

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
November 12, 2025**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, November 12, 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 Mayville, Edie Greenwood, Quentin Kindred, Chris Kennan, and Katie Cariello, planning board secretary.

Chairman Culver requested a motion to open the meeting at 7:33 PM.

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

Minutes

Minutes were discussed later in the meeting.

General Business

Chairman Culver invited Edie Greenwood, chair of the Zoning Board of Appeals (ZBA) and part of the Zoning Regulations Committee (ZRC) to discuss the amendments to the Town’s zoning regulations.

Greenwood pointed the PB to the portion of the document regarding the revision to allow housing in the boulevard district, because right now it is not allowed. Greenwood recommended the board spend time with the additional charts and attachments at the back of the overall document because it explains a number of definitions that will be useful in reviewing the regulation recommendations. Greenwood also pointed out that something was added after the committee ended, which is allowing child and adult day care centers in the business district.

Greenwood continued that most of the residential codes were not edited, but would be looked into during phase two. For phase one, which she was presenting on, she said there are updates on standards for off-street parking, signage, landscaping, and exterior lighting. Lastly, Greenwood mentioned that special permitting has been recommended to be transferred to the Planning Board’s duties, and that there was an addition of a section regarding accessory dwelling units (ADU), since the Town of North East is now officially part of the state’s program.

Chairman Culver provided the board the opportunity to ask Greenwood questions and clarifications on the document and her presentation. Discussion was had, and the PB decided to table their official comments that will be provided to the Town Board for their next meeting (scheduled December 3rd, 2025 after the November 26th meeting was cancelled due to proximity to Thanksgiving).

Riga Station LLC/Kindred Property Care

Site Plan Application

6180 Route 22

Parcel #133889-7272-00-063335

Quentin Kindred presented the PB with the photometric plan for 6180 Route 22.

Kish asked the applicant to explain what the lights are there for and when they will be turned on. Kindred responded that the lights are there for safety and security reasons.

Discussion was had between board members and the applicant regarding the certain aspects of the specific lighting Kindred presented in the photometric plan.

Chairman Culver asked for a motion to approve the photometric plan as presented by the application.

Farhangi made the motion to approve the plan. Motion was seconded by Kish and passed unanimously. After the motion was passed, Kish left the meeting.

Public Comment

No public comments were made.

General Business

Chairman Culver requested a motion to approve the minutes.

Sternberg made the motion to approve the minutes from October 22nd, 2025. Motion was seconded by Culbreth and passed unanimously with remaining board members.

Close of Meeting

Chairman Culver requested for a motion to adjourn the meeting at 8:48 PM.

Sternberg made a motion to adjourn the meeting. Motion was seconded by Farhangi and passed unanimously with remaining board members.

Respectfully Submitted,

Katie Cariello
Planning Board Secretary

APPROVED 2/11/2026