

TOWN OF NORTH EAST PLANNING BOARD
MINUTES
April 23, 2014

The regular meeting of the Town of North East Planning Board took place on Wednesday, April 23, 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, Leslie Farhangi and Charles Barrett were present. David Shapiro was absent. Also in attendance were Dave McLean and Bruce Flint.

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

Willem deVogel made a motion to call the April 23, 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.

General Business

There was no general business.

Minutes

Bill Kish made a motion to accept the minutes of March 26, 2014. The motion was seconded by Evelyn Garzetta and passed unanimously.

McLean Ford

Continued Discussion of Amended Site Plan @ 7:40

182 Route 44

Tax Parcel # 7271-00-739225

David McLean, owner of McLean Ford appeared before the Planning Board to discuss proposed updates to the McLean Ford Dealership in the Town of North East. Mr. McLean explained that the Ford Corporation expects a signature look among dealerships throughout the country therefore all dealerships must comply with Ford Corp. designs and purchase all materials through Ford. The dealership must work within a time frame dictated by the Ford Corporation. Mr. McLean presented PB members with a copy of a list of completion dates for the various phases of the project as dictated by the Ford Corporation. Upon completion, if all is found to the Ford Corporation's satisfaction, McLean Ford can expect to be reimbursed 50%. The outlay is \$700,000.00 and Mr. McLean feels that \$350,000.00 for a new building is a worthwhile investment. Exterior renovations are primarily cosmetic with most of the work focusing on interior upgrades.

Bill Kish asked if Mr. McLean knew what mechanism the Ford Corp used when dealing with different zoning regulations and requirements within a town or city. He pointed out that franchises look different depending upon where they are located.

Chairman Culver stated that he understood McLean Ford must meet deadlines in order to remain in compliance with the Ford Motor Corp timeline. He questioned how many PB meetings Mr. McLean could attend in the limited time remaining in effort to resolve all issues before Ford Corp needed an approval from the Planning Board.

Dave McLean explained that from a financial standpoint once certain items are ordered there is no turning back. To date, the dealership has already invested \$35,000.00 and his concern is engaging in financial outlay without assurance that the project will be approved.

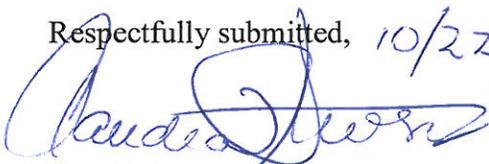
Planning Board members discussed the issues impacting this application which include time constraints due to a delay of the application appearing before the board, pre-existing code violations on the McLean Ford building, the possibility of new signage not in compliance with the town zoning code, and a proposed site plan that potentially changes the building's footprint due to a 16 ft extending wall. Chairman Culver asked the PB members for their thoughts and ideas in determining ways to resolve the issues affecting this application and identifying what resources were available to Dave McLean to help expedite and advise him in the process. Board members agreed that Mr. McLean should speak with the Ford Motor Corp regarding signage requirements for the new construction.

Dave McLean explained that originally the dealership had a square sign bearing the words "Lincoln Mercury". Several years ago, the Ford Corp attempted to replace that sign with a round sign of approximately the same size but failed to get the application approved by the town's Zoning Board of Appeals. The Ford Motor Corp then removed the existing square sign from the McLean Ford site without replacement. Mr. McLean stated that he thought the Ford Motor Corp might permit a monument sign instead of the standard blue oval sign.

Chairman Culver recommended sending a copy of the zoning code to the Saxon Sign Company to make them aware of the parameters within which they have to work. The Ford Motor Company uses Saxon Sign Company to provide signage for McLean Ford. He also suggested that Dave McLean speak to Ken McLaughlin, the building inspector, regarding scheduling an onsite visit to go over existing violations.

Willem deVogel made a motion to adjourn the meeting until May 7, 2014. The motion was seconded by Leslie Farhangi and passed unanimously.

Respectfully submitted, 10/22/14



Claudia Stevens
Planning Board Secretary