

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
February 26, 2014**

The regular meeting of the Town of North East Planning Board took place on Wednesday, February 26, 2014 in the Town Hall located at 19 N. Maple Ave, Millerton, New York. Board Members present were Chairman Dale Culver, Willen deVogel, Leslie Farhangi, David Shapiro, Evelyn Garzetta and Charles Barrett. Board Member William Kish was absent. Also in attendance were Mark Graminski and Richard Rennia.

- **The Kildonan School Morse Hill Rd., Application for Subdivision**
- **Southern Realty & Development Route 44, Project Contingencies**
- **Charles Barrett 639 & 625 Smithfield Road, Informal Discussion Re Lot-Line Adjustment**

David Shapiro moved to open the Planning Board Meeting at 7:35 PM. The motion was seconded by Charles Barrett and passed unanimously.

The Kildonan School
Morse Hill Rd.
Application for Subdivision
Tax Parcels # 7168-00-136887 & 7168-00-130715

Mark Graminski, Consulting Engineer & Land Surveyor representing the Kildonan School, presented an Application for a Minor Subdivision to the Planning Board. The Kildonan School is proposing a two-lot minor subdivision in order to sell a portion of their property. Currently the school owns land on the North and South side of Morse Hill Road and the east and west side of Perry's Corners Road. Mr. Graminski presented the Planning Board with a survey map. Lot number 1 is about 56 acres and will be retained by the Kildonan School. Lot 2 has a portion in the Town of North East as well as a portion (labeled Lot 3) in the Town of Amenia. Lots 2 and 3 are for sale with Lot 2 being 88.7 acres and Lot 3 is 91.39 acres. This application will only subdivide land in North East.

Chairman Culver asked if the town border line would be the boundary for one lot.

Mr. Graminski replied he had made that the boundary line because they were separate tax grid numbers. The land will be transferred as one piece with two separate tax grid numbers, but the subdivision only takes place in the town of North East. He also stated that as the project evolved it was discovered that the septic system for the school's dining hall is located

on the parcel to be sold. Therefore, Lot 2 will include an easement for the use and maintenance of the septic system.

Willem deVogel stated that there is a parking lot here too. Will the parking lot would be part of the easement?

Chairman Culver asked if the easement would encompass both the parking and the septic area.

Mr. Graminski stated that he was unsure. Originally he was told to include both the septic and the parking area in the easement so to his knowledge, it would include both.

Chairman Culver asked if this piece had previously been subdivided around two and a half years earlier.

Mr. Graminski stated that the parcel was actually part of an earlier lot line alteration and yes, it was the same piece.

Chairman Culver asked if there was a new deed and stated he wanted to be clear since this was another subdivision off the same piece of land within two years that it wouldn't create a problem down the road.

Mr. Graminski stated that there was a new deed drafted after the piece had been cut out previously.

Chairman Culver responded that he didn't want have any questions come up later regarding segmentation.

Mr. Graminski stated he could provide a chain of title.

Chairman Culver stated that the Planning Board would review their guidelines for clarification. He then asked if the dimensions of the proposed easement area were known.

Mr. Graminski responded the easement covered 1.7 acres. The easement includes both the location as well as access to the Kildonan fields.

Chairman Culver asked if there were any questions or comments. There were none. Chairman Culver stated that Mr. Graminski and the Kildonan school could be scheduled for a Public Hearing on March 26, 2014.

David Shapiro made a motion to schedule a Public Hearing for the Kildonan School Minor Subdivision on March 26, 2014 at 7:45. The motion was seconded by Charles Barrett and passed unanimously.

Southern Realty & Development
Route 44
Project Contingencies
Tax Parcel # 7271-00-790170

Richard Renna, representing Southern Realty & Development, asked for an extension for their application. He and John Joseph appeared before the PB on October 23, 2013 and were given a 6 month extension due to end April 23, 2014. He stated that the lawsuit had since been resolved, however, now there was an additional appeal so he requested another 6 months, extending the matter to October 23, 2014. Rich Renna stated that Southern Realty & Development would like to move ahead with the paperwork.

Richard Renna also presented the Planning Board with an Intent of Appeal filed by Sharon Kroger. He stated that SRD had decided to move ahead anyway

Evelyn Garzetta made a motion to extend Southern Realty & Developments deadline to October 23, 2014. The motion was seconded by Willem deVogel and passed unanimously.

Charles Barrett
639 & 625 Smithfield Road
Informal Discussion Re Lot-Line Adjustment
Tax Parcels: # 7070-00-788094 & 7070-00-864110 (7:55 PM)

Charles Barrett presented the PB with a drawing of his 2 adjacent tax parcels. He would like to sell the 8.5 acre parcel on which he currently resides plus an additional 14 acre piece for a total of 22.5 acres out of the 55 acre piece he currently owns. The potential purchaser wants to ensure ahead of time that they can build another site on this parcel. This is an A5A zone.

Leslie Farhangi commented that she had encountered this situation previously when she tried build a second house on her own property.

Charles Barrett stated that during his conversation with the Town of North East's building inspector, Ken McLaughlin, Mr. McLaughlin said you must show that you can physically subdivide the property in order to do this. The property, which is zoned A5A, must meet certain criteria including 40 feet of road frontage and 5 acres .

Chairman Culver commented that meeting the criteria would depend upon the site plan.

Charles Barrett stated that he thought a lot-line adjustment might be a simpler approach.

David Shapiro commented that provided parcels were owned by same person and if they are owned by the same person that is a lot line adjustment.

Evelyn Garzetta asked if Mr. Barrett had gotten the information from Mr. McLaughlin in writing.

Charles Barrett responded that he had not. They had discussed subdividing.

Chairman Culver stated that a lot-line adjustment would be simpler and faster.

Charles Barrett responded that his next step was to get a surveyor and push forward.

Public Comment

There was no Public Comment.

General Business

Grace Paul Trust requested, via Email, a 3 month extension to submit their Mylar Plat. Charles Barrett moved to grant the Grace Paul Trust extension through June 1, 2014. Evelyn Garzetta seconded the motion which was passed unanimously by board members.

The Planning Board briefly discussed the Kalba Subdivision. Dale commented that if the subdividing of their property had occurred after zoning existed it should have conformed to zoning codes.

The PB discussed having a training session, possibly with a PB from another town. Possible classes topics discussed were a SEQR refresher or Storm Water. The Board requested that the Planning Board secretary compile a listing of offerings from Pace University and other sources.

Questions for the Town Attorney:

- How long should PB meeting tapes be kept after the Minutes are approved before erasing?
- How detailed should the minutes be?

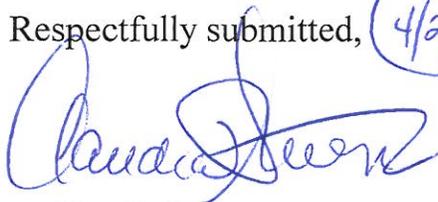
Minutes

At 8:30 PM Evelyn Garzetta moved to close the Planning Board meeting for February 26, 2014. The motion was seconded by David Shapiro and passed unanimously by the PB Members.

At 8:32 David Shapiro motioned to adjourn the meeting until March 5, 2014. Leslie Farhangi seconded the motion and passed unanimously by the PB Members.

Respectfully submitted,

4/2/14



Claudia Stevens
Planning Board Secretary