

**TOWN OF NORTH EAST PLANNING BOARD  
MINUTES  
October 22, 2025**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, October 22, 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), Meg Winkler (via Zoom), Walter Kubow, Scott G. Galliher, Noah Goodman, Mari Ann Hoke, Wesley Chase, Joseph M. Hoke, Jim Perotti, J. Kevin Webb, Chris Kennan, and Katie Cariello, planning board secretary.

Chairman Culver requested a motion to open the meeting at 7:31 PM.

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

**Minutes**

Minutes were discussed later in the meeting to accommodate the application public hearings.

**General Business**

Chairman Culver asked to move general business discussion to after the public hearings.

**Silver Mountain Hay LLC**

**Application for Minor Subdivision**

**437 McGhee Hill Road**

**Parcel #133889-7170-00-062510**

Chairman Culver requested a motion to open the public hearing for Silver Mountain Hay LLC’s application for minor subdivision at 7:33 pm.

Sternberg made the motion to open the hearing. Culbreth seconded the motion. The motion was passed unanimously, outside of Barrett, who recused himself from the hearing.

Wesley Chase presented finished maps of the subdivision to the PB for final review. Chase reiterated the applicant’s request to subdivide the property at 437 McGhee Hill Road. The Dutchess Land Conservancy provided an easement on the property for the current owner and accepted the subdivision as presented in a letter to the board.

Chairman Culver asked if anyone in the public would like to comment.

Kevin Webb, a neighbor to the applicant, spoke up on his support for the subdivision.

Chairman Culver asked the board if anyone would like to comment. No one did.

Chairman Culver requested for a motion to close the public hearing at 7:38 pm. Farhangi made the motion to close the public hearing. The motion was seconded by Culbreth.

Chairman Culver mentioned to Chase that the PB did not receive ESCROW for the application, but that there might be a small amount of money for the lawyer and Chairman Culver would let him know.

Chairman Culver requested a motion for a negative declaration of SEQR. Farhangi made the motion. Kish seconded. All board members who were voting approved.

Chairman Culver requested a motion to approve the application on the subdivision. Sternberg made the motion. Culbreth seconded. All board members who were voting approved.

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

Chairman Culver requested a motion to open the Perotti Homestead Farm LLC application for minor subdivision 5-15 hearing at 7:40 pm.

Culbreth made the motion to open the hearing. Farhangi seconded the motion.

Chase presented the board with the final map of the proposed subdivision.

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

Chairman Culver requested a motion to close the public hearing. Kish made the motion and Sternberg seconded it.

Chairman Culver requested a motion for a negative declaration of SEQR. Kish made the motion. Sternberg seconded and passed unanimously.

Chairman Culver requested a motion to approve the application on the subdivision. Culbreth made the motion. Sternberg seconded and passed unanimously.

**MGHR LLC  
Application for Amended Site Plan  
McGhee Hill Road  
Parcel #133889-7170-00-242516**

Walter Kubow presented the subdivision that had been approved earlier in the year with an adjustment to the driveway. The Dutchess County Department of Public Works (DPW) came back to the applicant regarding the placement of the driveway and asked them to move it for safety issues. Kubow presented the reworked driveway to the PB.

Chairman Culver asked if moving the driveway changed anything on site. Kubow answered no. Chairman Culver asked Attorney Langlois if he had any questions. Attorney Langlois asked if this change would be reflected in any of the documents that had previously been submitted to the PB. Kubow said that three of the maps were updated to reflect this change.

Chairman Culver asked Attorney Langlois if the PB needed to have a public hearing regarding this amendment. Attorney Langlois said he did not believe a public hearing was required since the relocation isn't changing the subdivision in a material way.

Chairman Culver requested a motion to waive the public hearing to the extent that a public hearing would otherwise be required. Farhangi made the motion. Sternberg seconded and it passed unanimously.

Kish asked Attorney Langlois if this is subject to SEQR. Attorney Langlois said that because it is an amendment to a previously approved site, he did not think it was subject to SEQR or would be a type 2, but that the PB could take a conservative approach and issue a negative declaration of SEQR to have on file. Kish said that if the board did that, he would want a completed environmental assessment form (EAF) to review, so he'd be open to waiving SEQR instead. Chairman Culver said that the PB could vote on that if they chose.

Kish made a motion to waive SEQR. Sternberg seconded and it passed unanimously.

Chairman Culver requested a motion to approve the amended site plan. Farhangi made the motion. Culbreth seconded and it passed unanimously.

#### **Public Comment**

No additional public comments were made.

#### **General Business**

Discussion around adjusting the PB's fees and scheduling of said fees to better align with surrounding town models continued and will do so at the next PB meeting.

Kish asked to discuss October 8, 2025 minutes and made amendments to them.

Chairman Culver requested a motion to approve the amended minutes. Farhangi made the motion. Culbreth seconded the motion and passed unanimously.

#### **Close of Meeting**

Chairman Culver requested for a motion to adjourn the meeting at 8:01 PM.

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

Respectfully Submitted,

Katie Cariello  
Planning Board Secretary

APPROVED 11/12/2025