

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
July 23, 2014**

The regular meeting of the Town of North East Planning Board took place on Wednesday, July 23, 2014 in the Town Hall located at 19 N. Maple Ave, Millerton, New York. Board Members Chairman Dale Culver, Evelyn Garzetta, Charles Barrett David Shapiro Willem deVogel and Bill Kish were present. Leslie Farhangi was absent. Also present was Dave McLean.

McLean Ford, Public Hearing for Amended Site Plan @ 7:30

**McLean Ford
Public Hearing for Amended Site Plan @ 7:30
182 Route 44
Tax Parcel # 7271-00-739225**

David Shapiro made a motion to reopen the Ford McLean Public Hearing for Amended Site Plan at 7:38 pm. The motion was seconded by Willem deVogel and passed unanimously.

Dave McLean, owner of McLean Ford, has appeared before the Planning Board several times to discuss proposed amendments to their current site plan. Mr. McLean brought the latest version of the amended site plan for Planning Board members to review. Mr. McLean told PB members that the only signage on the proposed McLean Ford building will be the Blue Ford oval and the McLean Ford lettering. Currently, the aggregate square footage of the facade signs is 40.5. The McLean lettering was reduced to 19.5 square feet and the Ford oval is produced at a standard size of 21 square feet. Planning Board members discussed how the letters could be modified to comply with the 40 Sq. Ft. zoning code regulation requirements.

Bill Kish asked if there was a way to make the aggregate square footage comply with zoning requirements. He commented that the signs must be represented on the final version of the site plan and be within the 40 square foot limit.

Chairman Culver suggested that individual letters in the word McLean be placed closely together on the building's facade to reduce the total square footage by half a foot.

Planning Board members then discussed the existing photometric overlay. Dave McLean stated that any light pole that currently contains dual bulbs will be changed to a single.

Bill Kish asked if Mr. McLean intended to remove two light poles from the adjacent parcel of land also owned by McLean Ford. This unimproved lot, tax parcel number 7271-00-715223, has 4 light poles on the premises. Planning Board members suggested that Dave McLean decide which poles he wants to keep and have the final site plan reflect his decision.

Chairman Culver stated that since McLean Ford is under the time constraints dictated by the Ford Motor Corp he suggested the board grant this application conditional approval. Final approval is contingent upon McLean Ford completing a short list of conditions. Chairman Culver stated, as an example, that the existing lighting should be shrouded to prevent bleeding out into the horizon. He believed that Richard Renna, the architect now handling the McLean Ford application, can resolve this issue.

David Shapiro stated that everything that currently exists on the McLean Ford site must be included on the site plan. Anything that will be removed or added must be notated on the final site plan. PB members generated a handwritten list of conditions required for final site plan approval and supplied the applicant with a copy to follow as a guide. This list of what must be presented on the final site plan is on file in the Building Department and in summary reads:

- need sign measurements and code table on plan signage to be in compliance.
- show which lights are being removed from properties on plan.
- lights to be fully shaded, no tilt.
- Lighting timer schedule (LED light on building)
- Correct quantities on luminare schedule.
- Container(s) to be relocated behind building.
- Indicate "used" sign being removed.
- Indicate lighting on "service" sign to be permanently disabled.
- Show paint and color on exterior structure.
- All plan sheets must be consistent.

The PB asked Mr. McLean had decided upon what additional landscaping would be added. Mr. McLean assured the board that landscaping will include Japanese maples, flowers and boxwoods. Chairman Culver reminded Mr. McLean that ultimately the facade signs on the McLean Ford building must have an aggregate square footage of no more than 40 square feet with the Ford Oval at 21 ft and the McLean letters no more than 19 ft and no additional signage.

Chairman Culver asked if McLean Ford planned to repave the existing lot and if the lot would be changed in any other way. Mr. McLean responded that other than repair of the asphalt, he had no intention of changing the shape or size of the existing lot. Chairman Culver asked if board members had any further questions or comments. They did not.

Evelyn Garzetta made a motion to close the public hearing at 8:00 pm. The motion was seconded by Dave Shapiro and passed unanimously.

Evelyn Garzetta made a motion to grant McLean Ford conditional approval for site plan pending receipt of the final revised site plan delivered to the Planning Board no later than Monday, August 4, 2014 with all the points raised completed and the site plan compliant with the Zoning Code of the Town of North East. The motion was seconded by Bill Kish and passed unanimously.

Chairman Culver stated that Mr. McLean could now inform the Ford Corporation that McLean Ford had secured approval from the Town of North East's Planning Board. He also noted that Mr. McLean will appear before the board on 6th with completed site plan. Mr. McLean asked for documentation to submit to the Ford Corporation as proof of having obtained conditional approval. Chairman Culver stated that he would generate a letter a following day for Mr. McLean to submit to Ford.

Public Comment

There was no public comment.

General Business @ 8:05 pm

Chairman Culver stated that John and Cindy Heck, owners of North East Muffler, had been to the town hall earlier that evening to discuss their inability to complete approved site plan work. The Town's Highway Supervisor has informed the Hecks' that their proposed approved site plan does not comply with town zoning regulations. Chairman Culver stated that having discussed the matter with Ken McLaughlin, the building inspector, and Bob Stevens, the highway supervisor, it has been determined that the work should be completed to the satisfaction of the highway supervisor and building inspector and treated as an "As Built" site. The owners of North East Muffler intend to have the work done shortly.

Chairman Culver stated that if in September there were no pressing issues for the PB he would like to arrange a training session possibly a joint session with the Village of Millerton PB. Chairman Culver asked the PB secretary to write a letter to the Village Chairman suggesting a joint class.

Bill Kish stated that he was interested in arranging for a representative from Central Hudson to come before the PB to speak about the lighting programs offered.

David Shapiro made a motion to adjourn the meeting until August 6, 2014. The motion was seconded by Evelyn Garzetta and passed unanimously.

Respectfully Submitted,



Claudia Stevens
Planning Board Secretary

