

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
October 8, 2025**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, October 8, 2025 in the North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 7:30 PM. Board members Chairman Culver, Chip Barrett, Scott Culbreth, Bill Kish, Leslie Farhangi, and Dan Sternberg were in attendance. Also in attendance were Chris Langlois (via Zoom), Chris Kennan, Jim Perotti, Wesley Chase, Aly Morrisey, and Katie Cariello, planning board secretary.

Chairman Culver requested a motion to open the meeting at 7:32 PM.

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

Minutes

Chairman Culver requested a motion to accept the August 13, 2025 minutes.

Sternberg made a motion to accept the August 13, 2025 minutes. Motion was seconded by Kish. Farhangi abstained since she was absent from the August 13 meeting. Minutes were passed.

General Business

Chairman Culver asked to move general business discussion to later in the meeting.

**Silver Mountain Hay LLC
Application for Minor Subdivision
437 McGhee Hill Road
Parcel #133889-7170-00-062510**

Chase presented information on a conservation easement letter from Dutchess Land Conservancy which allows for one more primary residence, along with one tenant house, and one accessory apartment. Buildings will be contained on the south side of the parcel once subdivided. The new buyer will be purchasing the parcel as is now so they can decide on the finishes inside the building(s). Chase added that there would be no additional subdivisions without approval from the Planning Board.

Chairman Culver requested a motion to set a public hearing on October 22, 2025.

Culbreth made a motion to set a public hearing on October 22, 2025. The motion was seconded by Sternberg and passed unanimously.

Barrett recused himself from the consideration of this application.

**Perotti Homestead Farm LLC
Application for Minor Subdivision 5-15
Homestead Farm Lane
Parcel #133889-7069-00-953630**

Chase presented information that the property had come before to the board in 2023, which subdivided 85 acres off of the west side of Perotti Road. The Perotti’s are looking to subdivide the remaining acreage into 164 acres

and 94 acres, respectively. The parcel has been completely surveyed, and the map is 90% done (as of 10-8-2025). It will look similar to the map that was presented in 2023.

Kish said that he would like to see the finished map before the public hearing.

Chairman Culver asked the board if they would be open to setting the public hearing during the meeting, and requested the finished map be provided to the PB before the public hearing. Kish suggested the Friday before the public hearing.

Chairman Culver said the finished materials can be delivered (electronically and physically) as early as they are ready, but would need to be in by noon on Friday, October 17, 2025 for the public hearing to happen on Wednesday, October 22, 2025.

Chairman Culver reminded the applicant that any further subdivisions after this one would require a master plan and would fall under major subdivision due to previous subdivisions and concern over segmentation.

Chairman Culver requested a motion to set the public hearing on October 22, 2025, at 7:30 pm, or as soon as the meeting starts.

Farhangi made the motion to set the hearing. Culbreth seconded and it was passed unanimously.

Public Comment

No public comments

General Business

Chairman Culver shared with the board that surrounding towns had more robust planning board application information on their websites, and suggested updating and formalizing the Town of North East's PB page. Chairman Culver said the other boards required applications to be in two weeks before the meeting. He also suggested updating the fee schedule.

Farhangi made note that the PB used to request applications two weeks in advance, but that applicants would not get their paperwork in within that timeframe.

Chairman Culver said that by the next meeting he'd like to standardize some of these practices. Sternberg asked if the code itself would need to be amended. Attorney Langlois said no, procedural updates would not need to be amended.

Close of Meeting

Chairman Culver requested for a motion to adjourn the meeting at 8:02 PM.

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

Respectfully Submitted,

Katie Cariello
Planning Board Secretary

APPROVED 10/22/2025