

**TOWN OF NORTH EAST PLANNING BOARD**  
**MINUTES**  
**June 3, 2015**

A meeting of the Town of North East Planning Board (“PB”) took place on Wednesday June 3, 2015 at 7:30 PM in the Town Hall, Millerton, NY. PB members present were Chair Dale Culver, Charles Barrett, Bill Kish, David Shapiro, Evelyn Garzetta, Willem deVogel and Leslie Farhangi. Also present were Ken McLaughlin, Code Enforcement Officer for the Town of North East, and John Allee, PCP.

**• Irving Farm Site Plan Completion Escrow 6044 Route 22**  
**Tax Parcel #: 7271-09-131558**

Chair Culver requested a motion to open the meeting. The motion was made by D. Shapiro at 7:32 pm, seconded by B. Kish and passed unanimously.

K. McLaughlin, Code Enforcement Officer for the Town of North East, appeared before the PB to discuss requiring a bond from Irving Farm Coffee Roaster’s in order that the facility may receive a Temporary Certificate of Occupancy “TCO” while the remaining site plan work is completed.

K. McLaughlin stated that to date Irving Farm has mitigated much of the still outstanding work including; the Department of Transportation “DOT” entrance sign-off, assurance from the site engineer that as the site approaches stabilization the engineer will self-certify the site to the Department of Environmental Conservation “DEC” and that all on-site paving has been completed. Only a few issues remain including; maintenance of erosion control so the engineer can certify the site with the DEC, cut sheets for the modified lighting plan, completion of landscape as indicated on final site plan approval, and final approval of the building’s façade sign. J. McLaughlin further commented that it was his opinion that the existing façade sign exceeds the limits set for in the zoning code and therefore the applicant must either remove the sign or make application to the Zoning Board of Appeals “ZBA” for an area variance. K. McLaughlin commented that as there was some deviation from the agreed upon site plan he felt it was his obligation to report this back to the board.

J. Allee, architect for Irving Farm Coffee Roasters presented the PB with a letter from K. McLaughlin dated June 3, 2015. The letter recommends that the applicants post a cash bond of \$30,000 with the Town Board of North East “TB” in order to receive a Temporary Certificate of Occupancy “TCO” so that the coffee roasters may operate while outstanding issues are resolved.

Chair Culver requested a motion to grant Irving Farm Coffee Roasters

**Public Comment**

There was no public comment

**General Business**

There was no general business.

**Minutes**

D. Shapiro made a motion to accept the minutes of March 3, 2015 as presented. The motion was seconded by B. Kish and passed unanimously.

D. Shapiro made a motion to accept the minutes of February 25, 2015 as presented. The motion was seconded by B. Kish and passed unanimously.

Chair Culver requested a motion to adjourn the PB meeting until June 24, 2015. The motion was made by D. Shapiro, seconded by E. Garzetta and passed unanimously.

Respectfully Submitted,



Claudia Stevens  
Planning Board Secretary

Approved 11/19/15  
① deVogel  
② Faehangji