

TOWN OF NORTH EAST PLANNING BOARD
MINUTES
May 7, 2014

The regular meeting of the Town of North East Planning Board took place on Wednesday, May 7, 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. David McLean was also present.

McLean Ford, Continued Discussion of Amended Site Plan @ 7:40

Public Comment

There was no Public Comment

General Business

Evelyn Garzetta made a motion to call the regular meeting of the Planning Board to order at 7:30 pm. The motion was seconded by Willem deVogel and passed unanimously.

Irving Farms Coffee, located on Route 22, is proposing a change to their previously approved Site Plan. Currently, the plan denotes the building's exterior color as gray with black trim. The owners now want a black exterior with gray trim. John Allee, the project's architect, supplied PB members with color chips and a mock up of the finished building to demonstrate the new color scheme. Board members discussed the matter and decided they had no objection to this change. Chairman Culver requested that the PB secretary notify John Allee that the PB has no objections to this change.

Planning Board members briefly discussed open applications which have not appeared before the PB for three months or longer. The list included Vito LaMorte, Anne Newburg whose map would be re-signed that evening, the Kalbas, Southern Realty & Development, and the Buddha Field.

Planning Board members discussed the need for landscaping and removal of the "For Sale" sign on the defunct Getty Station property located on Route 44. The Planning Board secretary was asked to determine who is now responsible for the property and notify them in writing that the sign must be removed immediately.

Minutes

Willem deVogel made a motion to accept the Minutes of January 8, 2014 with noted corrections. The motion was seconded by Charles Barrett and passed unanimously.

McLean Ford
Continued Discussion of Amended Site Plan @ 7:40
182 Route 44
Tax Parcel # 7271-00-739225

David McLean, an owner of the McLean Ford Dealership, appeared before the PB for a Continued Discussion of Amended Site Plan. Mr. McLean assured the Planning Board that he does not want any additional signage on the property. He stated that he had spoken with the Ford Corporation regarding the proposed 16 foot extension wall on the Corporate designed building plans. McLean Ford does not want this protruding wall as it would obstruct the view of both the driveway and the parking lot from the dealership. The Ford Corporation told him that the wall must remain but rather than protrude, the wall could be built to sheath the service entrance side of the building.

Leslie Farhangi stated that the Planning Board would like to see renderings of the proposed wrapped wall.

William deVogel asked if the sides of the building would be repainted as part of the upgrade.

Bill Kish asked if the Ford Corporation could provide alternative designs that might better fit the character of the community.

Dave McLean responded that there are only two buildings and the outside walls will be painted all the way to the rear of buildings. He will also ask the Ford Corporation if they could provide an alternate design. He added that Ford had asked him to provide a letter from the Planning Board stating that it is the board's preference that the 16 foot wall wrap rather than protrude.

Chairman Culver stated that at some point in the process a letter could be generated stating that it is the preference of the Planning Board that the false wall wrap, thereby retaining the building's original footprint. Chairman Culver added that if Mr. McLean thought the Ford Corporation might require a monument sign that a mock-up of the design be provided as soon as possible.

Chairman Culver explained that the site plan should show exactly what the site will look like after work is completed. Planning Board members dictated a list of items required for submission as part of the application. The list included; a written list of existing violations on the property and how they would be remedied, a new rendering of the building as well as potential alternative designs, cut sheets for any proposed changes to the lighting, projected landscaping, monument sign mock-up, and a signage schedule for all proposed signs. Bill Kish requested that Mr. McLean submit a photometric overlay sheet so that existing lighting could be examined.

Chairman Culver also requested that McLean Ford establish an escrow account in the amount of \$1,000 in case items or questions need to be referred to the Planning Board's experts during the process.

Planning Board members suggested that Mr. McLean walk around the exterior of the dealership building and determine which existing signs he would like to keep and then make sure that they appear on the site plan. Dave McLean stated that he was not applying for any new signs and planned to take down the "Used Car" sign, leaving only the "Service" sign and possibly purchase a blue Ford oval logo facade sign.

Chairman Culver stated that since nothing in the original footprint is changing there are certain items that will not need to be addressed in this application including storm water drains, footings, or a traffic study. Mr. McLean stated that he would have Ed Loedy put this information together and send it to the board as soon as possible.

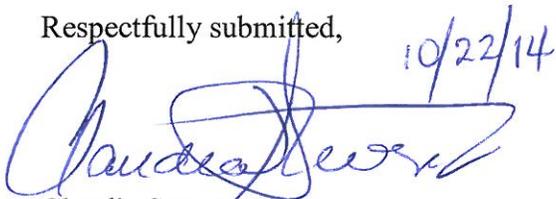
General Business @ 8:20 pm

Planning Board members discussed, at length, creating a checklist for applicants and how such a list could be used most efficiently. Members agreed that although every application is different a basic checklist would be helpful to applicants. Evelyn Garzetta and Charles Barrett expressed interest in compiling such a list. The PB secretary was asked to look for previously created lists and forward the information to PB members.

Leslie Farhangi made a motion to return \$3,383.12, which represents the unused portion of Harney & Sons Tea Company's escrow account, to the Harney Co. provided there are no outstanding bills. The motion was seconded by Willem deVogel and passed unanimously.

Bill Kish made a motion to adjourn the regularly scheduled PB board meeting until May 28, 2014. The motion was seconded by Leslie Farhangi and passed unanimously.

Respectfully submitted,

 10/22/14

Claudia Stevens
Planning Board Secretary