

**TOWN OF NORTH EAST PLANNING BOARD  
December 3, 2025**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, December 3, 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), Rachele Grieco Cole, James Cole, Nathan Miller, Kathleen UNSURE, Andrew Stayman, Rob Cooper, and Katie Cariello, planning board secretary.

Chairman Culver requested a motion to open the meeting at 7:47 PM.

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

The PB discussed and commented on the zoning board amendments and provided the following comments for the Town Board to review:

- That the Town Board reviews the proposed code for contradictory and/or vague language. The Planning Board identified examples of potentially confusing language.
  - Example: Page 23 under OFFICE, TRADESMAN (and WORKSHOP) “The office and/or workshop of an electrician, plumber, painter, carpenter, general building contractor, heating/ventilating/air-conditioning contractors, refrigeration contractors, roofing contractors, and other such construction occupations, including ancillary display showroom contained in an area not exceeding 5% of the gross floor area of the principal building, indoor and outdoor vehicle parking, and storage of materials, equipment and supplies within a building.”
  - The Planning Board spent time reviewing this section and came to the conclusion that the wording around the “...not exceeding 5% of the gross floor area...” could be confusing to readers.
- Including Small Wind Energy Conversion Systems (SWECS) in the 180-5 Definitions section.
- Providing for expiration of approved site plans in the event that a developer does not substantially commence construction within a reasonable period of time.
- Removing the definition “FARM, CAGE-TYPE POULTRY”

The Planning Board recommends that the Town Board include the following use in the business districts:

- “Pop-up businesses” (temporary businesses without permanent structures) along with appropriate standards.

**Close of Meeting**

Chairman Culver requested for a motion to adjourn the meeting at 9:18 PM.

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

Respectfully Submitted,

Katie Cariello  
Planning Board Secretary

APPROVED 2/11/2026