

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
June 1, 2016**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, June 1, 2016 in the Town of North East Town Hall, 19 North Maple Street, Millerton, New York. Board members Chairman Dale Culver, Charles Barrett, Bill Kish, Evelyn Garzetta, David Shapiro and Willem deVogel were present. Leslie Farhangi arrived at 7:40 PM. Also in attendance were Sharon Kroger, Dan Martucci and Rich Carney.

**Irondale Development Corp, Application for Site Plan Development
6050 Route 22
Tax Parcel #: 7271-09-066639**

**Southern Realty & Development, Request for Extension of Site Plan Approvals
Tax Parcel # 7271-00-790170**

**The Kildonan School, Application for Amended Site Plan for the Kildonan School
425 Morse Hill Rd
Tax Parcel #s: 7169-00-202068, 7169-00-329047, 7168-00-136877**

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

Public Comment

Sharon Kroger appeared before the PB and distributed a document titled “Revised Fax Memorandum from the Dutchess County Dept. of Planning and Development to Planning Board Re: Comments, Dated March 27, 2012 (Pages 2500 – 2501)”. She commented that she wanted to be sure that everyone had a copy. Chair Culver assured Kroger that this document was already part of submittals on file and the PB had determined that adjacent property owners could not be forced to build sidewalks.

**Irondale Development Corp, Application for Site Plan Development
6050 Route 22
Tax Parcel #: 7271-09-066639**

Dan Martucci appeared before the PB on the application of Precision Auto Storage contract vendee/Irondale Development Corporation for site plan approval for a Commercial Storage Garage

on tax parcel #: 7271-09-066634 located at 6050 Route 22. Martucci supplied the PB with a photometric overlay for his proposed site plan application and a letter from New York State Department of Transportation "NYDOT" dated May 18, 2016 confirming Conceptual Approval for the project. Martucci stated that as far as exterior lighting is concerned, the lights would only be on as needed and the property will be monitored by infra-red cameras. The building will be autumn red with a charcoal colored roof. Chair Culver stated that the PB would like to see the exact dimensions of whatever sign Martucci intends to use on the property. Martucci stated that he will determine what type of sign he will use and provide the Planning Board Department with plans for the sign prior to the next PB meeting.

Shapiro made a motion to schedule a public hearing for site plan approval on June 22, 2016 at 7:40 PM. The motion was seconded by deVogel and passed unanimously.

**Southern Realty & Development
Request for Extension of Site Plan Approvals
Tax Parcel # 7271-00-790170**

Chair Culver stated that SRD's escrow is currently at zero and John Joseph is requesting a "good faith" estimate of what remains left to be done however the PB has no idea how much is left to complete. The escrow agreement was between the Town Board and SRD and originally in the amount of \$15,000 to be replenished when the account balance dropped below 33%. Currently there is no escrow from SRD in the account. Culver added that as there have been changes in Storm Water Regulations since last November, SRD's Storm Water Prevention Plan (SWPP) may need updating. Chair Culver asked the planning secretary to ensure that Sal Ferlazzo, counsel for the Town of North East, has all the background information regarding the SRD project.

**The Kildonan School, Application for Amended Site Plan for the Kildonan School
425 Morse Hill Rd
Tax Parcel #: 7169-00-202068, 7169-00-329047, 7168-00-136877**

Rich Carney, representing Mark Graminski, P.E., appeared before the PB with the newest version of the proposed site plan for the Kildonan School. Kish stated that the applicant will need an "As Built" lighting plan for the outside lighting and cut sheets reflecting the changes. The PB stated that the applicant will need to provide the PB's experts with a copy of the plans to determine what other avenues must be pursued in order to complete the requirements for site plan approval. The applicant intends to appear before the PB again in early July.

Minutes

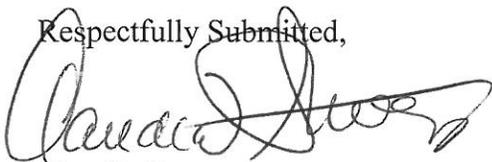
No minutes were approved.

General Business

There was no general business discussed.

At 8:05, Chair Culver requested a motion to adjourn the Planning Board meeting until June 22, 2016. The motion was made by Garzetta, seconded by Shapiro and passed unanimously.

Respectfully Submitted,



Claudia Stevens
Planning Board Secretary

approved Aug 3, 2016
① Kush ② de Vogel