

February 10, 2016

DRAFT
PINE PLAINS PLANNING BOARD MINUTES
WEDNESDAY, FEBRUARY 10, 2016
7:30 PM

IN ATTENDANCE: John Forelle, Chairman
Kate Osofsky
Michael Stabile
Steve Patterson
Ken Mecciarello
Jane Waters (Alternate sitting for Grassi)

ALSO PRESENT: Six members of the public
Sarah Jones, Town Board Liaison
Brian Coons, Town Supervisor
Drew Weaver, Code Enforcement Officer
Millerton News
Ray Jurkowski, Town Engineer
Warren Replansky, Town Attorney

ABSENT: Vikki Soracco
Louisa Grassi
Peter Salerno, Alternate

Chairman Forelle called the meeting to order at 7:30 pm.

PINE PLAINS MEMORIAL HALL: Jack Banning, Doug Larsen, Bill Bartolomeo and Brian Keeler were present representing the applicant. Chairman Forelle suggested that the applicant go over the changes to the plan prior to opening the scheduled public hearing. Jurkowski stated he would like to review his comments with the Board and the applicant. Keeler and Larsen gave an overview of the changes to the plan that had been made since the last meeting. Keeler advised that he would like to use Jurkowski's letter and go over the comments one by one. The following items were discussed: consistency of the EAF with the plan submitted, rear yard setback not meeting the minimum of 40 feet, dimensions of the retaining wall, elevations and property line needing to be indicated on the plan, parking including handicapped parking, signage, lighting, position of the propane tank, septic, sprinklers, placement of dumpsters, stormwater runoff, sidewalks and landscaping. Jurkowski advised that more detail should be specified on the plan for lighting and landscaping. Jurkowski advised that if the applicant was going to do work on the sidewalk in front of the building they might have to obtain a work permit from NYS DOT. Jurkowski stated that calculation needed to be provided as to the size of the

February 10, 2016

drywell proposed. Jurkowski stated that with the modifications it looks as though the applicant will not have to go to the ZBA but that will have to be confirmed. Jurkowski suggested that the applicant have a technical meeting with him before the next Board meeting. Replansky asked if the revised site plan was sent to Dutchess County Planning. Applicant stated no. Replansky asked the applicant to review the County's comments and send the revised plan to the County. Discussion of conveyance of .02 acre of land from the Stissing House to Memorial Hall. Replansky stated in order to convey the land the applicant would need to get lot line approval from the Planning Board. Replansky stated it is not a complicated process but an application would have to be made and approval from the Board would be needed. Replansky asked for a copy of the revised letter of intent from the Stissing House with attachments. Replansky stated he would need a copy of the merger deed. Replansky stated he would also need a copy of the maintenance agreement for parking as part of the final approval. Replansky also wants a copy of the construction easement for the retaining wall. Replansky and Jurkowski advised the Board to complete the SEQR after the items discussed are ironed out. Discussion followed. Chairman Forelle opened the public hearing at 8:20 pm by reading the legal notice. The following people spoke: Brian Coons confirmed that the applicant should be in touch with NYS DOT. Ahmed Shah who owns a property next to Memorial Hall stated that water from the roof of the Memorial Hall comes on to his driveway. Jack Banning stated that someone drove over the gutter downspout on the ground and the water is backing up. Larsen stated the gutters would be below ground and go into the drywell. Shah stated he would like to see a copy of the plan with regards to the property line, as he would like to have his professionals look at it. He was asked to come back to discuss this at the March meeting. Forelle stated that the public hearing will remain open and continue at the March meeting. Discussion followed clarifying the requirements of the lighting and landscape plan. A resident of Stanfordville spoke with regard to the landscape plan and how to proceed. George Keeler stated he would like to keep the lighting style in keeping with what is already in Town on South Main but having them be downward directed. Keeler stated that he feels Larsen and Jurkowski should meet and then they will decide whether or not they would be ready to proceed at the March meeting. Forelle stated that for the professionals to do their job they must have information in a timely fashion for review. Replansky asked the applicant to have Lynden Chase do a lot line application and make some tweaks to the map to show the adjustment. Replansky asked that the Board treat this as an approval of the sketch

February 10, 2016

plan and a conditional approval of the subdivision and set it up for a public hearing at the next meeting in March. Patterson made a motion to accept the sketch plan of February 2016 and give conditional approval of the subdivision and schedule a public hearing for March on the minor subdivision; second by Osofsky. All in favor. Motion carried.

Stabile made a motion to approve the December 2015 minutes as submitted; second by Patterson. All in favor. Motion carried. Motion by Patterson to approve the January 2016 minutes with the following change: under "Other Business" add the comment that Dale Mitchell stated for all intents and purposes Dollar General was not going anywhere; second by Mecciarello. All in favor. Motion carried.

Motion by Mecciarello to adjourn at 8:50 pm; second by Patterson. All in favor. Motion carried.

Respectfully submitted by:

Nancy E. Proper
Secretary

John Forelle
Chairman