

TOWN OF NORTH EAST PLANNING BOARD
MINUTES
April 26, 2017

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, April 26, 2017 in the Town of North East Town Hall, 19 North Maple Street, Millerton, New York at 7:30 PM. Board members Chairman Dale Culver, Evelyn Garzetta, Bill Kish, Willem deVogel, Charles Barrett and Bill McGhee were present. Leslie Farhangi attended via Video Conferencing. Also present were Brian Houston, Robert & Sandy Stapf, Sarah Jones, Stan Hirson and Peter Greenough.

John Doar Revocable Trust
Public Hearing for Minor Subdivision
5 – 21 McGhee Hill Rd
Tax Parcel #: 7070-00-085887

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

General Business

Chair Culver notified the board members that the escrow account established by LeeMilt’s Petroleum is nearly depleted.

Chair Culver stated that he has spoken with the Town of North East Town Board regarding Video Conferencing. The Town Board will write and adopt a law that may mirror the Video Conferencing Law currently employed by the State of New York. Chair Culver also stated that once that law is adopted teleconferencing will be done through Zoom rather than Skype.

PB members discussed a time frame for completing and posting agendas. Members agreed that applications may be accepted until Friday of the week prior to a scheduled PB meeting. The agenda must be made available on the Town of North East website by noon of the Monday in a week for which a meeting is scheduled.

John Doar Revocable Trust
Public Hearing for Minor Subdivision
5 – 21 McGhee Hill Rd
Tax Parcel #: 7070-00-085887

Kish made a motion to open the public hearing for the John Doar Revocable Trust at 7:40 pm. The motion was seconded by Barrett and passed unanimously.

Brain Houston, land surveyor with Bly & Houston, presented the application to the planning board. The Doar property currently consists of 222 acres at 5 – 21 McGhee Hill Road in the A5A Zoning District. The applicant seeks to subdivide a 5 acre piece from the existing 222 acre parcel. This 5 acre piece includes the main house and the well, septic and driveway which currently service that building. The applicant does not propose any addition development of the remaining lands. Houston stated that all the lands in the 222 acre parcel are under a Dutchess Land Conservancy Conservation Easement.

Kish asked if there are any structures elsewhere on the parcel. Houston replied that there are many barns on the remaining 217 acres which are currently used for horses, farming and agricultural activities. There were no further questions regarding the parcel.

Garzetta made a motion to close the Public Hearing at 7:45 PM. The motion was seconded by Kish and passed unanimously.

PB members then addressed the task of reviewing SEQRA. Upon review deVogel made a motion to declare the application before them a Type II Action, having no significant environmental impact. The motion was seconded by Barrett and passed unanimously.

Kish made a motion to approve the John Doar application for a Minor Subdivision as submitted; the motion was seconded by Garzetta and passed unanimously.

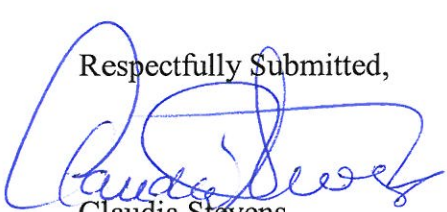
Public Comment

There was no public comment.

Minutes

Barrett made a motion to accept the minutes of February 22, 2017. The motion was seconded by Garzetta and passed unanimously.

A motion to close the Planning Board meeting made by Garzetta, seconded by deVogel and passed unanimously.

Respectfully Submitted,

Claudia Stevens
Planning Board Secretary

Approved 5/3/17
① Kish ② Garzetta