

**TOWN OF NORTH EAST PLANNING BOARD  
MINUTES  
March 12, 2025**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, March 12, 2025 in the North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 7:30PM. Board members Chairman Culver, Chip Barrett (via Zoom), Scott Culbreth, Leslie Farhangi, Bill Kish, William McGhee, and Dan Sternberg. Also in attendance were Chris Langlois (via Zoom), Meg Winkler (via Zoom), Rich Stalzer, Hilarie Thomas, Chris Mayville, Rob Cooper, Catherine Fenn, Jake Greenwood, Austin Cornell, Ray Nelson, and Katie Cariello, planning board secretary.

*TALLOW/Austin Cornell*

*Site Plan Application*

*130 US Route 44*

*Parcel #133889-7271-00-610232*

*Kim Young Choe/Town Gourmet Market*

*Site Plan Application*

*122 Route 44*

*Parcel #133889-7271-00-585220*

*Irondale Development Corp/Irving Farm Land Development*

*Application for Minor Subdivision and Lot Line Alteration*

*6020-6024 Route 22/6044 Route 22*

*Parcel #133889-7271-00-171494 & 7271-09-131558*

Chairman Culver requested a motion to open the meeting at 7:36 PM.

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

**Minutes**

Chairman Culver requested a motion to accept the February 26, 2025 minutes.

Sternberg made a motion to accept the February 26, 2025 minutes. Motion was seconded by Culbreth and passed unanimously.

**General Business**

Chairman Culver pushed general business until after the public hearings.

Chairman Culver requested a motion to begin the public hearing on TALLOW.

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

*TALLOW/Austin Cornell*

*Site Plan Application*

*130 US Route 44*

*Parcel #133889-7271-00-610232*

Cornell gave a brief overview of the restaurant and the changes to the facade, lighting, and general property upkeep to the public.

Cornell updated the PB on the easement declaration that he has with the owner of the property, Bob Trotta, which grants him access to the underground utilities and ingress and egress for the shared driveway between Cornell's leased property 130 Route 44 and the grocery store. The lease agreement states that Cornell is responsible for any repairs for the plumbing, electrical, and septic system as it relates to TALLOW and that Bob Trotta, as the owner of the property, is responsible for any structural repairs.

Nelson added a comment that the sand filtration systems are two separate systems sharing the same location on a lot owned by the Trotta family. Cornell agreed with this comment, and shared that those who have worked on his system said the septic systems [of TALLOW and Gourmet Market] are separate from one another.

Chairman Culver asked Attorney Langlois if he had any issues with this clarified information. Attorney Langlois said that if it's been clarified to the board's satisfaction, he had no further questions or comments.

Kish asked if there was a pipe leading from the sand filtration system that goes into the water by the property. Nelson answered that there was no pipe.

Kish asked if there was anything protecting TALLOW or Gourmet Market if the property owner sold the land where the filtration systems are. Attorney Langlois said the easement would go with the land, not the owner, and would stand.

Farhangi stated that she thought the comments from Dutchess County were good and asked to look over exit signage to the restaurant. Cornell responded that it will remain an entrance since the Department of Transportation had not responded to his requests. Suggestions were made to help make it easier for guests to drive safely in and out of the area, such as painting arrows on the pavement, and adding solar powered lighting to signage.

Cornell was instructed by the board to provide cut sheets for all the lighting he plans to use. Cornell was also asked by Kish to include notes on the site plan regarding TALLOW dimming their lighting at 9 pm and then turning the lights off completely at 12 am.

Cornell told the board that the soffit lights are being ordered through Amazon and do not have photometric reports. Kish said that the board can make an exemption for the cut sheets of the soffit lights.

Kish asked that Cornell use motion-sensor lighting by the garbage bay. Cornell agreed.

Chairman Culver told Cornell that the board could not vote for final approval until Cornell provided a clean and updated copy of the site plan. Farhangi and Culbreth voiced their agreement.

Chairman Culver asked if there was anyone in the audience who would like to comment on the application. A comment was made regarding the landscaping and an invitation to work with Townscape on ideas.

Chairman Culver requested for a motion to close the public hearing for the applicant.

Farhangi made a motion to close the public hearing. Motion was seconded by Sternberg. All members agreed.

Chairman Culver provided a list of all the additions and edits for the site plan for Cornell to have for the next meeting to move things forward.

- Cut sheets for the lighting.
- Definition of any of the landscape that is not previously denoted, including 'remove invasive plantings.'

- Paint arrow for exit and updated exit signage.
- Reduce footcandle of parking lot lights per Dutchess County's recommendations.

Kish asked for Cornell to get these edits over to the board as quickly as possible, so they have time to review them before the next meeting and can make comments, if necessary, to then have Cornell correct them before the following meeting.

*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 public hearing.

Sternberg made a motion to open the public hearing. Motion was seconded by McGhee. All members agreed.

Nelson addressed the audience on the supermarket project. Nelson then presented site plan updates to the board such as additional green space, increased tree islands, EV charging port, decrease in parking spaces, DarkSky compliant lighting.

After public questions regarding the sidewalk between the old McDonalds and CVS were asked, Nelson's clients will install sidewalks on the property to match the site plan renderings.

Kish asked if the EV charging station is going to be installed in the first phase. Nelson's understanding was that the charger(s) would be installed concurrent with the rest of the exterior work. McGhee suggested installing additional underground work if they want more EV charging ports in the future. Chairman Culver had made a similar suggestion during the previous meeting.

Nelson told the PB that his clients plan to dim the parking lot lighting from 10 pm to 12 am. Nelson said that a note regarding this change, as well as updates to boilerplate notes, were on the most up-to-date site plan. Nelson also updated a note on the site plan regarding the lumens for the lights on the sign and that they will be dimmed.

Chairman Culver asked if anyone in the audience had questions regarding the applicant's hearing.

A comment was made regarding the material the sidewalk will be, and it was confirmed it will be concrete until it hits the parking lot blacktop, and then continue as concrete. The comment continued regarding trees and maintenance of them. A short description was provided on the inside of the market and the materials being used.

Chairman Culver asked for Nelson to clarify his understanding of the septic situation for Gourmet Market. Nelson confirmed that there is an easement agreement similar to TALLOW in his client's situation. Nelson has FOIL'd the Health Department for approval of the information and they asked for twenty days to respond.

Chairman Culver asked not to close the public hearing until Nelson received the FOIL information and that they continue the hearing during the next Planning Board meeting on March 26, 2025.

Chairman Culver requested for a motion to continue the public hearing for the applicant on March 26, 2025 at 7:35 pm.

Kish made a motion to continue the public hearing. Motion was seconded by Culbreth. All members agreed.

Chairman Culver provided a list of the edits for the site plan for Nelson to have for the next meeting to move things forward.

- Invasive plant removal to be denoted.
- All dimming and other lighting features to be denoted.

Kish asked for Nelson to provide the edits to the board as soon as possible so they can move forward quickly at the next meeting.

*Irondale Development Corp/Irving Farm Land Development  
Application for Minor Subdivision and Lot Line Alteration  
6020-6024 Route 22/6044 Route 22  
Parcel #133889-7271-00-171494 & 7271-09-131558*

Cooper presented his application for lot line adjustments along Route 22. Conversation took place regarding the ingress and egress, where one faces an intersection. Cooper said that was where the state wanted it.

Chairman Culver asked for a motion to request \$500 escrow from the applicant.

Kish made a motion for the \$500 escrow. Motion was seconded by Farhangi. All PB members agreed.

Cooper asked what his next steps are. Chairman Culver said that because the application is basically complete as is, Chairman Culver asked for a motion to set a public hearing for the applicant on March 26th, 2025 at 7:40 pm.

McGhee made a motion to set the public hearing. Motion was seconded by Culbreth. All members agreed.

### **Public Comment**

No public comment.

### **General Business**

Chairman Culver went back to general business. Kish proposed a training and Farhangi asked for the training's subject matter to be around the power the board has under the environmental review process. Chairman Culver asked for Attorney Langlois to put together the training for the board. Training will take place in April at the end of a PB meeting (date to be determined).

### **Close of Meeting**

Chairman Culver requested for a motion to adjourn the meeting at 8:37 PM.

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

Respectfully Submitted,

Katie Cariello  
Planning Board Secretary

APPROVED 3/26/2025