

TOWN OF NORTH EAST PLANNING BOARD
MINUTES
June 25, 2014

The regular meeting of the Town of North East Planning Board took place on Wednesday, June 25, 2014 in the Town Hall located at 19 N. Maple Ave, Millerton, New York. Board Members, Chairman Dale Culver, Willem deVogel, Evelyn Garzetta, Charles Barrett, and David Shapiro were present. Members Leslie Farhangi and Bill Kish were absent. Also present was Dave McLean.

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

Charles Barrett made a motion to open the regular session of the Planning Board of June 25, 2014 at 7:40 pm. The motion was seconded by David Shapiro and passed unanimously.

General Business

Chairman Culver stated that the Planning Board secretary had received correspondence from North East Muffler and although the owners could not be present that evening, they had given permission for their situation to be discussed at this meeting. John and Cindy Heck, owners of North East Muffler have to date been unable to complete the work designated on their approved site plan. The Hecks received correspondence from Bob Stevens, the Highway Supervisor of North East, stating that certain provisions in their site plan are not in accordance with local zoning codes. Chairman Culver would like the Hecks and Bob Stevens to come to the July 9 Planning Board meeting to discuss how this site plan can be amended so that outstanding work can be completed.

Chairman Culver briefly discussed an Email received from Warren Replansky, lawyer for the Town of North East, regarding the Grace Paul lot-line change. The PB had requested Mr. Replansky review materials regarding the proposed lot-line change map and proposed restrictive covenants deed submitted to the Planning Board office by the Grace Paul Trust. In his response by Email, Mr. Replansky recommended that Morris Associates, who originally suggested the language in the deed, should also review and sign off. Chairman Culver suggested drafting a letter to both Morris Associates and Warren Replansky asking both, verbatim, how to handle the above items.

Evelyn Garzetta made a motion to send letters to both Morris Associates and Warren Replansky requesting a detailed plan designed to resolve outstanding issues for the Grace Paul Trust. The motion was seconded by Willem deVogel and passed unanimously.

Minutes

Planning Board members read the PB Minutes dated April 2, 2014.

Evelyn Garzetta made a motion to accept the minutes of April 2, 2014 as submitted. The motion was seconded by Willem deVogel 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 McLean Ford, appeared before the PB for the continued discussion of amended site plan. Edward Loedy, licensed architect, had previously appeared before the PB representing the interests of McLean Ford. Mr. McLean stated that Mr. Loedy was unwilling to attend this session of the Planning Board meeting of June 25, 2015. Mr. McLean distributed copies of the amended site plan provided by Ed Loedy to the board members. Dave McLean explained that Mr. Loedy had added plants and a "light and photometric overlay" to this latest copy of the amended site plan. Mr. McLean was advised by Mr. Loedy that the latter had retained an electrical engineer for \$5,000.00 to obtain the photometric overlay. Mr. McLean stated to the PB that he would be willing to turn half the lights on the property off nightly at a certain time. Chairman Culver agreed that using a timer on the facilities would be a good idea. Dave McLean also advised the PB that many of the lampposts on the McLean Ford property currently have two bulbs on each pole and he is willing to use a single light on each pole instead. Chairman Culver stated that this may be a good time to utilize a Central Hudson program offering LED options to customers. Mr. McLean also informed the PB that he had spoken with a representative of Central Hudson who had provided him with the photometric overlay that is now included on the amended site plan.

Chairman Culver read through the list of outstanding items compiled by PB members at the last meeting. Mr. McLean stated that he had spoken with the Ford Corporation regarding modifications to the proposed building and signage designs. The Ford Corporation has agreed to wrap the proposed false wall around the building rather than having it extend as shown in the original plans. The Ford Corporation has also agreed to reduce the size of the letters in the word "McLean" from 26 inches high to 19.5 inches. Mr. McLean requested a letter from the PB asking that the Ford Corp remove the signage requirements from the side of the building to ensure the project be in compliance with the Town of North East Zoning Codes. North East Zoning codes allow facade signs an aggregate square footage of 40 square feet.

The PB then addressed the issue of lighting. Chairman Culver advised Mr. McLean that the photometric overlay presented on this copy of the amended site plan was not done correctly and was therefore not acceptable. Chairman Culver commented that in his experience, when Central Hudson does work with a commercial business they supply a lumen outlay of the footprint as part of their procedure. The board members agreed that without the cut sheets and details for the existing lighting, no further progress on adjustments of the exterior lighting could be made. Chairman Culver stated that any lighting poles that exist on the site must also be included on the amended site plan.

Board members agreed, after lengthy discussion, that if McLean Ford has a dumpster onsite full time, it should be shielded and noted on the amended site plan. The site plan now includes elevations and plantings with a cut-sheet representing those plantings. Chairman Culver asked Mr. McLean to be specific, on the site plan, regarding what plantings are planned for the front of the building around the flagpole. Planning Board members reiterated that a photometric overlay must be part of the site plan submission. Chairman Culver stated that if the lighting is considered a separate piece, the elevations indicated on the site plan are acceptable.

Chairman Culver stated that the McLean Ford site plan still had the following outstanding issues to complete: a photometric overlay must be submitted and the proposed signage should not exceed an aggregate 40 square feet or a variance from the Zoning Board of Appeals would be necessary. Chairman Culver advised Mr. McLean that either Ken McLaughlin, the building inspector, or the chairman himself would write a letter to the Ford Corporation regarding the signage.

Willem deVogel made a motion to schedule a public hearing for the amended site plan for McLean Ford on July 9, 2014 at 7:30 pm. The motion was seconded by Chip Barrett and passed unanimously.

Evelyn Garzetta made a motion to adjourn the meeting at 8:20 pm. The motion was seconded by Willem deVogel and passed unanimously.

Respectfully Submitted,



Claudia Stevens
Planning Board Secretary

