TOWN OF NORTH EAST PLANNING BOARD
MINUTES
June 24, 2026

The regular meeting of the Town of North East Planning Board ("PB") took place on Wednesday, June 24, 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, Leslie Farhangi, Chip Barrett, and Dan Sternberg were in attendance. Also in attendance were Chris Langlois (via Zoom), Meg Winkler (via Zoom), Ray Nelson, Nate Miller, Nate Miller, Eddie Greenwood, Lillian Simons, Lauren Simons, and Lorna Sherman planning board secretary, standing in for Katie Cariello.

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

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

Minutes
Chairman Culver requested a motion to accept the May 27th, 2026 minutes. Culbreth made the motion. Motion was seconded by Sternberg and passed unanimously, with Kish abstaining.

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 Department of Health approved their documentation, and that he expects to have all pertinent documentation shortly. Nelson said that the missing buildings from the previous set of plans have been added to the ones in front of the board, including two horse barns, a shed that stores salt and equipment, and a boat house by the lake.

Discussion turned to if a special permit is even necessary for this applicant because the space is already a school and has been for decades. Attorney Langlois said that this specific special permit review is not typical of a special permit application because it has been in use as a school for so long that it is most likely already consistent with the public health and safety of the neighborhood.

Kish asked if the PB needed to add any conditions into the permit request to prevent potential future owners of the parcels from adding, or doing something, that is not aligned with the neighborhood. Attorney Langlios said that is not necessary because it becomes too much micromanaging of the parcels.

Chairman Culver asked Attorney Langlios about gathering conditions that may or may not impact the neighborhood at the public hearing since the special permit asks for impacts to the neighbors of the parcels. Attorney Langlios said that is okay and also spoke about the 62-day window for the board to hold a public hearing once the entire permit was submitted, and then a second 62-day window for the board to come back with its final decision.

Chairman Culver noted that they requested waivers on both 62-day timelines from the applicant and that currently the board has a waiver from the applicant for the first 62-day window.

Kish asked if the building department had filed a notice of violation against the applicant, because if so, the board could not set a public hearing. Chairman Culver stated that the building department is working in tandem with the applicant to move this process ahead. Kish asked that the board confirm with the building department to make sure that there has not been a notice of violation submitted against the applicant.

Chairman Culver asked Attorney Langlios what they should do next. Attorney Langlios said he could not tell them what to do, but offered the following options:

1) Schedule the public hearing.
2) Defer scheduling the public hearing pending the applicant submitting a narrative which addresses criteria A through J in code section 180-26 both so that the board and public would have the benefit of reviewing those items prior to the public hearing.
3) Schedule the public hearing with the understanding that the applicant will come to the public hearing prepared to address those criteria and hear from the public.

Chairman Culver said that he was interested in moving forward with the third option, of scheduling the hearing and letting the public voice their comments then.

Kish said he is open to moving forward with a public hearing to hear from the applicant's neighbors with the understanding that the board does not have a complete application in front of them as of this meeting.

The board worked with the applicant to find a time for them to do a site visit on June 29th, 2026.

Chairman Culver requested a motion to set the public hearing for July 22nd, 2026 at 7:40 pm, or as early as possible.

Kish made the motion to set the public hearing. Motion was seconded by Culbreth and passed unanimously.

GRJH, Inc./GRJH Grey House Apartment Conversion
Site Plan Application
181-185 US Route 44
Parcel #133889-7271-00-715245

Chairman Culver reminded the applicant that they would not need a special permit for this application, that it will be a regular site plan application.

The applicant shared that they do not plan on making many changes to the outside facade, lighting, or landscaping.

Kish let the applicant know that complete site plans brought to the board should include all pertinent information, such as septic documentation, lighting fixture information, and other preexisting information so the board has a full picture of the project.

Chairman Culver asked for the applicants to bring documentation on the landscaping, lighting, septic, parking and any other details necessary for a fully formed site plan in order for the board to set a public hearing.

Sternberg brought up sidewalks and the PB's need to review the interior square footage of the apartments per the new code regulations the Town adopted. Sternberg suggested that the applicant and their architect review the code portion 180-35, which includes all the materials to need to be submitted for site approval.

Chairman Culver requested that the applicant get the materials to the board a week prior to the next meeting on July 22nd, 2026.

Chairman Culver made a motion to request an escrow of $1,500, with the understanding that part of it included the $450 in the applicant's account.

Farhangi made the motion and Sternberg seconded and was passed unanimously for the applicant to provide $1,050 to the open account.

Public Comment
There was no public comment.

General Business
There was no additional general business.

Close of Meeting
Chairman Culver requested for a motion to adjourn the meeting at 8:41 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 July 22, 2026