

**TOWN OF NORTH EAST PLANNING BOARD  
MINUTES  
February 24, 2016**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, February 24, 2016 in the Town of North East Town Hall, 19 North Maple Street, Millerton, New York. Board members Chairman Dale Culver, Evelyn Garzetta, Bill Kish and David Shapiro were present. Leslie Farhangi arrived at 7:40 PM. Board members Charles Barrett and Willem deVogel were absent. Also in attendance were Kevin Cunningham, Edith Greenwood and Katherine Dunlop.

- **Revson Public Hearing for Minor Subdivision  
1061 Route 83, Pine Plains  
Tax Parcel #: 6969-00-496685**

Chair Culver requested a motion to open the regular meeting of the PB at 7:35 PM. The motion was made by Garzetta, seconded by Kish and passed unanimously.

**Public Comment**

There was no public comment.

**General Business**

Chair Culver stated that he has spoken to Sal Ferlazzo, lawyer for the North East PB, regarding topics for an upcoming training session. Chair Culver also stated that in regard to the prospective local law regarding mandatory board member training requirements he asked the town supervisor to ensure that the law include wording to clarify that the town is responsible for paying for any training that board members may attend to fulfill these requirements.

The PB secretary stated that the Town Board of North East has responded to the PBs written request recommending that the definition of “enclosing polygon” be clarified and/or the language concerning how signs are to be measured be improved. The North East Town Board discussed the matter at the TB meeting of February 11<sup>th</sup> and has requested that the PB draft and submit the language to the TB for review. PB member Bill Kish suggested simplifying the definition of polygon to a figure with no more than five sides. PB members requested that Kish draft the language for the definition.

**Minutes**

PB members took time to read through a draft copy of the minutes of February 3, 2016. A motion to accept the minutes as presented was made by Shapiro, seconded by Farhangi and passed unanimously.

Chair Culver requested a motion to open the Revson public hearing for a minor subdivision. The motion was made by Kish, seconded by Shapiro, and passed unanimously.

**Revson**  
**Public Hearing for Minor Subdivision**  
**1061 Route 83, Pine Plains**  
**Tax Parcel #: 6969-00-496685**

Kevin Cunningham, land surveyor, is before the Planning Board on behalf of Martin Revson with an application for a minor subdivision. Cunningham initially brought the application to the PB on February 3, 2016. Cunningham explained that Revson owns a 38.29 acre parcel on County Route 83 abutting the Stanfordville line. Cunningham is before the board to propose a two lot subdivision. Under the proposal, Lot #2 will be a new vacant 24.62 acre lot while Lot #1 will retain the existing house on the remaining 13.67 acres. Cunningham provided the PB with a copy of the shared driveway maintenance agreement, the only document not provided at the February 3<sup>rd</sup> meeting.

Chair Culver asked for a motion to close the public hearing for the Revson minor subdivision application. The motion was made by Shapiro, seconded by Farhangi and passed unanimously.

Chair Culver then read through the SEQRA aloud to determine if the proposed action will have any environmental impact. Board members determined that based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. Chair Culver asked for a motion to declare a negative declaration. The motion was made by Shapiro, seconded by Kish and passed unanimously.

Chair Culver requested a motion to approve a two-lot minor subdivision for the Revson application. The motion was made by Shapiro, seconded by Farhangi and passed unanimously.

At 8:30, Chair Culver requested a motion to adjourn the Planning Board meeting until March 2, 2016. The motion was made by Garzetta, seconded by Farhangi and passed unanimously.

Respectfully Submitted,



Claudia Stevens  
Planning Board Secretary

Approved 3/30/16

① Farhangi

② Garzetta