

December 18, 2023

PINE PLAINS PLANNING BOARD MEETING MINUTES

Wednesday, December 13th, 2023

7:30 PM

In Person and Zoom

IN PERSON ATTENDANCE: Michael Stabile, Chairman
Al Blackburn
Scott Cavey, Alternate
Ethan DiMaria
Dick Hermans
Kate Osofsky
Steve Patterson
Vikki Soracco

ZOOM ATTENDANCE:

(Members attending via Zoom do not count towards the quorum or voting.)

ABSENT:

ALSO PRESENT: Warren Replansky, Town Attorney, via Zoom
George Schmitt, Town Engineer, in person
Ed Casazza, Town ZEO, in person
Sarah Jones, Town Liaison, in person
David Birch, applicant, in person
Bridget O'Connor, ChargeSmart EV, applicant,
via Zoom
Lynden Chase, representing applicants
Members of the Public, in person

Chairman Stabile opened the meeting at 7:30 pm with a quorum present.

Touched by Heaven's Light Daycare: Stabile read the revised resolution from last month (see attached). Stabile asked for a motion to accept the amended resolution, motion by Blackburn, second by Hermans, roll call vote: Blackburn aye, Soracco aye, Patterson aye, DiMaria aye, Osofsky aye, Stabile aye, motion carried.

Birch Minor Subdivision: Birch gave the status of the project and a brief summary of it. Birch said he has been working with the BOH for several months. Schmitt said he remembers doing the SEQR for the entire project when Birch was before the board for

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a lot line adjustment on the same property. Schmitt said now it is a technical review of the three lots. Stabile asked if both driveways are existing and Schmitt replied yes and that's why the highway department likes it because there aren't entrances being increased, etc. Stabile asked Birch if he has driveway easements and maintenance agreements and Birch replied that he must get them. Stabile asked Replansky if he agrees with the sufficiency of the previous SEQR review. Replansky replied yes. Stabile asked Replansky if a public hearing could be set up even without the agreements needed. Replansky replied yes. Schmitt asked for an updated plat. Stabile asked Birch to get it to the board before the hearing.

Stabile asked for a motion to set a public hearing for January 10th at 7:30PM at town hall, motion by Osofsky, second by DiMaria, all in favor, motion carried.

Stissing Storage Site Plan Review 2 EV Charge Stations:

O'Connor showed an updated site plan and then showed a photo of the building with the new lighting installed. Stabile asked if there were cutsheets for the lights as Stabile said they seem a tad bright and not downcast and shielded as per the town's code. O'Connor said she thought the board wanted the owner to install the lights and Stabile said no, the board wanted to know if lights were going to be installed.

O'Connor then showed an example of the dual port chargers at other locations. O'Connor said a small portion of the charger is illuminated with pixilated text. There is no other lighting on the chargers so some lighting is important to have. Stabile agreed, but said it needs to be included on the site plan because the current lights are not acceptable.

O'Connor then showed an example of the sign detail.

Stabile asked for the lights to be 3000 kelvin or under.

O'Connor asked if the board had a preference regarding stripes or curb stops for the parking spots. Schmitt said curb stops are fine with him.

Hermans asked if four charge stations were necessary and O'Connor said the way that the incentives work with the Make Ready NYS Program is you have to have two chargers (which equal four charging stations).

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Stabile told O'Connor she will need a short form EAF.

Stabile asked for a motion to set a public hearing on January 10th at 7:45PM at town hall. Motion by DiMaria, second by Patterson, all in favor, motion carried.

Augustine Lot Line Adjustment: Lynden Chase, representing the applicant, explained that the application is for a 5.19-acre parcel, where 12.52 acres will be added, making it a 17.71-acre lot. The lot is on Prospect Hill Road. There is a house on the 5.19-acre lot.

Stabile asked Replansky if he had anything to add. Replansky asked for a digital map - it was determined that there was no digital map. Stabile asked the applicant to send one.

Replansky asked if access to one of the lots was through an easement. The board replied no. Replansky asked if the driveway was being changed - it is not. Replansky said he is fine with it.

Stabile asked if the public hearing could be waived. Replansky replied yes. Stabile asked for a motion to do so, motion by Osofsky, second by Patterson, all in favor, motion carried.

Stabile said the board will vote on it next month.

Hill Lot Line Adjustment: Chase explained that the Hills own two lots on Britton Street. Each lot has a house on it. There is a black top driveway on the house they occupy. After the property was surveyed it was discovered that the driveway is on part of the other lot. Because of this they would like to take 1,470 sq feet and add it to their house lot. This will give the house lot 23,000 sq feet and the other lot will be 20,000 sq feet. The footage is being taken from 64 Britton Street and being added to 63 Britton Street.

Stabile asked for a motion to waive the public hearing, motion by DiMaria, second by Blackburn, all in favor, motion carried.

The board will vote on it next month.

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Other Business: Stabile thanked councilwoman Jones for her service to the board as their liaison and for the work she did on the planning board in the past.

Stabile reminded the board to do their training if they had not done so already.

Approval of November Meeting Minutes and November Special Meeting Minutes: Motion by Blackburn to accept the November meeting minutes, second by Patterson, all in favor, motion carried. Motion by DiMaria to accept the November special meeting minutes, second by Blackburn, all in favor, motion carried.

Motion to adjourn at 8:13pm by Blackburn, second by Patterson, all in favor, motion carried.

The board then went into an executive session with Replansky.

Respectfully submitted by:

Tricia Devine

Michael Stabile

TOWN OF PINE PLAINS PLANNING BOARD

RESOLUTION APPROVING THE APPLICATION OF REVEREND SARAH HAKOBIAN D/B/A TOUCHED BY HEAVEN'S LIGHT DAYCARE FOR SITE PLAN APPROVAL OF A DAYCARE CENTER FOR SCHOOL-AGE CHILDREN AT 15-19 PILCH DRIVE, SUITE C (UNIT 3), PINE PLAINS, NEW YORK

WHEREAS, Reverend Sarah Hakobian d/b/a Touched by Heaven's Light Daycare has made application to the Town of Pine Plains Planning Board for approval of a daycare center for school-age children, to be located at 15-19 Pilch Drive, Suite C (Unit 3), Pine Plains, New York, Parcel No. 134200-6871-00-467980-0000; and

WHEREAS, the parcel is located within the Town's H-MS zoning district in which a daycare center is a use permitted pursuant to site plan and special use permit approval pursuant to the provisions of §275-56(s) of the Zoning Code; and

WHEREAS, a public hearing was scheduled on said application for October 11, 2023; and

WHEREAS, the applicant has submitted a site plan for the project last revised on November 3, 2023 meeting the application requirements of the Code and the special requirements for daycare centers as set forth in the Town Code except for the fact that the proposed fenced outdoor play area is proposed to be located within 10 feet rather than 50 feet as required by the Code of the eastern boundary of said property; and 40 feet rather than 50 feet as required by the Code on the northern boundary; and

WHEREAS, the applicant has requested that the 50 foot requirement be waived pursuant to the provisions of §275-55(G)(3) of the Town Code; and

WHEREAS, one member of the public spoke at said public hearing, specifically Tom McElroy, who resides at 20-22 Myrtle Avenue, adjacent to the said property, and Mr. McElroy asked that the waiver of the 50 foot setback requirement be denied and that certain screening be installed to shield his property from the play area; and

WHEREAS, the public hearing was closed on that same date; and

WHEREAS, the Planning Board has determined that this is an Unlisted Action under SEQRA which does not require a coordinated review; and

WHEREAS, the Planning Board has determined that the proposed facility will require the approval of the New York State Office of Children and Family Services (OCFS) before the facility may operate; and

WHEREAS, the Planning Board has reviewed Part 2 of the Short Form Environmental Assessment Form and determined that the proposed daycare will not result in any significant environmental impacts which require the preparation of a Draft Environmental Impact Statement.

NOW, THEREFORE, be it


RESOLVED, that the Planning Board hereby approves the application of Reverend Sarah Hakobian for the conduct of the daycare facility at 15-19 Pilch Drive, Suite C (Unit 3), Pine Plains, New York, subject to the following conditions:

1. That the facility be operated and maintained in accordance with the site plan submitted, and approved by, the Planning Board;
2. That the waiver pursuant to §275-55(G)(3) of the 50 foot setback requirement is hereby waived to allow a 40 foot setback on the north property line and 10 foot setback on the east property line and 20 foot setback from the driveway.; and
3. That the curb stops shown on the site plan be removed; and
4. That before a certificate of occupancy is issued for the operation of the facility, the applicant provide proof that the facility has been approved by the Office of Children and Family Services of the State of New York; and
5. That all application, escrow fees and other charges imposed on this application by the Planning Board and Town Code be paid prior to signing of the site plan by the Planning Board Chairman.

The Planning Board members voted as follows:

Michael Stabile, Chairperson	Aye
Vikki Soracco, Vice Chairperson	Aye
Al Blackburn	Aye
Scott Cavey, Alternate	Did Not Vote
Ethan DiMaria	Aye
Richard Hermans	Aye
Kate Osofsky	Aye
Steve Patterson	Aye

The Resolution was carried by a 7-0 vote of the Planning Board members on
November 8, 2023.



**TRICIA DEVINE, PLANNING BOARD
CLERK, TOWN OF PINE PLAINS**