

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
May 6, 2015**

The regular meeting of the Town of North East Planning Board took place on Wednesday, May 6, at the Town of North East Town Hall 19 North Maple Ave, Millerton, New York. Board members Chairman Dale Culver, Charles Barrett, Bill Kish, and Leslie Farhangi were present. David Shapiro, Evelyn Garzetta and Willem deVogel were absent. Also present were Edward Downey, Larry Eckler, Joseph Zarecki, PE, and Vincent LaMorte.

- **Vito LaMorte, Rudd Pond Rd
Minor Subdivision Application**
- **Donald & Mary Booth, Silver Mountain Rd
Proposed Lot-Line Adjustment Application**
- **Lionel Goldfrank & Hiddenhurst Farm LLC, Taylor Rd
Discussion of Proposed Lot-Line Adjustment**

Chair Culver requested a motion to open the regular meeting of the Planning Board of North East at 7:35 pm. The motion was made by E. Garzetta, seconded by D. Shapiro and passed unanimously.

Public Comment

There was no public comment

**Vito LaMorte
Application for Proposed Minor Subdivision
Rudd Pond Rd
Tax Parcel # 7271-00-622679**

Joseph Zarecki, P.E., representing Vincent LaMorte, appeared before the board with an application for a minor subdivision. This application was originally submitted to the PB in 2011 and required the applicant seek various approvals from other agencies. J. Zarecki stated that the outstanding approvals from the DPW and Village of Millerton Water have been received therefore the applicant would like to request to schedule a public hearing for a minor subdivision.

Chair Culver requested a motion to schedule the LaMorte Minor Subdivision Application for public hearing on May 27, 2015 at the Town of North-East's Library Annex. The motion was made by C. Barrett, seconded by B. Kish and passed unanimously.

**Donald & Mary Booth
Lot-Line Adjustment Application
Silver Mountain Rd
Tax Parcel #: 7170-00-062510**

Larry Eckler appeared before the PB on behalf of landowners Donald & Mary Booth with an application for a lot-line adjustment. Donald & Mary Booth, owners of a 256.99 acre parcel in the Town of North East, seek to donate 5 acres of their land to the Faith Bible Chapel of Shekomeko. The Booths' property is adjacent to Faith Bible Chapel's existing 5.1 acres on Silver Mountain Road so the 5 acre addition will ultimately create a 10.1 acre parcel.

Chair Culver requested a motion to schedule a public hearing for the Donald and Mary Booth Lot-Line Adjustment Application for May 27, 2015 at the Town of North-East's Library Annex. The motion was made by L. Farhangi, seconded by B. Kish and passed unanimously.

General Business

Edward Downey, attorney with Downey, Haab and Murphy, appeared before the PB with unofficial maps to discuss a possible lot-line adjustment for his client, Lionel Goldfrank III. The adjacent property holder and owner of Hiddenhurst Farm, Robert Quinlan, is interested in purchasing the majority of tax parcel #: 7269-00-647441, namely the 122.79 acres south of Taylor Rd excluding the existing equestrian center currently owned by L. Goldfrank III. No buildings will be sold in this transaction, only vacant land. L. Goldfrank III is amendable to the sale with the inclusion of a restrictive covenant preventing any new buildings from being constructed within the area illustrated on E. Downey's maps. In addition, L. Goldfrank III desires an easement so that he may continue to use the gravel road which serves as access to both the equestrian center and portions of his lands in Connecticut.

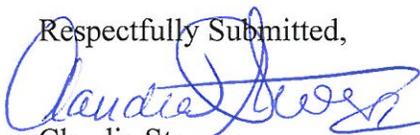
Chair Culver requested that E. Downey return to the next PB meeting with a survey, detailed maps and a completed Application for a Lot-Line Adjustment.

Minutes

No minutes were approved.

Chair Culver requested a motion to close the meeting. The motion was made by C. Barret, seconded by L. Farhangi and passed unanimously.

Respectfully Submitted,



Claudia Stevens
Planning Board Secretary

11/19/15

① Barrett
② Farhangi