

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
November 20, 2024**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, November 20, 2024 in the North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 7:30PM. Board members Chairman Culver, Scott Culbreth, Leslie Farhangi, Bill Kish and Bill McGhee. Also in attendance were Chris Langlois (via Zoom), Chris Kennan, Chris Mayville, Ray Nelson, Rob Cooper, Andrew Stayman and Deb Phillips, planning board secretary.

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

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

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

General Business

There was none.

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

Ray Nelson appeared before the PB with the site plan application for Kim Young Choe/Town Gourmet Market. He presented a new list of trees for the parking lot and a new landscaping plan. He said zoning requires one tree per 15 parking spaces; he said he has more trees than required. He said there will be seven new eight-foot sections for trees. Nelson said a greenhouse is proposed to grow flowers and vegetables.

Chairman Culver said the PB can reduce the parking and it would eliminate excess pavement that wouldn’t get used.

Nelson said the plan has all new LED lighting with 20’ poles with one- to three-foot candle range and 5,000 Kelvin. Chairman Culver said the code requires 3,000 Kelvin. Nelson said he would change that.

Chairman Culver said the lighting has to be Dark Sky compliant with full cut-off. Kish said the lighting on the cut sheets are not full cut-off.

The PB was in agreement to have the parking reduced. Attorney Chris Langlois said the PB has the discretion to reduce the number of parking spaces.

Farhangi suggested that the PB propose a reduction in parking spaces. Chairman Culver suggested removing the parking spaces that are the furthest away from the building.

Chairman Culver asked Langlois if the PB should propose an amount of parking or offer the applicant the opportunity to reduce the parking spaces. Langlois said if the PB had specific concerns about parking, it's good to let the applicant know that and that the applicant should have a proposal for the PB to review and make a decision on. Langlois recommended removing the spaces furthest away from the building.

Farhangi asked about storm water drainage. Chairman Culver said drainage already exists and it would be reduced by reducing pavement.

Langlois said as long as whatever is being proposed will not add an impervious surface or alter the topography and the flows, the existing storm water system should be sufficient.

McGhee said the existing catch basins were recently repaired.

Kish had some questions about the SEQR form: Thought PB should be on Question #2 about the action requiring a permit or approval; should be a yes on Question #8c because there is a sidewalk; asked Langlois is Question #11 is talking about municipal or private waste water; Langlois said municipal so Kish said the answer should be no; Kish asked the definition of encroach on Question 11b, Langlois said physically enter upon; Question 15c about threatened or endangered species but Chairman Culver said there is no proposed building, Langlois said the answer could be yes but there would be no impact; said Question #17 should have a yes answer for part a regarding storm water discharge and part b would have a no answer about discharges being directed to established conveyance systems.

Farhangi asked about the right-of-way on the 6.2-acre parcel with Huntington and Kildare, owners of the adjoining property. Chairman Culver said the right-of-way should be defined. Langlois said it should be reflected on the map.

Kish, Farhangi and Chairman Culver agreed to do a site visit.

Kish asked to have the final lighting plan with cut sheets before the next meeting on December 11, 2024.

Nelson recapped the PB concerns: Reduce the parking, remove invasive plants and fix the lighting with photometric overlay.

Nelson said the proposed street sign would have a roof with LED lighting.

Kish asked Nelson if all the lighting on the wall packs will be motion-detector operated. Nelson said yes.

Chairman Culver asked Nelson if there would be any lighting that is on all night; Nelson said he would discuss it with the owner. He will ask the owner about the easement on the vacant lot.

Public Comment

Rob Cooper said it's great to see it happen.

Close of Meeting

Chairman Culver requested for a motion to adjourn the meeting 8:30 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 December 11, 2024