

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
May 3, 2017**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, May 3, 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 Rich Renna, Mark Taylor and Ralph Fedele.

Taylor Oil Inc. Review of Application
6073 Route 22 & 6075-6077 Route 22
Parcel #: 7171-12-980713 & 7171-12-978734

Chair Culver requested a motion to open the regular meeting of the PB at 7:32 PM. The motion was made by Garzetta, seconded by deVogel and passed unanimously.

Public Comment

There was no public comment.

**Taylor Oil Inc.
Review of Application
6073 Route 22 & 6075-6077 Route 22
Parcel #: 7171-12-980713 & 7171-12-978734**

Richard Renna, engineer with Renna Engineering Design PLLC, submitted an application on behalf of Taylor Oil, Inc for minor subdivision. Taylor Oil, Inc recently purchased two adjacent parcels, formerly the site of Dutchess Diesel, Inc., at 6073 Route 22 and 6075 – 6077 Route 22. The applicant would like to adjust the existing jagged boundary lines in order to square off the properties. Renna presented the board with a survey created by Linden Chase demonstrating the proposed boundary line changes. Renna stated that Taylor Oil currently has an application before the Zoning Board of Appeals “ZBA” for area variances and a special permit, however, the application currently before the PB has nothing to do with the ZBA applications. Once the ZBA has made their decision Taylor Oil will return to the PB for site plan approval.

PB members asked Renna for an overview of the proposed changes to the properties. According to Renna, the applicant intends to retain lot #: 7171-12-980713 a 2.76 acre parcel at 6073 Route 22 and sell lot #: 7171-12-978734 a 1.1 acre parcel to Harney & Son Tea. Renna stated that his client would like to erect two 30,000 storage tanks on the retained parcel and has filed application with the ZBA for a special permit and area variances. The Zoning Code of the Town of North East requires a 100 ft set-back for tanks larger than 10,000 gallons. The property at 6073 Route 22 is too narrow to attain these set-backs without obtaining an area variance. Renna stated that another possibility could

be the erection of six 10,000 gallon low emission tanks, as 10,000 gallon tanks only require a 25 ft set-back. PB members determined that that these items will be discussed when Application for Site Plan Approval is filed with the PB.

Chair Culver requested an escrow of \$750.00 from the applicant so that the application may be viewed by Sal Ferlazzo, counsel to the PB, to clarify whether the action is a lot-line adjustment or a minor subdivision.

Chip Barrett made a motion to schedule a public hearing for Taylor Oil, Inc to be held on May 24, 2017 at The NorthEast-Millerton Library Annex at 28 Century Blvd. The motion was seconded by deVogel and passed unanimously.

General Business

Chair Culver notified board members that the planning board secretary, Claudia Stevens, received a check from LeeMilt's Petroleum on May 15, 2017 for \$5,000.00 to replenish their escrow account.

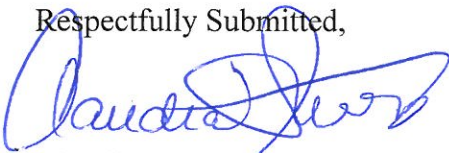
PB members discussed a letter dated April 28, 2017 from the Zoning Board of Appeals "ZBA" requesting leading agency status for the Taylor Oil, Inc application. Taylor Oil, Inc has filed application with the ZBA for a Special Permit and Area Variances. Chair Culver stated that Ferlazzo does not agree that the ZBA should act as lead agency in this matter.

Minutes

Kish made a motion to accept the minutes of April 26, 2017 amended as discussed. 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 7/5/17
① Kish ② Garzetta