

**TOWN OF NORTH EAST PLANNING BOARD  
MINUTES  
May 27, 2015**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, May 27, 2015 in the Town of North East Library’s Annex, 28 Century Blvd, Millerton, New York. Board members Chairman Dale Culver, Charles Barrett, Bill Kish, David Shapiro, Evelyn Garzetta and Willem deVogel were present. Board member Leslie Farhangi was absent. Also in attendance were William McGinn, Edith Greenwood, Larry Eckler, John Allee, Vinny LaMorte, Joseph Zarecki, Joe & Maryann Hoke, Kevin Elliot, Stephen Eisenberg, Sean Hanson, and Ann Marie Lopane.

**Donald & Mary Booth, Silver Mountain Rd  
Public Hearing for Lot-Line Adjustment Application**

**Vito LaMorte, Rudd Pond Rd  
Public Hearing for Proposed Subdivision**

Chair Culver requested a motion to open the regular meeting of the PB at 7:35 PM. The motion was made by Garzetta seconded by David Shapiro and passed unanimously.

**Public Comment**

There was no public comment

**Donald & Mary Booth  
Public Hearing for Lot-Line Adjustment Application  
Silver Mountain Rd  
Tax Parcel #: 7170-00-062510**

Chair Culver requested a motion to open the Public Hearing for the Donald & Mary Booth Lot-Line Adjustment Application. The motion was made by Garzetta, seconded by deVogel and passed unanimously.

Larry Eckler appeared before the Planning Board on behalf of Donald & Mary Booth. The Booths’ own a 256.99 acre parcel in the A5A Zoning District in the Town of North East and seek to donate 5 acres of this parcel to the Faith Bible Chapel of Shekomeko. As the Booths’ land is adjacent to the Faith Bible Chapel’s parcel, Eckler has submitted an application for a lot line adjustment increasing the Faith Bible Chapel’s land holdings at 222 Silver Mountain Rd from 5.01 acres to 10.01 acres.

Chair Culver stated that as of now there does not appear to be plans for driveway cuts or building that this application is strictly about the Chapel acquiring land. Eckler stated that the Chapel has no immediate plans to improve or build upon the donated land.

Chair Culver invited members of the audience to approach the table and view the survey map. Members of the audience examined the maps and site plan for the proposed lot-line adjustment. Members asked why the donated land was along the road and not behind the existing parcel. Other questioned as to whether there were plans in place to build. Eckler responded that the land fronting Silver Mountain Road was the best farmland and currently there are no plans to add a parsonage or any other structure to the land.

Chair Culver requested a motion to close the public hearing. The motion was made by Shapiro, seconded by Kish and passed unanimously.

Chair Culver requested a motion to approve the lot-line adjustment for the Donald and Mary Booth application. The motion was made by Shapiro, seconded by Garzetta and passed unanimously.

**Vito LaMorte**  
**Public Hearing for Proposed Subdivision**  
**Rudd Pond Rd**  
**Tax Parcel # 7271-00-622679**

Chair Culver requested a motion to open the LaMorte public hearing for a minor subdivision. A motion was made by Kish, seconded by Shapiro and passed unanimously.

Chair Culver asked if anyone in the audience was present regarding this application. McGinn stated that he had received a letter in the mail advertising the public hearing and was there to familiarize himself with the application.

Joseph Zarecki, representing the LaMortes', stated that the purpose of the application was to divide the existing parcel into two separate building lots. The 2.07 acre parcel is on Rudd Pond Road in the R1A Zoning District. This application has been open since 2011 as the applicant was awaiting approvals from county agencies. All pending approvals have now been received so the application can now move forward. Zarecki stated that currently there is no buyer for the property but the owner does wish to sell.

Observers and board members discussed features of the property including the presence of wetlands on the parcel. The proposed subdivision map clearly denotes the areas approved for septic and building. Chair Culver asked if PB members had any further questions for discussion. There were no further questions.

Chair Culver requested a motion to close the public hearing. The motion was made by Shapiro, seconded by Kish and passed unanimously.

Garzetta read the SEQRA form aloud and the project was determined to be Type II which requires no further action.

Chair Culver requested a motion to approve the LaMorte minor subdivision application. The motion was made by Garzetta, seconded by Shapiro and passed unanimously.

### **General Business**

John Allee, AIA, appeared before the PB representing Irving Farm Coffee Roasters. Allee explained that while the building, located at 6044 Route 22, is substantially completed, there are still several outstanding site plan matters to resolve. The owners would like to obtain a Temporary Certificate of Occupancy "TCO" so that the roasting plant may begin operations. Allee provided a packet detailing the approvals received and permits approved. Allee advised the PB that several items originally approved on the approved site plan have been revised and will be reflected on the "As - Built" survey. Allee stated that Irving Farm was willing to put up both a \$30,000 performance bond and a \$20,000 cash bond to ensure site plan completion.

PB members determined that the PB secretary will request a letter from Ken McLaughlin to the Town Board explaining why he is requiring the bond. The letter will list the items which were not approved on the approved site plan. These items include an increase in the square footage of the signage and a difference in the exterior lighting plan. Both items vary from those originally approved on the approved final site plan.

### **Minutes**

No minutes were approved.

Chair Culver requested a motion to adjourn the Planning Board meeting until June 3, 2015. The motion was made by Garzetta, seconded by Shapiro and passed unanimously.

Respectfully Submitted,

*Approved 8/5/15*  


Claudia Stevens  
Planning Board Secretary