

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
March 26, 2025**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, March 26, 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), John Coston, Sandra Oberhollenzer, Hilarie Thomas, Austin Cornell, Rob Cooper, 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 7:32 PM.

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

Minutes

Chairman Culver requested a motion to accept the March 12, 2025 minutes.

Culbreth made a motion to accept the March 12, 2025 minutes. Motion was seconded by Farhangi and passed unanimously.

General Business

No general business.

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

TALLOW/Austin Cornell

Site Plan Application

130 US Route 44

Parcel #133889-7271-00-610232

Cornell presented a clean copy of TALLOW’s site plan to the board and provided the following updates:

- Soffit light placements would not be changing, just the bulbs, which will be warmer.

- Signage light will be on a timer from “dusk to midnight” and not, “dusk till dawn” as noted on a previous site plan.
- Parking lot RAB lights have a remote to control temperature and dimness to adhere to Dutchess County and PB’s request for lower footcandles in the parking area.
- TALLOW does not see a need for a light by the dumpster and will not have one there.

Chairman Culver requested a motion to make a negative declaration on the Environmental Assessment Form (EAF).

Farhangi made the motion. Motion was seconded by Sternberg. All members agreed.

Chairman Culver asked Attorney Langlois if he had any outstanding questions. Attorney Langlois did not. Chairman Culver then asked for a motion to approve the site plan.

McGhee made the motion to approve the site plan. Motion was seconded by Farhangi. All members agreed.

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

Chairman Culver requested a motion to reopen the public hearing.

Kish made the motion to open the public hearing. All members agreed.

Nelson did not have clean copies of the site plan to present to the board at the time of start of the public hearing reopening.

Chairman Culver asked if Nelson had heard back from the Dutchess County Health Department regarding the septic FOIL request. Nelson responded that the department had not responded back yet.

Kish asked Nelson what changes would the board see if they had the site plan in front of them. Nelson said there had been changes made in all note areas regarding the sign light lumens as 86 lumens per foot.

Chairman Culver said that the board could not approve anything until they had a clean copy of the site plan, but they could close the hearing. Chairman Culver went on to say that Nelson could return on April 9th with the clean site plan.

Farhangi asked about the open FOIL and if the board was still waiting for the information. Chairman Culver asked Attorney Langlois if he was bothered by the open FOIL. Attorney Langlois said he was not bothered by it, since the system has been in place for years. Attorney Langlois went on to say that as long as the board is satisfied that the existing septic can service the property and anything in terms of compliance is between the property owner and applicant.

Chairman Culver asked if there were any public comments regarding the application. There were no public comments.

Chairman Culver requested a motion to close the public hearing. Kish made the motion to close the public hearing. Culbreth seconded the motion. All members agreed.

*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 public hearing for the applicant.

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

Cooper presented the site plan to the board showing the creation of two new lots on his property. Cooper stated that each lot has just over an acre each per the zoning requirements. Cooper also showed on the site plan where the State Highway Department suggested the entrance be, resulting in only one curb cut.

Chairman Culver asked if there were any comments from the public. There were none.

Chairman Culver requested a motion to close the public hearing. Culbreth made the motion to close the public hearing. Farhangi seconded the motion. All members agreed.

Chairman Culver requested a motion to make a negative declaration on the Environmental Assessment Form (EAF). Farhangi made the motion to make a negative declaration. Culbreth seconded the motion. All members agreed.

Chairman Culver requested a motion to approve the lot line adjustment and subdivision creating two lots. Kish made the motion to approve. Culbreth seconded the motion. All members agreed.

Public Comment

A comment was made regarding a cell tower that is being proposed to go up on Route 22 in Ancram. Chairman Culver noted that the PB did not have jurisdiction over the site since it was not in the town.

General Business

No general business.

Close of Meeting

Chairman Culver requested for a motion to adjourn the meeting at 8:00 PM.

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

Respectfully Submitted,

Katie Cariello
Planning Board Secretary

APPROVED 4/9/2025