

October 8, 2014

PINE PLAINS PLANNING BOARD MINUTES

OCTOBER 8, 2014

7:30 PM

IN ATTENDANCE: John Forelle, Chairman
Louisa Grassi
Ken Mecciarello
Sarah Jones
Kate Osofsky
Vikki Soracco
Steve Patterson

ABSENT: Peter Salerno, Alternate

ALSO PRESENT: Michael Stabile, Alternate
Drew Weaver
Six members of the public

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

KEITH ELLIOT: This was a preliminary discussion for a non-conforming structure replacement for property located at 543 Lake Road. Keith Elliot was present. Forelle asked Weaver to walk the Board through this application. Weaver stated the property is located in the R Zoning district which requires fifty foot setbacks on each side and the property is fifty feet wide. Weaver stated there was a house on the property that was destroyed by fire last year. Weaver stated that Keith Elliot requested a building permit and they discussed the non-conforming nature of the house and the need for the new house to be located where the house originally was. Elliot requested to use a modular 28' by 44' rectangle instead of the previous 32' by 33' square. Weaver explained that he didn't have a problem with that because by going down to 28' it moved it five feet away from the

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property line making it more conforming. Weaver stated they cleaned up the old house and he requested that they get the property surveyed. Weaver stated when the property was surveyed they realized that the old house was either on the property line or over it. Weaver stated that this required them to move the house from its original spot. Weaver stated the applicant then requested to move the house back twelve feet as he has to move it anyway and this would allow him to do septic work that the Board of Health was requiring for an upgrade. Weaver stated that he told him that would be fine. Weaver stated that technically the Zoning Law states you cannot move it to another portion of the parcel. Weaver stated that there is some controversy and some people asking why this house was able to be moved. Weaver stated that he hates to do this to the Board but is asking for some type of site plan approval for the move that was made. Weaver stated that the replacement house is actually smaller in square footage than what it replaced. Discussion followed. Forelle stated it is clearly within the applicant's right to rebuild and what Weaver has done is logical and makes sense. Forelle asked if this was a contentious issue. Weaver stated it was but he feels it is not anymore. It was the decision of the Board to refer this to the Zoning Board of Appeals. It was also decided that Forelle will send the ZBA a letter in support of giving an area variance for this property as what was done makes sense.

DANIEL ROTHVOSS: This is a proposed replacement of a mobile home at MODO's Mobile Home Park located at 4 Harrington Drive. Daniel Rothvoss was present. Weaver stated that they would like to replace one of the mobile homes with a sixteen foot wide one. The lot is rented to James MacDonald. Weaver stated that if the replacement is allowed he wants to make sure it is within the required setbacks. Weaver stated that the Zoning Law requires a sixteen foot wide mobile home. Discussion followed. On a motion by Osofsky; second by Patterson the Board approved the replacement as they feel the applicant is entitled under Section 100-70C of the Zoning Law to said replacement so long as it meets the requirements and also allowing a resolution to be prepared. All in favor. Motion carried.

OTHER BUSINESS: Jones made a motion to approve the September 2014 minutes with the following correction: Peter Salerno and Michael Stabile were in attendance; second by Patterson. All in favor. Motion carried.

Weaver stated the Fire Company has come to him as they want to replace the sign at the Fire House. He stated it presently is an internally

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illuminated sign and they don't use that feature but they want to replace it with a smaller sign that will have illumination. Discussion followed. Forelle advised Weaver to check with Replansky to see if the Fire Company is exempt from the Zoning Law. Mecciarello stated that even if they are exempt he feels they would take suggestions from the Board on what kind of sign should be there.

Motion by Jones to adjourn at 8:05 pm; second by Soracco. All in favor. Motion carried.

Respectfully submitted by:

Nancy E. Proper
Secretary

John Forelle
Chairman