

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
January 18, 2017**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, January 18, 2017 in the Town of North East Town Hall, 19 North Maple Street, Millerton, New York at 7:30 PM. Board members Evelyn Garzetta, Bill Kish, Willem deVogel and Leslie Farhangi were present. Chairman Dale Culver and Charles Barrett were absent. Also present were Josephine Culver, Mat Keifer, Kimberly Garrison and Juliet Moore.

- **Robert Butts POA Mary Louise Culver, Public Hearing for a Minor Subdivision 197 Mill Rd Tax Parcel #: 7270-00-252470**

Acting Chair Kish requested a motion to open the regular meeting of the PB at 7:30 PM. The motion was made by Garzetta, seconded by Farhangi and passed unanimously.

Public Comment

There was no public comment.

**Mary Louise Culver (Robert Butts POA)
Public Hearing for a Minor Subdivision
197 Mill Rd
Tax Parcel #: 7270-00-252470**

deVogel made a motion to open the public hearing for the Culver minor subdivision. The motion was seconded by Farhangi and passed unanimously.

Acting Chair Kish stated that the Planning Board office received two letters since this application was last in front of the board, one from the law firm of Grant & Lyons LLP, counsel for Daniel and Estrellita Brodsky neighboring landowners, and a second from Mackey Butts & Wise LLP, counsel for the Culvers. Kish stated that the record show that both letters have been entered by reference.

Acting Chair Kish asked if there was any public comment for this particular application. Garrison, representing Grant & Lyons, approached the PB and stated that she had nothing to add save the information contained in the letter. The second letter, authored by Rebecca Valk on behalf of Culver, was a response to the Grant & Lyons letter and stated that her clients had no objection to the terms requested by the firm of Grant & Lyons.

PB members agreed that the surveyor should add a note to the survey. Keifer, surveyor for the Culvers’, stated that he would add this note and supply the PB Chair with a copy for approval by the beginning of the following week.

Garzetta made a motion to close the public hearing. The motion was seconded by deVogel and passed unanimously.

Kish read the SEQRA aloud to the PB members and determined that a major subdivision was a permitted use. Kish requested a motion stating that the action would not create a negative environmental impact. The motion was made by deVogel, seconded by Garzetta and passed unanimously.

Garzetta made a motion to amend the existing survey by adding a note be numbered #6 with the language, "There is no right of access to Lot-1 from the filed entrance on the neighboring landowner's property." The motion was seconded by deVogel and passed unanimously.

Kish requested a motion to grant the Culver minor subdivision conditional approval, approval contingent upon the addition of a note employing the language above to the survey. The motion was made by Farhangi, seconded by deVogel and passed unanimously.

General Business

Acting Chair Kish stated that he would like to schedule an organizational meeting for February 22, 2017. He asked Stevens to contact Ferlazzo, lawyer for the PB, to request a list of topics covered during the December 2016 training session. Kish also stated that he would like to use the organizational meeting to discuss topics such as unfinished business, and developing checklists and forms for PB applicants. deVogel made a motion to schedule an organizational meeting for February 22, 2017. The motion was seconded by Farhangi and passed unanimously.

Minutes

Farhangi made a motion to accept the minutes of January 4, 2017. The motion was seconded by Garzetta and passed unanimously.

Acting Chair Kish requested a motion to adjourn the Planning Board meeting. The motion was made by deVogel, seconded by Farhangi and passed unanimously.

Respectfully Submitted,


Claudia Stevens
Planning Board Secretary

Approved 2/22/17
① Kish
② Farhangi