

June 9, 2010

**PINE PLAINS PLANNING BOARD MINUTES
JUNE 9, 2010**

IN ATTENDANCE: Rick Butler, Chair
Don Bartles, Jr.
Brian Coons
Kate Osofsky
Vikki Soracco
Ken Mecciarello

ABSENT: Sarah Jones
Nancy Proper, Secretary

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

BIDWELL AGENCY: Tom Bidwell and Andrea Bartolomeo represented the applicant. He came before the Board for a sign approval. Bidwell described the size and location of the proposed signs to the Board. He stated the signs are not illuminated. Butler advised that a letter of determination had been received from Drew Weaver. Butler stated that a sign application was also received. The applicant submitted a letter from the downstairs tenant of the building waiving their option to have a sign. Discussion followed. Butler stated he would entertain a motion to grant the permit. He stated the application is complete. Bartles asked if there was a minimum standard of how far back from the road it should be. Butler stated the setback is no less than 15 feet from the street edge. Bidwell stated the current signpost is 9.5 feet from the street edge. Bartles stated he was wondering about the State involvement in it and whether or not it is in the State right of way. Bartles stated the sign has existed prior to this and has no issue with it. Bartles also stated he would have an issue if it interfered with driver's ability to see down Rt. 199. Bartolomeo stated the cars actually obstruct the view now and not the sign. Bartles stated he has no issue but would warn that if the State decides to take an issue at some point they would have to deal with them. Weaver made a suggestion that they approve the sign as a multi-tenant sign. He explained his reasons for this. Coons made a motion to approve this as a business directory sign; second by Bartles. All in favor. Motion carried.

LITTLE RIVER FARM LLC: Lyndon Chase and John Boyles represented the applicant. This was an informal discussion for a special permit application for a kennel. Chase presented a map to the Board for review. Chase stated there are two barns. He stated the second barn was converted and they train dogs so they have a kennel there. Chase stated

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they want to put in eight more stanchions which need a building permit. Chase stated they need to get site plan approval for the whole operation. Weaver stated that it is actually a special use permit that is needed. The applicant stated he is not boarding dogs but keeping hunting dogs there to train. He stated they don't have anyone coming in and out of there everyday. Butler stated that according to the application the place is under contract for sale. Chase stated that the new owners want to do this also. Chase stated that they want the present owner to deal with this now before they purchase the property. Butler read the portion of the Zoning Law applicable to special permit applications with regard to kennels. Butler stated there is a parking requirement also. Butler stated that the site lends itself to this use very well in his opinion. Chase called the Health Dept. and a system will be designed just like one for people. Bartles asked if there are any setback requirements for septic systems as far as the stream goes. Chase stated it would be 100 feet which they can achieve. Chase stated there are no DEC wetlands. Chase stated that the barn presently has twelve runs and he wants to add eight more. Butler stated if they get approval for a twenty-run kennel it doesn't make any difference who owns the dogs. Discussion followed. Butler asked Weaver if a special use permit approval follows the land. Bartles stated there are a couple of ways it could be conditioned such as making it renewable. Butler gave Chase the checklist of what they need to provide. Discussion followed. The Board decided that a traffic study and impact analysis were not necessary. Butler stated the next step would be a public hearing and scheduling a site visit. Butler stated there is also a SEQRA requirement. Butler stated there has to be a submission to the County. Butler stated they would need an Agricultural Data Statement also. Butler asked if they would be ready for a public hearing next month. Chase stated he would be ready and he would have all submissions to the Board by July 1. A site visit was scheduled for Saturday, July 10 at 9AM. Butler stated that technically this is both a site plan review and special use permit application and the review would run concurrently. Butler stated the process for the special use permit approval is a site plan review. Butler stated the application fee would be \$200.00. and \$50.00 for the public notice fee. Weaver stated there would also be a certified mailing fee for mailings to the neighbors within 300 feet of the property line. Discussion followed. Butler stated there would be no recreation fees.

OTHER BUSINESS:

Motion by Coons; second by Mecciareello to approve the minutes of May 12, 2010. All in favor. Motion carried.

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Butler advised the Board that TomLew had asked for a partial refund of their escrow account. The refund of \$9000. was sent to Tomer Slutzky with a letter asking him to come before the Board to update them on his future plans for the property.

Weaver advised the Board that, to date, he has not heard from Paraco.

Osofsky updated the Board on her vernal pool training.

Motion by Coons to adjourn; second by Bartles. All in favor. Motion carried.

Transcribed by:

Nancy E. Proper
Secretary

Respectfully submitted by:

Rick Butler
Chairman