made a motion to approve the lot line alteration. Motion was seconded by Barrett and passed unanimously.

Chairman Culver suggested canceling the November 27, 2024 meeting. The PB agreed.

**Kim Young Choe/Town Gourmet Market
Preliminary Site Plan Discussion
122 Route 44
Parcel #133889-7271-00-585220**

Chairman Culver said he told Ray Nelson was welcome to come to the meeting with regards to the supermarket site as a preliminary discussion.

Nelson appeared before the PB with plans for the supermarket site, the Trotta building. He said the people who own the Sharon Market are buying the Trotta site and the closing date is set for November 15, 2024.

Nelson listed the changes for the site: Two towers for an entrance and exit with a canopy between them; new 40' sign above the canopy; redoing the parking area including trees for shade, handicap spots; a monument sign to replace the existing sign at the entrance; changing lighting; and new siding on the building.

Chairman Culver asked Nelson if the applicant is buying the four lots. Nelson replied yes.

Chairman Culver asked if the four lots would be merged into one because some of them do not conform to zoning. He suggested having them merged by removing a couple of non-conforming lots.

There was discussion among the PB members about parking, lighting, problems with Kelsey Brook, wastewater and signage.

It was agreed there will be further discussion when an application is presented.

Close of Meeting

Chairman Culver requested for a motion to adjourn the meeting 8:30 PM.

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

Respectfully Submitted,

Deb Phillips
Planning Board Secretary

APPROVED December 11, 2024