

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
May 27, 2026**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, May 27, 2026 in the Village of Millerton Village Hall, 5933 N. Elm Ave., Millerton, NY, at 7:30 PM. Board members Chairman Culver, Scott Culbreth, Leslie Farhangi, Chip Barrett, and Dan Sternberg were in attendance. Also in attendance were Chris Langlois (via Zoom), Ray Nelson, Nate Miller, Chris Kennan, and Katie Cariello, planning board secretary.

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

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

Minutes

Chairman Culver requested a motion to accept the February 11, 2026 minutes. Culbreth made the motion. Motion was seconded by Sternberg and passed unanimously.

General Business

Olivet Academy

Special Permit

425 Morse Hill Road

Parcels #133889-7169-00-202068, #7168-00-136877 & #7169-00-329047

Ray Nelson presented that the state education department has required all schools to have their documentation in their name, including the Certificate of Occupancy (CO) to the PB. Nelson shared that there are no building changes, they just are looking for a special use permit.

Chairman Culver told Nelson that escrow will be needed from the applicant in order for the PB’s attorney to review all the documents since they will be going to the state education department. Chairman Culver asked Attorney Langlois and the board how much escrow they believe will be needed. Attorney Langlois said he believed no more than \$500 should be necessary.

Chairman Culver requested a motion to set escrow at \$500. Farhangi made a motion to set escrow at \$500. Culbreth seconded the motion and passed unanimously.

Nelson brought up that one of the buildings on the property was never issued a permit, and he is working with the applicant and the department of health to rectify the situation.

Chairman Culver noted that the site plan in front of the board that evening was missing at least two of the buildings on the property, a shed and the stables, and that in order to move forward with the process an updated and correct site plan would need to be presented to the PB.

Sternberg asked Nelson if the applicant had made any changes or additions to the property since taking it over six years ago. Nelson said they have not made any major changes, only some minor ones to keep up to code with the fire department.

Chairman Culver asked Attorney Langlois what the next step would be from here. Attorney Langlois said that with the special permit requirements that there needs to be a determination made that the application is

significantly complete. Once the planning board receives a complete application, a clock starts where the PB has 62 calendar days to have a public hearing. Chairman Culver noted that the applicant is willing to waive the 62 calendar day window because they are all unsure when the department of health would report back. Chairman Culver requested a letter from the applicant themselves, not just from Nelson, stating that they are waiving the 62 calendar days of having a public hearing. Attorney Langlois agreed that it would be good to have a letter from the applicants for the file.

Chairman Culver asked the board if they had any thoughts on the public hearing moving forward without the completed site plan. Farhangi said that she did not think it was a good idea to conduct a public hearing on a project without the site plan being completed. Chairman Culver agreed. Chairman Culver went on to say that once the public hearing takes place, he cannot see a reason why the PB would need the additional 62 calendar days to approve the application.

Prior to the meeting, Kish and Chairman Culver had a discussion and Kish noted that some of the lighting was not up to code. Chairman Culver asked the board for them to set a precedence that if there are no changes being made to the property when requesting a special use permit, that the board can note that there are some areas of concern that you might want to upgrade, but that it should not be mandatory for them to make those upgrades in order to move forward with the special permit application. Present board members agreed.

Chairman Culver asked Attorney Langlois to confirm next steps for the board and the applicant. He went on to list them out, that the applicant provide a letter waiving the second of the two 62 calendar day timeline (PB's approval of the completed application), the site plan to be updated and in completion, and if the board has those items in time for the next meeting that they could set a public hearing then. Attorney Langlois agreed with Chairman Culver.

Sternberg asked for training with the Attorney Langlois and the board to review special permits.

Public Comment

There were not public comments.

General Business

There was no additional general business.

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 Sternberg and passed unanimously with remaining board members.

Respectfully Submitted,

Katie Cariello
Planning Board Secretary

APPROVED June 24, 2026