

**PINE PLAINS PLANNING BOARD MINUTES
JULY 23, 2008**

IN ATTENDANCE: Don Bartles, Jr., Chair
Jon DePreter
Kate Osofsky
Sarah Jones
Ken Mecciarello
Vikki Soracco

ABSENT: Bruce Pecorella

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

This meeting was held to allow the applicant, Carvel Development, to present more of their revised plan. Alex Felson of EDAW gave a presentation of the new proposed plan. He advised they have been working to redesign the development looking at watersheds, DEC wetlands and required buffers. He advised that they concentrated on what they could do along Route 199 to maintain the environmental quality and preserve the character. The number of homes to be built south of Route 199 has been reduced under the new plan from 218 to 29 small farm sites consisting of 8 to 12 acres each tucked into the trees. Felson advised the idea is to see Route 199 preserved as a scenic drive. In the Ham Brook watershed area, proposed housing units have been reduced from 495 to 295 and housing units in the Lake Carvel area have been reduced from approximately 500 to 400. The golf course will be redesigned, relocated and reduced from 27 holes to 18 and the roads have been reduced from 60,000 feet to between 45,000 and 48,000 in the new plan. Dan Stone advised the total housing units would be 648. One new curb cut is being proposed along Route 199 as opposed to the eight in the original plan. Seven driveways are proposed in the new plan versus 13 in the original plan. Nelson Johnson stated that they have been working hard. He stated the plan is not final in every detail but this is pretty much what the plan will be. DePreter asked if any open space planned would be open to the public. Felson advised they are trying to figure out how a trail would work and where to locate it. They would like to have a public trail that runs along Route 199 but they are not sure how it would work. DePreter questioned the inclusion of affordable housing. Jones questioned how they were addressing successive growth and additional properties not part of the plan. Nelson Johnson advised they are still working on the alternate plan and expect to formally present it to the Board in the future. Bartles stated the Board would have to determine whether or not a public hearing on the new plan would be scheduled but would not do so until after the plan is submitted.

Transcribed and submitted by:

Nancy E. Proper,
Secretary (not present at the meeting)

Don Bartles, Jr.
Chair

