

**TOWN OF NORTH EAST PLANNING BOARD  
MINUTES  
December 10, 2024**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, December 10, 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 and Dan Sternberg. Also in attendance were Chris Langlois (via Zoom), Quentin Kindred, Ray Nelson, Lana Morrison, Katie Cariello, Ralph Fedele, Skyla Lawless and Deb Phillips, planning board secretary.

*Riga Station LLC/Kindred Property Care  
Site Plan Application  
6180 Route 22  
Parcel #133889-7272-00-063335*

*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 7:30 PM.

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

**Minutes**

Chairman Culver requested a motion to accept the November 13, 2024 minutes. Kish made a motion to accept the November 13, 2024 minutes. Motions was seconded by Farhangi and passed unanimously.

Chairman Culver requested a motion to accept the November 20, 2024 minutes. Farhangi made a motion to accept the November 203, 2024 minutes. Motions was seconded by Sternberg and passed unanimously.

**General Business**

There was none.

*Riga Station LLC/Kindred Property Care  
Site Plan Application  
6180 Route 22  
Parcel #133889-7272-00-063335*

Quentin Kindred appeared before the PB for his site plan on the property he purchased at 6180 Route 22. He said there are no plans to make any additions He said the majority of the improvements are replacing the windows and garage doors. Chairman Culver said to go to the Building Department for those changes. Kindred presented the PB with landscape renderings.

The PB’s concerns are landscaping, parking lot, lighting and signage. Kindred said he will come to the PB in the future regarding lighting and signage.

Kish asked that the non-compliant light on the south side be removed.

Chairman Culver said the main thing for Kindred to do is apply for a work permit from the Building Department to work on the inside of the building.

Kindred said he will have a completed application by January 2025.

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

Chairman Culver asked Ray Nelson if he had the updated lighting plan. Nelson said hasn't been able to get it.

Chairman Culver said the Dutchess County Planning Dept. needed the updated lighting to have a letter for the PB.

Nelson said all the other items discussed by the PB have been addressed. He said the parking on the side of the building has been removed.

Kish discussed some of the comments on the notes he took from his site visit:

- Asked for a note on the plan that all the lights on the building will be removed; Nelson said he would have that added to the plan.

Chairman Culver asked Nelson if the updated lighting will show the lights that will be removed. Nelson said he assumed he was going to show the PB what the lighting was going to be. He said he will add a note on the plan that all existing lighting will be removed. Nelson said the only lighting on the site will be what is on the plan.

- Asked if there will be new lights under the canopy. Nelson said lighting under the canopy will be addressed.
- Said the Riley's signs need to be removed and any new signs would be subject to PB approval. Nelson said the signs will be removed.
- Suggested that all the existing invasive plantings be removed but keeping the mature crab apples.. Nelson said the invasives would be removed the crab apples would stay.
- Have the highway barrier that protects Kelsey Brook be replaced behind the building; Nelson said he would talk to Kim Young Choe about it.
- Asked if there was a possibility for a split-rail fence to demarkate the boundary between the driving range and the supermarket property. Nelson said he is opposed to fences.
- Asked about dumpster enclosure and cart corrals; Nelson said the dumpster will go behind the building and showed where the cart corrals were on the map.
- Identified the cistern that is behind the former McDonald's building; Nelson said he was unaware of the cistern and thought it was an abandoned light pole. Chairman Culver said there are drainage pipes and they needs to be identified and covered. Nelson said he will look into it.
- Asked that the salt pile be removed or covered; Kindred said it will be removed when he vacates the property.

- Liked the reduction of parking spaces to 97. Asked to remove the parking schedule. Nelson said he would amend it. Nelson said the blacktop on the side of the building would be removed and used for a garden.
- Repair holes in the pavement. Nelson said that area would be repaved.
- Asked Nelson to send lighting cut sheets to PB. Chairman Culver asked Nelson when he would have cut sheets to the PB so they can be sent to the County.
- Asked about motion sensors hours for lighting and the parking lights to be extinguished during certain hours to be stated on the plan. Nelson previously agreed to do that and it would be on the updated plan.
- Note on the plan that any failed plantings need to be replaced.
- Mentioned there were no details about the greenhouse and outdoor dining; Nelson said he will have specifics for outdoor dining at the next PB meeting. Nelson said he would get specifics on them. Kish asked for lighting details on the proposed greenhouse.
- Asked if there were going to be any traffic control signage; Nelson didn't think any entrance and exit signs were needed. Chairman Culver suggested signs. Nelson suggested arrows on the pavement. Kish suggested a note that says no traffic control signs will be installed without PB approval. Nelson agreed.

Nelson listed his items to address: Greenhouse, lighting under the canopy and entrance, greenhouse lighting, removing outside light fixtures, adding note about removing blacktop on parking area on side of the building, garden area, removing scrub trees inside parking area and replacing with new ones, needs to address the easement across the neighbor's property to access the property behind the building, get info from Cooper Lighting, address the fence behind the building, and indicate location of outdoor dining,

Chairman Culver said the lighting plan needs to be reviewed by the County for the PB to proceed.

Location of the cistern was discussed to determine which property it is on and that it should not be shared by two different property owners. Nelson suggested an easement.

Chairman Culver asked Attorney Langlois if it is a violation of sanitary code to have waste water coming from a property that is not owned to be disposed of. Langlois believed it to be true but said he would look into but the goal is responsibility and control. He said the DEC doesn't like it when multiple owners are involved.

Nelson asked the PB if it would have an issue discussing the towers with the Building Department.

Chairman Culver asked Langlois his opinion about the PB allowing work started on the towers without the site plan being approved. Langlois said he is not comfortable with it; it is part of the site that is being reviewed and potentially subject to change.

### **Public Comment**

There was none.

### **General Business**

Kish said a chapter Dark Sky Association in Connecticut is willing to give the PB a training session on lighting. Chairman Culver asked Kish to see if they are available to come to the January 22, 2025 meeting.

**Close of Meeting**

Chairman Culver requested for a motion to adjourn the meeting 8:15 PM.

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

Respectfully Submitted,

Deb Phillips  
Planning Board Secretary

APPROVED 2/12/2025