

**TOWN OF NORTH EAST PLANNING BOARD**  
**MINUTES**  
**August 27, 2014**

The regular meeting of the Town of North East Planning Board took place on Wednesday, August 27, 2014 in the Town Hall located at 19 N. Maple Ave, Millerton, New York. Board Members Chairman Dale Culver, Evelyn Garzetta, Charles Barrett, Willem deVogel and Bill Kish were present. Leslie Farhangi and David Shapiro were absent. Also present was Dave McLean.

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

**Public Comment**

There was no public comment.

**McLean Ford**

**Public Hearing for Amended Site Plan @ 7:30**

**182 Route 44**

**Tax Parcel # 7271-00-739225**

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. Planning Board members reviewed the new site plan to see if the list of modifications determined at the meeting of July 23, 2014 were in place.

Bill Kish noted that although the three proposed signs, including the Ford Oval, Service and McLean, are present on the site plan, a signage schedule is not currently included with the drawings. Chairman Culver told Mr. McLean that he would require a table with the signage schedule on the final version of the site plan. The Board Members went through the checklist items, one by one, and determined that aside from the lighting schedule, all other issues had been resolved. Chairman Culver verified with the other board members that the definition of landscaping as listed on the site plan was acceptable. Planning board members agreed that Chairman Culver may sign the site plan once the signage schedule is added.

Chair Culver read the SEQRA form aloud to the PB members.

Bill Kish made a motion that this action would not result in a significant adverse environmental impact. The motion was seconded by Evelyn Garzetta and passed unanimously.

Bill Kish made a motion to approve the site plan with the amendment to include a Table of Signage reflecting all three signs, final approval at the discretion of the Chair. The motion was seconded by Willem de Vogel and passed unanimously.

Evelyn Garzetta made a motion to refund the unused portion of McLean Ford's escrow account back to the applicant. The motion was seconded by Willem deVogel and passed unanimously.

### **General Business**

Chairman Culver brought up the need to resolve the question of the language found on the map and Restrictive Covenant for the Grace Paul Foundation Lot-Line Adjustment. Mr. Culver suggested requesting the language from Sean Pratt, attorney for Grace Paul, then verifying the content with Warren Replansky, lawyer representing the Town of North East.

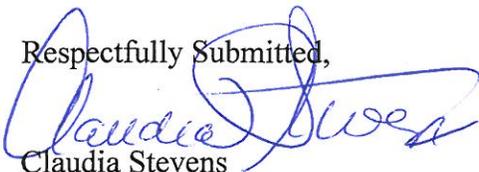
The Planning Board members discussed charging a fee if applicants need to have maps resigned more than once. The Planning Board secretary stated that the Town Board members had advised her to ask Warren Replansky, Lawyer for the Town of North East. Mr. Replansky had advised the secretary that if a fee for the original signature was customarily charged then it was legal to charge a fee for the chairman to sign again due to applicants missing expiration dates.

### **Minutes**

No minutes were approved.

Willem deVogel made a motion to adjourn the Planning Board meeting until September 3, 2014. The motion was seconded by Charles Barrett and passed unanimously.

Respectfully Submitted,



Claudia Stevens  
Planning Board Secretary