

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
February 3, 2016**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, February 3, 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, David Shapiro, and Leslie Farhangi were present. Board members Evelyn Garzetta and Willem deVogel were absent. Also in attendance were Sal Ferlazzo, Kevin Cunningham, George Johannesson, Cindy Heck, John Heck, Carol Lyman, Robert Cooper, Dan Martucci, Mike Taylor and Peter Greenough.

- **Revson Application for Minor Subdivision
1061 Route 83, Pine Plains
Tax Parcel #: 6969-00-496685**
- **Irondale Development Corp Application for Site Plan,
6050 County Rt. 22
Tax Parcel #: 7271-09-066639**
- **Leemilt’s Petroleum Inc. (Getty Realty Corp), Application for Getty Site Plan
107 Route 44
Tax Parcel #: 7272-00-564263**

Chair Culver requested a motion to open the regular meeting of the PB at 7:35 PM. The motion was made by Shapiro, seconded by Farhangi and passed unanimously.

Public Comment

There was no public comment.

**Revson
Application for Minor Subdivision
1061 Route 83, Pine Plains
Tax Parcel #: 6969-00-496685**

Kevin Cunningham, land surveyor, appeared before the Planning Board on behalf of Martin Revson. Revson owns a 38.29 acre parcel on County Route 83 abutting the Stanfordville line. Cunningham is before the board to propose a two lot subdivision. Under the proposal, Lot #2 will be a new vacant 24.62 acre lot while Lot #1 will retain the existing house on the remaining 13.67 acres. Dutchess County Department of Transportation has reviewed the proposal and will give approval to two lots with two separate residences provided both share the existing entrance on CR 83 and the entrance is updated to meet DOT standards. Both lots will have the necessary road frontage to conform to zoning code with Lot #2 having 119 Ft. of road frontage with the remaining 63 Ft part of Lot #1. Lot 2 will be given an easement and both parcels will share in the maintenance of the driveway where the two separate drives intersect. Cunningham stated that Revson also owns an adjacent .26 acre

parcel in Stanford and Cunningham has already appeared before the Stanford PB to keep them apprised of the proposed lot-line adjustment. Once the Town of North East PB has approved this application the Town of Stanford will review the map and application and then by resolution also approve and sign the map for filing purposes. Cunningham stated that sometime in the future Revson may construct a single family residence on Lot #2. Currently that land is used primarily for horse activities and the northernmost portion of the land is tilled.

Chair Culver asked that Cunningham provide a copy of the shared driveway maintenance agreement.

Chair Culver asked for a motion to schedule a public hearing for the Revson minor subdivision application on February 24, 2016. The motion was made by Shapiro, seconded by Farhangi and passed unanimously.

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

George Johannesen, P.E. with Allied Engineering Association, LLC, is before the PB representing the owner, Irondale Development Corp, with a site plan application to develop an unimproved parcel located at 6050 State Route 22 in the HB III zone. The parcel is adjacent to and north of the recently developed Irving Farm Coffee Roasters for whom Allied Engineering acted as the engineering firm during the permitting process. Johannesen stated that the DEC has requested a pre-application meeting for the project but since the meeting has yet to occur the applicant is before the PB with the understanding that nothing will occur until DEC reviews and makes its determinations.

Johannesen gave brief overview of the physical characteristics of the property. The Webutuck Creek runs beneath the property through a culvert and then out the other side through another culvert. Based upon FEMA maps the parcel is located in a flood zone. A large grass swale runs across the property and directs storm water into the existing swale that runs across the base of the berm and then into the creek. The remainder of the property is fairly flat. The applicant seeks to construct a 9,600 sq. ft. public automobile storage facility on the 5.063 acres parcel. The elevation of the new building will match the elevation of the existing Irving Farm building and everything will blend in at the property line. Johannesen provided members with a proposed site plan describing two access points from Route 22 to serve as an entrance and exit to the facility, a ten space paved parking area and a driveway leading to the side of the building. Johannesen stated he has designed a septic suitable for use by three people and there is enough land in case the septic needs to be enlarged in the future. A private well will be drilled beside the well that currently serves Irving Farm Coffee Roaster. The applicant is awaiting septic design approval by the Dutchess Department of Health. The proposed building will be of simple metal fire resistant construction. As of yet, fire suppression systems have not yet been designed as DEC requirements are still outstanding. The only traffic that the site will generate is when cars are dropped off or picked up. Johannesen stated that usually this will be done by trucks. Proposed signage consists of a façade sign and a single free standing sign.

Johannesen noted that the proposed driveway will be similar to that on the Irving Farm property. He also noted soiling testing for this parcel was done at the same time testing was performed for the

Irving Farm site. There will be an increase in impervious area due to the building and the parking area therefore Allied Engineering is designing a detention and infiltration system to address drainage.

PB members discussed the possibility of moving the building closer to the road so to build the parking lot behind the building instead. Johannesen responded that the change would require the driveways to run behind the building and they do not have sufficient buildable land on one side.

Chair Culver stated that the next step is for the applicant to meet with the DEC and then Johannesen should return to the PB to further discuss site plan details.

Leemilt's Petroleum Inc. (Getty Realty Corp)
Application for Getty Site Plan
107 Route 44
Tax Parcel #: 7272-00-564263

Salvatore Ferlazzo, counsel for the Town of North East PB, attended the meeting to discuss the Getty application. Ferlazzo stated that starting the process of Determination of Lead Agency should always be done as soon as possible. If other involved agencies are also interested in pursuing lead agency status then the DEC makes the final decision. Ferlazzo stated that non-lead agencies are also extremely involved in the application process which will include coordinated reviews. After discussion, board members decided that they will circulate for Lead Agency. The Planning Board Secretary was asked to prepare and submit the documents to Ferlazzo for approval and then send them to the appropriate agencies. Issues of potential concern to be listed are noise, traffic, character of neighborhood and economic.

Minutes

No minutes were approved.

General Business

Chair Culver stated that he would like to discuss scheduling a training session with Ferlazzo, potentially for the end of March. Ferlazzo suggested PB members determine a list of topics of interest to be submitted to him prior to the date.

At 8:30, Chair Culver requested a motion to adjourn the Planning Board meeting until February 24, 2016. The motion was made by Shapiro, seconded by Kish and passed unanimously.

Respectfully Submitted,



Claudia Stevens
Planning Board Secretary

approved 2/24/16

① Evelyn Garzetta
② David Shapiro