

June 11, 2008

**PINE PLAINS PLANNING BOARD MINUTES
JUNE 11, 2008**

IN ATTENDANCE: Bruce Pecorella
Kate Osofsky
Vikki Soracco
Sarah Jones

ABSENT: Don Bartles, Chair
Jon DePreter
Ken Mecciarello

ALSO PRESENT: Two members of the public

Bruce Pecorella ran the meeting in Don Bartles' absence. Pecorella called the meeting to order at 7:30 pm.

STEWART'S SHOPS: Brandon Myers represented the applicant. Myers submitted a plan to the Board for their review. Myers stated he was before the Board previously but at that time they were not thinking of the second gas island. Myers stated that Dale Mitchell called him in 2006 and stated that there was a lot of congestion with parking around his entrance and asked if they could do something. Myers stated that is what started the whole process. Myers stated that the septic system failed and they finally got their permit from BOH and met with a contractor. Work on the septic should be starting in a couple of weeks. Myers went over the proposed plan with the Board. Myers stated they would like to create some parking that would not necessitate backing up. Myers stated the second gas island evolved after they started looking at the parking. Myers stated there are a lot of lines and they have expanded their parking a little over the years. Myers stated there is a 24 X 32 canopy which would stay and they would spread the dispensers out to 22 feet apart from the present 15. Myers stated they would duplicate the canopy and have eight points for fueling. Myers stated they would still have parallel parking by the dispensers. Soracco asked how the plan involves Dale Mitchell's property. Myers stated he needs to speak to Mitchell as the proposed turnaround is on his property. Discussion followed. Myers stated the idea is to give people some parking options away from Mitchell's entrance. Pecorella stated that he feels Jurkowski needs to get involved. Pecorella stated that Stewart's is going to encroach on Mitchell's property and there is something planned for that property in the future. Pecorella stated that he feels Jurkowski and Replansky need to look at the project. Soracco stated that they need to get something from Mitchell in writing. Myers stated he hasn't spoken to Mitchell about any of this in a long time. Soracco asked if this proposal would do anything to the property towards the house. Myers stated that would stay the same as it is now. Pecorella stated that Jurkowski, Replansky and Mitchell need to be involved. Proper advised Myers that she could send a copy of the plan to Jurkowski or Myers could do it and she would email Jurkowski to advise him it was coming. Myers stated he would send the plan directly to Jurkowski and Proper will advise him of this via email. Proper

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advised that the Town would need an escrow agreement in place to cover the costs of Jurkowski's and Replansky's review. Proper advised Myers to be in touch with Replansky to start the escrow process and advised she would email Replansky to advise him this would be happening. Short discussion on the new leech field followed. Pecorella stated the Board would need to have another site visit. Pecorella stated the minutes should reflect that Myers needs to be in touch with Replansky to set up an escrow agreement and get his opinion on the right of way from Mitchell, the Board needs something in writing (approved by Replansky) from Mitchell okaying this, and the Board needs Jurkowski to review and comment on the proposed plan. Proper stated she wants a copy of the permit or approval from the BOH for the septic. Myers stated he would send her a copy. Proper gave Myers the telephone number and email address for further contact. Pecorella stated that Stewart's would be placed on the July 9th agenda. Myers stated that no one ever told him about coming down for the last site visit. Soracco stated that he picked the date. Myers stated he had no idea but he didn't know. Soracco stated they would also need a landscaping and lighting plan showing which type of lighting. Short discussion of that and the canopy followed. Soracco and Osofsky asked Myers to bring a picture or simulation of what the canopy would look like. Pecorella asked how many parking spots will be added. Myers stated the net change will be zero space wise but they will be utilizing the area differently. Soracco stated that the Board has been asking other people to have their lighting conform to what the Town has and now might be the time to change their lighting. Short discussion followed.

Osofsky made a motion to accept the May 14, 2008 minutes; second by Jones. All in favor.

Osofsky made a motion to adjourn; second by Soracco. All in favor.

Respectfully submitted by:

Nancy E. Proper
Secretary

Bruce J. Pecorella
Acting Chair