

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
April 2, 2014**

The regular meeting of the Town of North East Planning Board took place on Wednesday, April 2, 2014 in the Town Hall located at 19 N. Maple Ave, Millerton, New York. Board Members Chairman Dale Culver, Willem deVogel, Bill Kish, Evelyn Garzetta, Charles Barrett, Leslie Farhangi and David Shapiro were present. Also in attendance were Mark Graminski, Gregg Osofsky, Brooke Lehman, and Walter Hergt.

The Kildonan School, Continuation of Public Hearing, Morse Hill Road

The Watershed Center, Inc., Review Amended Site Plan, 33-44 Kaye Rd

Willem deVogel made a motion to call the April 2, 2014 Planning Board Meeting to order at 7:30 pm. The motion was seconded by Leslie Farhangi and passed unanimously.

Public Comment

There was no public comment.

Minutes

The Planning Board took time to read the draft minutes dated February 26, 2014.

Willem deVogel made a motion to accept the February 26 2014 minutes as amended by the PB. The motion was seconded by Bill Kish and passed unanimously.

General Business

John J Lyman III requested, in writing, that the PB resign his sub-division map. He has not yet filed the changes with Dutchess County and would like an additional extension. Chairman Culver resigned the map

The Kildonan School

Morse Hill Rd.

Continuation of Public Hearing @ 7:40 pm

Tax Parcel # 7168-00-136877

David Shapiro moved to reopen the Public Hearing at 7:40 pm. The motion was seconded by Willem deVogel and passed unanimously.

Mark Graminski stated that he had spoken to Jim Napoli at the Dutchess County Health Department earlier that day. He was advised that septic systems must be located on the same

parcel they service, therefore, the Kildonan School shall retain ownership of what is currently labeled easement area 1 and easement area 2 and the map will be amended accordingly. Mr. Graminski stated that he had discussed the ownership issue with Will Agresta, the Town's Planner, and at this meeting was given a memo from Will Agresta addressing the subject.

Mr. Graminski stated that he would like to go through the issues on the memo one by one. Issue number one addressed the easement issues regarding ownership and these issues had just been addressed by his earlier comments. Item two was clarification that these were not separate lots and would be addressed in the form of notation on the plan. Item number three dealt with notifying the Town of Amenia that a tax parcel in their town was to be subdivided. Mr. Graminski explained that the proposed sub-division only involved land in North East and that Amenia would not be affected. Mr. Graminski explained that he could not have any mention of the town of Amenia in the title block, thereby resolving items four through seven and that items eight and nine were not applicable.

Chairman Culver stated that he was comfortable with the way Mr. Graminski had addressed the issues in Will Agresta's memo.

Bill Kish asked if Mr. Graminski could demonstrate what the lot ownership line changes would look like in the area where the septic system is located.

Mark Graminski stated that the areas on the site plan marked as easements would be retained by the Kildonan School. He will include a notation referencing both easement areas as "to become part and parcel" of the Kildonan School property on the Site Map.

Bill Kish asked why there were two separate easement areas as opposed to connecting the two and making the easement a single strip of land.

Mark Graminski explained that the purchaser wanted as much road frontage on Morse Hill Road as possible. Mr. Graminski stated that there is a 180 feet between the two easement areas.

Charles Barrett asked how was it known that these two areas include the septic fields.

Mark Graminski replied that he had physically located the septic fields in both areas. A buffer zone had also been added to ensure that the fields can be serviced and maintained.

Chairman Culver asked if anyone had any further questions or comments. Board members declined to ask additional questions at that time.

David Shapiro moved to close the Public Hearing at 7:45 pm. The motion was seconded by Willem deVogel and passed unanimously.

Chairman Culver stated that in order for him to sign anything he required a completed copy of the site map. He suggested issuing conditional approval pending submission of the completed maps with the discussed alterations.

David Shapiro moved to grant conditional approval pending submission of the completed maps with the alterations. The motion was seconded by Bill Kish and passed unanimously.

Chairman Culver stated that Mr. Graminski should furnish clean copies, reflecting the changes discussed, to the Planning and Zoning Department and he would sign them. He further stated that the map now would be a lot line adjustment rather than an easement as the ownership of the septic fields was no longer in question and should be properly annotated on the maps.

Chairman Culver read the SEQRA aloud to the Planning Board members at 7:55 pm. It was determined that the proposed action would not have a significant adverse environmental impacts.

Bill Kish moved to accept the SEQRA form as completed. The motion was seconded by Leslie Farhangi and passed unanimously.

The Watershed Center, Inc.
33-44 Kaye Rd
Review Amended Site Plan
Tax Parcel # 7272-00-448662

Brooke Lehman and Greg Osofsky appeared before the Planning Board to present a change to The Watershed Site Plan. Originally the yurt, a membranous, moveable structure, was to be located in an area very close to the pond on the Approved Site Plan. Ms. Lehman explained that after experiencing this past long winter and in terms of accessibility, especially for wheelchair bound participants, they have decided to move the yurt closer to the Main House. The new location is behind a maple stand which would serve to completely shade the yurt from the main road during the summer. Ms. Lehman stated that it was possible that in the future they might decide to move the yurt to its original approved site. She stated that this was not to be understood that The Watershed Center planned to have two yurts in the future but rather that it could be located in either place. The distance between the original yurt site and the new location is between three and four hundred feet. Six solar lights, which were previously approved, will be placed along the pathway leading to the yurt. The light changes have been added to the Site Plan.

Charles Barrett asked if Ken McLaughlin had been consulted in the matter.

Brooke Lehman stated that Mr. McLaughlin had been consulted and it was his belief that the distance of the move was significant enough to require the permission of the PB.

Chairman Culver stated that only one yurt is permitted on the property and if The Watershed Center does decide to relocate the yurt to the original site, the Planning Board must be notified in writing prior to that change. Chairman Culver also requested that the Planning

Board secretary ask Ken McLaughlin write a letter stating that the request had come before him and he had referred the question to the Planning Board.

Willem deVogel made a motion to approve two yurt platform locations with the condition that only a single yurt be erected on the premises at any given time and the change in location of the previously approved six solar lights on the path leading to the yurt. The motion was seconded by Evelyn Garzetta and passed unanimously.

Executive Session

Willem deVogel made a motion to move to an Executive Session at 8:20 pm. The was motion seconded by Leslie Farhangi and passed unanimously.

Bill Kish moved to return to the regular session of the Planning Board meeting at 8:40 pm. The motion was seconded by Willem deVogel and passed unanimously.

Bill Kish made a motioned to adjourn the meeting until April 23, 2014. The motion was seconded by Evelyn Garzetta and passed unanimously.

Respectfully submitted,

6/25/14



Claudia Stevens
Planning Board Secretary