

**TOWN OF NORTH EAST PLANNING BOARD  
MINUTES  
April 9, 2025**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, April 9, 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), Ray Nelson, Rob Cooper, Rich Stalzer, Krista Briggs, and Katie Cariello, 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 7:31 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 March 26, 2025 minutes.

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

**General Business**

Chairman Culver requested a motion to return \$380.84 of ESCROW to Irondale Development Corporation.

Farhangi made the motion. Motion was seconded by McGhee and passed unanimously.

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

Nelson presented a clean copy of the site plans for Town Gourmet Market.

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 asked for a motion to accept the site plan.

Farhangi made the motion. Motion was seconded by Sternberg and passed unanimously.

Chairman Culver let Nelson know additional ESCROW might be needed, and they’ll know when they get the final bill in.

**Public Comment**

There were no public comments.

**General Business**

The board agreed on a topic for their training on April 23, 2025 that will be run by Attorney Langlois.

**Close of Meeting**

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

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

Respectfully Submitted,

Katie Cariello  
Planning Board Secretary

APPROVED 4/23/2025