

March 11, 2015

PINE PLAINS PLANNING BOARD MINUTES

WEDNESDAY, MARCH 11, 2015

7:30 PM

IN ATTENDANCE: John Forelle, Chairman
Sarah Jones
Steve Patterson
Vikki Soracco
Louisa Grassi
Michael Stabile
Ken Mecciarello (arrived 8:10 pm)
Kate Osofsky, Alternate (arrived 7:35 pm)
Peter Salerno, Alternate

ALSO PRESENT: Ray Jurkowski, Town engineer
Drew Weaver, ZEO
Scott Chase, Chair of ZBA
Three members of the public

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

PRIMAX PROPERTIES (DOLLAR GENERAL): Zachary Peterson, engineer and Jeremy Speich, attorney were present to represent the applicant. Forelle advised the discussion this evening was to discuss the Board's involvement in the SEQR process. Forelle advised Jurkowski would update the Board on two things: 1) the County's review of the project and 2) what happened at the ZBA meeting last week. Jurkowski stated that at the last meeting the Planning Board decided to conduct an uncoordinated SEQR of this project. He advised it was referred to the ZBA. He stated the ZBA members expressed concerns about some aspects of the project including the variances that are being requested. He stated the scale of the building is one of the largest issues along with the setback variance requested. Jurkowski advised that the ZBA

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cannot make a determination until such time as the SEQOR process is complete. Jurkowski stated the ZBA members felt they wanted some additional information from the applicant so Scott Chase put together his comments and emailed it to Jurkowski. Jurkowski reviewed it as well and put together a letter to go to the applicant. He advised that everyone should have a copy of the Long Form EAF that the applicant supplied. Discussion followed on the SEQOR process and whether or not there should be an uncoordinated or coordinated review. Jurkowski reviewed Dutchess County's comments with the Board. Stabile made a motion for the Planning Board to conduct a coordinated review. Discussion followed. Motion withdrawn by Stabile. It was decided to move forward with the uncoordinated review and ask the Town attorney for his opinion on how they should proceed. ZBA members will be kept informed on what is going on and invited to all meetings concerning the project.

Stabile made a motion to accept the January 2015 minutes; second by Jones. All in favor. Motion carried.

Jones asked that the February minutes be changed as follows: under the section "Discussion of Planning Board Appointments" entire section to be deleted and replaced with the following sentence, "Discussion of selection and notification process of Planning Board members based on information received from the Town Board." Forelle made a motion to accept the February 2015 minutes with the above change; second by Patterson. All in favor. Motion carried.

Jones made a motion to adjourn at 8:30 pm; second by Patterson. All in favor. Motion carried.

Respectfully submitted by:

Nancy E. Proper
Secretary

John Forelle
Chairman