

March 16, 2010

**PINE PLAINS PLANNING BOARD/TOWN BOARD JOINT MEETING  
MARCH 16, 2010**

**PLANNING BOARD MEMBERS IN ATTENDANCE:**

Richard Butler, Chairman  
Donald Bartles, Jr.  
Sarah Jones  
Ken Mecciarollo  
Vikki Soracco  
Kate Osofsky (arrived 7:45pm)  
Brian Coons (arrived 9:15 pm)  
John Forelle, Alternate member

**TOWN BOARD MEMBERS IN ATTENDANCE:**

A. Gregg Pulver, Town Supervisor  
Sandra David  
George Keeler  
Rosemary Lyons-Chase  
Robert Couse

**ALSO IN ATTENDANCE:**

Ray Jurkowski	Millerton News
Nan Stolzenburg	Alexander Durst, Carvel Property Develop.
Bonnie Franson	Jennifer Van Tuyl, Cuddy & Feder
Warren Replansky	Dan Stone, Chazen Engineering
Drew Weaver	Will Agresta, Matthew Rudikoff Assoc.
Peter Goss, Town of Milan	Approx. 40 members of the public
Jack Grumet, Town of Milan	

Supervisor Pulver called the meeting to order at 7:00 PM and the Pledge of Allegiance was done. He welcomed everyone to the joint meeting of the Town and Planning Boards to discuss the NND pre-application by Carvel Property Development. Pulver briefly stated how the meeting would proceed.

Bonnie Franson of Tim Miller Associates gave a brief overview of the general NND process and explained where the Boards are in that process. Supervisor Pulver explained that the Boards would be going over each of the eighteen criteria point by point with comments by the Board members. Short discussion followed. Pulver advised that at the end of the meeting the applicant would be giving a presentation.

Pulver introduced Nan Stolzenburg who led the Boards through the discussion of the eighteen criteria. Stolzenburg went through the criteria one by one asking for comments

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after each one. She stated this was the opportunity for the Town and Planning Boards to have a discussion about how consistent they felt the NND pre-application is with the eighteen criteria. Stolzenburg asked for any further comments on items of concern related to the application. Discussion followed. Several Board members commented.

Supervisor Pulver asked the applicant to address the Boards. Pulver thanked the public for their consideration during the process and asked for the same consideration for the applicant. Jennifer Van Tuyl stated that the Boards have shown the applicant that they have done a very thorough review of the pre-application. Van Tuyl stated the applicant would be giving an abbreviated presentation. Dan Stone stated he would briefly review the materials that were submitted with the pre-application and talk about some of the issues that were brought to light with respect to the eighteen criteria.

Jennifer Van Tuyl asked the Board to authorize them to meet with the Town's consultants. She stated that they have met with the consultants only when it was publicly authorized. She stated that they would like the authorization to discuss technical and calculation issues as they proceed through the NND application process. She also stated it is premature to predict when they will be submitting the NND application. She also stated that she and Replansky are working on finalizing the escrow agreement and they would assure that there would always be \$15,000.00 in the escrow account. Replansky stated it would be easier for the consultants to put together a compilation of all the various comments. Jennifer Van Tuyl stated if any Board members had prepared written comments, she would appreciate receiving copies of same. She also stated a compilation from the consultants would be fine. Replansky stated the compilation would go to the Boards to sign off on before submitting it to the applicant. Replansky asked the applicant if they anticipated meeting with them before receiving comments. Van Tuyl replied no. Pulver stated the Town Board meeting would be in two days and they would discuss the authorization at that time. Replansky stated they would need the approval of both Boards. Replansky stated that a preliminary set of comments had been supplied to the Boards and the applicant. Jones asked why it was desirable for the consultants to meet with the applicant at this juncture. Discussion followed. Jones stated she has no problem authorizing the meetings if she knows what they are about but does not feel comfortable making a blanket authorization. Brief discussion followed. Pulver stated that he expects the consultants to report back after each meeting and has no problem with it. Replansky stated that if one member from each Board wanted to sit in on these meetings it would be fine. Discussion followed.

Chairman Butler asked for a motion authorizing the discussions between the applicant and the Town's consultants. So moved by Bartles; second by Mecciarello. Motion carried 6:1. Jones opposed. The Town Board will make their decision at their next meeting.

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Alexander Durst thanked everyone for their time in having the joint meeting. He stated that all of the comments were appreciated and will be taken into consideration. He stated that they want to have a project that the Town of Pine Plains and the Town of Milan can be proud of and will continue to that end.

Pulver thanked all the public, the Board members and Proper for attending.

Motion by Keeler to adjourn; second by Couse. Motion carried.

Respectfully submitted by:

Nancy E. Proper  
Planning Board Secretary

Richard Butler  
Chairman of Planning Board