

December 14, 2011

**PINE PLAINS PLANNING BOARD MINUTES
DECEMBER 14, 2011
7:30 PM**

IN ATTENDANCE: Brian Coons, Acting Chair
Ken Mecciarello
Don Bartles, Jr.
Vikki Soracco
Sarah Jones

ABSENT: Kate Osofsky
John Forelle

ALSO PRESENT: Sandra David
Six members of the public

Acting Chair Coons called the meeting to order at 7:30 pm.

VETERAN'S ADMINISTRATION: Mr. Andratti represented the applicant. He stated he had been asked by the Veteran's Administration to improve the identification of their outpatient clinic. He stated they have been in contact with the Building Inspector and the landlord and have come up with a sign divided in three sections. The sign will be shared with the Stissing Farms senior complex and a slot will be placed for vacant space next to the clinic. He stated that since he submitted his sign proposal, he came up with a different lighting reflector that looks the same but cuts the distance. Bartles asked who is responsible for the sign. Andratti stated the Veteran's Administration is paying for the sign and installing it. Bartles asked whom the Board would contact if the sign falls into disrepair or something like that. Andratti stated the Board should contact the landlord. He stated it would be the landlord's sign. Bartles asked how long they anticipate it being lit. Andratti stated he wouldn't do anything differently than what is there now and would coordinate with the landlord. Bartles stated it usually goes around the hours of operation but since there is the senior condos in the back he wasn't sure how it would be done. Coons asked the wattage of the lighting. Andratti stated he couldn't find that. Coons stated that the Zoning Law states that no exterior signs shall be illuminated beyond two hours after the close of business and in no event between the hours of midnight and 6AM unless the premises on which it is located is open for business. Discussion followed. Andratti stated they could put a timer on the light. Coons stated the empty space might not be occupied for five years so the future tenant needs to come before the Board. Coons stated the wattage and hours of illumination should be noted on the plan. Bartles stated that the additional tenant has to have Board approval. Andratti stated he could put a note on the plan

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that states that each additional sign should be applied for separately. Coons stated sometimes the Veteran's Administration has evening hours so they are open sometimes at night. Jones asked if this is replacing the sign that is there now. Andratti stated yes. Coons stated there are no specifications on the wattages in the Zoning Law. Weaver agreed. Bartles advised Andratti to go with the minimal amount needed to light the sign. Coons stated that it wasn't a public hearing but would entertain questions from the public. Jane Waters asked if the light was going to be shielded in such a way that it would be directed downward. Andratti stated the shield overhangs the sign and shines back at the sign. Stan Hirson asked if the Town Centre wording would be used on the new sign. Coons stated the Board doesn't know but when they put the sign up they will have to come in for review. Coons stated that whoever occupies the vacant space would also have to come back in for review for the sign. Hirson asked if the Board has control over wording. Bartles stated he didn't think they did. Coons stated he saw no problem with the approval contingent upon a new plan with wattage, hours of illumination and all signs needing to be approved separately. Bartles made a motion to approve the sign contingent upon receipt of new plans showing wattage, hours of illumination and showing a note that the additional two spaces must have prior approval before installation and authorizing the Chair to sign off on said plans if they meet the criteria; second by Jones. All in favor. Motion passed.

Jones made a motion to approve the minutes of the November 9, 2011 meeting; second by Bartles. All in favor. Motion passed.

Coons thanked the Board for allowing him to serve with them. He stated there will be an opening for his spot on the Board and an opening for an alternate. Soracco stated she is up for reappointment.

Soracco made a motion to adjourn at 7:50; second by Jones. All in favor. Motion passed.
Respectfully submitted by:

Nancy E. Proper
Secretary

Brian Coons
Acting Chair