

TOWN OF NORTH EAST PLANNING BOARD
MINUTES
August 13, 2025

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, August 13, 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, and Dan Sternberg were in attendance. Also in attendance were Chris Langlois (via Zoom), Meg Winkler (via Zoom), Chris Kennan, Kathy Chow, Ralph Fedele, and Katie Cariello, planning board secretary.

Chairman Culver requested a motion to open the meeting at 7:31 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 April 23, 2025 minutes.

Sternberg made a motion to accept the April 9, 2025 minutes. Motion was seconded by Culbreth and passed unanimously.

General Business

Chairman Culver asked for a motion to return \$323.33 escrow to the Kun Young Choe/Town Gourmet Market.

Kish made a motion to return the escrow amount. Motion was seconded by Sternberg.

Chairman Culver asked for a motion to return \$248.33 escrow to TALLOW.

Kish made a motion to return the escrow amount. Motion was seconded by Culbreth.

Chairman Culver opened the floor for the board to discuss the request from the Town Board to review and comment on Petition to Amend Town of North East Zoning Code/Country Inn & Event Venue.

Comments made by the Town Planning Board regarding the petition:

- The Planning Board recommends that the Town of North East Board’s decision(s) be guided by the Town’s Comprehensive Plan.
- Surprise at the change from the original presentation by the land owner to what is being presented currently, which is code that was written by the land owners’ attorney asking for the Town of North East to adopt. The applicant should ask for a zoning amendment and the town would utilize their zoning consultants to draft the language.
- The Planning Board recommends the Town of North East Board to use the Town’s planning consultants to create zoning which is appropriate to the Town of North East and produces the end results that the Town Board wants.
- Are there ramifications to this petition that unwittingly create a commercial corridor on Route 22?
- Concerns were raised regarding the language surrounding the construction of transient lodging on a twenty acre parcel, which, as written, can be considered standalone structures and could consist of up to twenty-four rooms, and how much construction that might entail.

- A concern raised was what if the business fails and the property then has upwards of twenty-four unused structures on it, becoming a blight on the neighborhood, or someone else comes in and wants to do retail on the parcel because those buildings can be reused.
- Agritourism the way that agricultural markets law defines it is adjacent use of a property to an on-going and existing farming operation - the agritourism activities are compliments to the farming operation and without a farming operation there is no agritourism as far as the agricultural market law is concerned.
 - A comment was made that the only place “agriculture” was mentioned in the petition was in the cover letter.
 - A concern came up regarding if the petition is actually connected to farming, or is being dropped into an area with farms?
- The idea of creating a hamlet was brought up since there are already a few commercial properties in the area.

Board Member Kish raised a concern that while attending the Town of North East Board Meetings, he learned that the town does not currently have a zoning enforcement officer, even though the Town code calls for one. He proposed that the Planning Board send a letter to the Town Board asking them to move forward with appointing a zoning enforcement officer.

Chairman Culver asked the other board members what their thoughts were on sending a letter. Verbal agreement was provided by Culbreth and Sternberg. Chairman Culver agreed to having the PB send a note.

Public Comment

Chris Kennan let the Planning Board know that the Town Board does have the petition on the agenda for their August 14th, but that the Town Board is also waiting for comments from additional outside parties and organizations, so the Planning Board does not need to have their comments in for the August 14th meeting.

Meg Winkler thanked the board for their conversation regarding the petition.

General Business

No additional business was discussed.

Close of Meeting

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

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

Respectfully Submitted,

Katie Cariello
Planning Board Secretary

APPROVED 10/8/2025

Comments made by the Town Planning Board regarding the petition:

- *Surprise at the change from the original presentation by the land owner to what is being presented currently, which is code that was written by the land owners' attorney asking for the Town of North East to adopt.* The applicant should ask for a zoning amendment and the town would utilize their zoning consultants to draft the language.
- The Planning Board recommends the Town of North East Board to use the Town's planning consultants to create zoning which is appropriate to the Town of North East and produces the end results that you want.
- Are there ramifications to this petition that unwittingly create a commercial corridor on Route 22?
- Concerns were raised regarding the language surrounding the construction of transient lodging on a twenty acre parcel, which, as written, can be considered standalone structures and could consist of up to twenty-four rooms, and how much construction that might entail.
 - One concern was around the amount of construction that could be happening.
 - A second concern was what if the business fails and the property then has upwards of twenty-four unused structures on it, becoming a blight on the neighborhood, or someone else comes in and wants to do retail on the parcel because those buildings can be reused.
- (Chris's comment) Agro-tourism the way that agricultural markets law defines it is adjacent use of a property to an on-going and existing farming operation - the agrotourism activities are compliments to the farming operation and without a farming operation there is no agro-tourism as far as the agricultural market law is concerned.
 - A comment was made that the only place "agriculture" was mentioned in the petition was in the cover letter.
 - A concern came up regarding if the petition is actually connected to farming, or is being dropped into an area with farms?
- Because there are already a few commercial businesses in the surrounding area, the idea of creating a hamlet was brought up.
- The Planning Board discussed an open development zone for the area (OR specific parcel?) for the Town of North East to consider, but did comment that they were unsure the legality of this recommendation.