

TOWN OF NORTH EAST PLANNING BOARD
MINUTES
July 1, 2015

A meeting of the Town of North East Planning Board (“PB”) took place on Wednesday July 1, 2015 at 7:30 PM in the Town Hall, Millerton, NY. PB members present were Chair Dale Culver, Charles Barrett, Bill Kish, David Shapiro, Evelyn Garzetta, Willem deVogel and Leslie Farhangi. Also present was Edward Downey, of Downey and Haab, PLLC.

- **Lionel Goldfrank III & Hiddenhurst Farm, LLC, Minor Subdivison, Taylor Road**

Chair Culver requested a motion to open the regularly scheduled meeting of the PB. The motion was made by Kish, seconded by deVogel and passed unanimously.

Public Comment

There was no public comment

Lionel Goldfrank & Hiddenhurst Farm, LLC
Application for Minor Subdivison
Taylor Road
Tax Parcel #: 7269-00-647441

W. deVogel stated that he is personally acquainted with the applicants and has chosen to recuse himself from the application process.

E. Downey, lawyer representing L. Goldfrank III, stated that although he originally approached the PB to request a public hearing for a lot-line adjustment, upon review of the facts of this application, he now believes that his client requires a minor division instead. Chair Culver agreed that as a new lot would be created an application for a minor subdivision is the correct path to follow.

Downey explained that L. Goldfrank III is owner of a 131.64 acre parcel bisected by Taylor Road. The parcel consists of an 8.85 acre section north of Taylor Road with the remaining 122.79 acres south of the road. 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.

Planning Board members discussed the question of how many parcels will potentially be created by this subdivision. Board members determined that this question should be put to Warren Replansky, lawyer for the Town of North East. PB members also determined that any and all restrictive covenants shall appear printed on the final Platt to be filed with the county.

Chair Culver requested a motion requiring the applicant to provide a \$500.00 escrow and authorizing E. Downey to speak with W. Replansky regarding this division of land. The motion was made by B. Kish, seconded by E Garzetta and passed unanimously.

Chair Culver requested a motion to schedule a public hearing for the Goldfrank-Hiddenhurst application on July 22, 2015 at 7:45 pm. The motion was made by L. Farhangi, seconded by D. Shapiro and passed unanimously.

General Business

Chair Culver stated that John Joseph of Southern Realty & Development has requested placement on the agenda of the next scheduled PB meeting to discuss extension of the Millerton Supermarket application approvals.

PB members took a few moments to read a letter from Robert Cooper, addressed to the PB, regarding the Irving Farm Coffee Roaster's sign. There were no comments.

Minutes

No minutes were approved.

D. Shapiro made a motion to adjourn the meeting until July 22, 2015. The motion was seconded by L. Farhangi and passed unanimously.

Respectfully Submitted,



Claudia Stevens
Planning Board Secretary

APPROV 11/19/15
C. Bennett
D. Shapiro