

February 6, 2008

**PINE PLAINS PLANNING BOARD MINUTES
FEBRUARY 6, 2008
CARVEL DEIS PUBLIC HEARING**

PLANNING BOARD MEMBERS IN ATTENDANCE:

Don Bartles, Jr., Chair
Bruce Pecorella
Kate Osofsky
Vikki Soracco
Sarah Jones
Ken Mecciarollo
Jon DePreter

ALSO IN ATTENDANCE:

Nan Stolzenburg
Ray Jurkowski
Warren Replansky
Dan Stone
Matthew Rudikoff
Mike Kerney
Jon Adams
Alex Durst
Helena Durst
Millerton News
Pine Plains Register Herald
Poughkeepsie Journal

Don Bartles opened the public hearing at 7 pm. During his opening remarks he introduced the Board members and advised the public that a quorum was present. He introduced the new alternate member of the Board, Sarah Jones, who will be filling in for Brian Coons during his deployment. Bartles also advised that three members of the Town Board were present: Gregg Pulver, Rick Butler and Bob Couse. He reviewed the guidelines for public comment and the agenda for the evening. He then read the public hearing notice. Bartles advised that many emails were received in support of adding a Saturday hearing and this will be discussed at the February 13th Planning Board meeting.

Nan Stolzenburg gave an overview of the SEQR process and explained the Board's review of the project. She advised that the DEIS is complete for review but the project is still in the environmental review stage. She explained that the DEIS is not the end of the process and does not mean the project was approved. Stolzenburg advised that the findings statement cannot be written until the moratorium is lifted. She explained the next steps in the process and advised that the public comment period ends on April 2, 2008.

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Ray Jurkowski advised the public that the DEIS is located on the Town of Pine Plains and Milan's websites, on the Carvel Property Development website, at the Pine Plains Library and at the Town of Pine Plains and Milan's Town Halls. Jurkowski advised the public of the future hearing dates and times and went over the format of the hearing.

Dan Stone of Chazen gave a presentation of the Carvel project. He introduced Mike Kerney of Landmark, Matthew Rudikoff and Alex and Helena Durst. Stone gave an overview of the Durst Corporation and Landmark Corporation. Stone gave an overview of the project which he described as a second home planned community and included a history of the property. His presentation included the following subjects: design and development of the project, conservation design of the project incorporating the Pine Plains Comprehensive Plan, master plan components of the project, community integration components of a planned second home community, fiscal contributions of a planned second home community, avoidance of visual impacts, protecting land ecology, green housing design, and marketing of second/vacation homes.

After a short break, Bartles opened the floor for public comment. The following people spoke: Jane Waters, Peter Caldwell, Becky Thornton of the Dutchess Land Conservancy, Stan Hirson, Susan Crossley, Sandra David, George Steckler, Denise Hourihan, Gail Kelly, Sheila Buff, Brad Mitchell, Joan Franzone, Molly Schaefer, Scott Chase and John Forrelle. Complete comments will be found in the official transcript of the hearing.

The public hearing was adjourned at 10:15 pm.

Respectfully submitted by:

Nancy E. Proper
Secretary

Don Bartles, Jr.
Chairman