

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
February 11, 2026**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, February 11, 2026 in the North East Town Hall located at 19 North Maple Avenue, Millerton, New York at 7:30 PM. Board members Chairman Culver, Scott Culbreth, Bill Kish, Leslie Farhangi, and Dan Sternberg were in attendance. Also in attendance were Chris Langlois and Chip Barrett (via Zoom), Jim Teed, Dan Martucci, Rob Cooper, John King, Rich Renna, Rich Stalzer, Chris Kennan, and Katie Cariello, planning board secretary.

Chairman Culver requested a motion to open the meeting at 7:30 PM.

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

Minutes

Chairman Culver requested a motion to accept the November 12, 2025 and December 3, 2025 minutes. Sternberg made a motion to accept the minutes. Motion was seconded by Culbreth and passed unanimously.

General Business

Escrow Returns

Chairman Culver requested a motion to return \$1,926.66 to the Bank of Millbrook. Sternberg made the motion to return the escrow and was seconded by Farhangi and passed unanimously.

Chairman Culver requested a motion to return \$327.08 to Perotti Homestead Farm LLC. Culbreth made the motion to return the escrow and was seconded by Kish and passed unanimously.

Prime 22, LLC/Irving Farm Land Development

Site Plan

6044 Route 22

Parcel #133889-7271-09-131558

Jim Teed presented an initial concept site plan for two warehouses to be constructed on the property, with the understanding the variants would need to be requested.

Chairman Culver asked Kish if the new setback proposals in the zoning amendments would change the variant needs for the Town of North East, which Kish replied that was correct.

Chairman Culver asked Teed if their purpose in presenting at the meeting was just to loop for opinion on the concept of the plan. Teed agreed that was their intent.

Kish asked if they had a vision for traffic level and hours of use at this stage of the planning. Dan Martucci said they envisioned it to be a storage facility, with individuals using the facility at their convenience, both street side and at the rear of the building.

Chairman Culver reiterated that with the proposed zoning changes, the board could not give more insight at this time, but did not see any issues as presented with the code at the time of the meeting. A majority of the board agreed that there was nothing in the initial concept that raised concerns.

Chairman Culver that the board could not hold a hearing for just a concept, and said they could have a perfunctory meeting with the Zoning Board until they have a more concrete plan. Chairman Culver and Kish also both referred

to the fact that the Town might adopt new zoning amendments that would change what the future applicant would need to ask for, or commit to, by the Planning and Zoning Boards.

John King

Major Subdivision

Old Route 22

Parcel #133889-7169-00-448830

Rich Rennia, on behalf of John King, presented a concept for the property to get direction on the subdivision, by providing two ideas, one of a conventional lot layout and the second of a cluster lot layout. Due to the property being in the agricultural district, the lot lines are drawn in a way to keep in compliance with the five acres of farming land with housing being toward the forested perimeter of the seven lots. The second iteration clustered the housing on six of the seven lots, with the seventh holding a majority of the farmable land.

King shared the purpose of the property is to make it a vineyard and that they are looking to plant the grapes in the best growing spaces while also providing housing on the property.

Sternberg raised a concern that the current zoning code for cluster housing on agricultural land requires 100 acres. The board and Rennia asked for clarification from counsel since both parties did not agree on the statement. Sternberg also said the new zoning code would eliminate the need for counsel to clarify if approved prior to King coming back with a fully formed plan.

Conversation turned towards the housing itself, with questions/thoughts being raised by Farhagni and Sternberg about whether the houses would be sold or rented. Kish said he was unsure if that was in the purview of the board, and redirected the conversation towards what is in the purview of the board, which is the preservation of the agricultural spaces.

Chairman Culver also noted that the applicant would need to provide legal documents for a shared driveway, which is in both plan concepts. Chairman Culver added that there are several other legal definitions that will need to be ironed out by the applicant before the board can review this site in a more formal way.

Attorney Langlois said the PB needed to decide if they are open to the clustering as presented, and if so, what is the board's view of the lot sizes and the arrangement of the lots. Attorney Langlois continued saying that if the board is open to any clustering arrangement, they would then get into the issues of agreements/arrangements/legal definitions of shared septic, driveways, etc.

Farhangi suggested that King reach out to conservation groups that might be involved in an easement to see what requirements they would ask of the applicant to see how that fits into the overall application.

Culbreth brought up setback arrangements for the buildings. Kish responded that in the new proposed zoning code, the PB would be able to set the setback dimensions for clustered housing.

Farhangi brought up that the board has had to refer to the proposed new zoning amendments throughout the meeting and it has the board in a limbo state during their discussion. Chairman Culver said that the board should continue to refer to the new zoning as, "if the new zoning amendments move forward" since they are looking to be approved within the next two months.

Rennia requested that Attorney Langlois look at the language of the current cluster zoning documentation. Chairman Culver requested escrow from the applicant if the board's attorney was going to be doing work on their behalf. Attorney Langlois said he was open to providing his opinion on the code, but that he might not be the final say and it could potentially go to the code enforcement officer. Attorney Langlois also said that he does not recall

the PB receiving a request for clustering in the past and that he would just be reading the code as is just like the applicant and board.

Chairman Culver said that the applicant should move forward using the draft of the new zoning code as the likely path they will be on in completing the site plan and application.

The discussion ended with King and his team needing to (1) decide which plan he was going to move forward with, either the conventional, or the cluster version; (2) for King to discuss potential conservation easement plans with a couple of groups, including the Town of North East, for them to use that in creating their plan.

Chairman Culver requested an escrow of \$2,000. Sternberg made the motion, Farhangi seconded and passed unanimously.

Public Comment

Rich Stalzer commented that the John King Major Subdivision should shift the routing of the access roadway, which would otherwise cut into a conserved space.

Town of North East Supervisor Kennan commented that the Town Board is about one meeting away from closing the public hearing on the proposed Zoning changes, and is very close to approving it.

General Business

Close of Meeting

Chairman Culver requested for a motion to adjourn the meeting at 8:40 PM.

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

Respectfully Submitted,

Katie Cariello
Planning Board Secretary

APPROVED May 27, 2026