

August 12, 2015

**PINE PLAINS PLANNING BOARD MINUTES  
WEDNESDAY, AUGUST 12, 2015  
7:30 PM**

**IN ATTENDANCE:** John Forelle, Chairman  
Ken Mecciarello  
Sarah Jones  
Vikki Soracco  
Steve Patterson  
Michael Stabile  
Kate Osofsky, Alternate (sitting for Grassi)  
Peter Salerno, Alternate

**ALSO PRESENT:** Drew Weaver, CEO  
Warren Replansky, Attorney (arrived 7:35 pm)  
Four members of the public

**ABSENT:** Louisa Grassi

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

**PINE PLAINS FUTSUL & FITNESS:** Applicant Dave Owens was present. This is a preliminary discussion of a special use permit application for a proposed indoor sports facility for property located at 2771 Church Street. The applicant gave a short overview of the project. Owens stated it would mainly be for the indoor version of soccer that is known as futsal specifically for leagues and travel teams with a small fitness facility in the future. Discussion followed. Forelle stated as part of the special use permit process a public hearing has to be held which would likely be at the September meeting. Discussion of the process followed. Replansky stated that a site plan review would be necessary in conjunction with the special use permit application review so a site plan would have to be submitted and it would have to be submitted to Dutchess County Planning for review. Replansky stated that the Planning Board could waive certain requirements. Discussion followed. Replansky stated he didn't want to hold up the application and that shouldn't happen if the applicant goes through the process correctly. Replansky stated he recommends the applicant get the site plan together and then the Board would determine what it needs and then schedule a public hearing. Forelle suggested he get a copy of the survey map and mark parking, signage, etc. on that because Dutchess County is going to want a more detailed site plan.

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**INN AT PINE PLAINS:** Applicant Jack Banning was present. This is a preliminary discussion of a special use permit application for the proposed 8-unit inn for property located at 3038-3040 Church Street. The applicant gave a short overview of the project. He presented a site plan to the Board. He stated there would be no exterior changes to the property. He stated there would be a name change with the sign but it will be in the same place on the building. Discussion followed. He stated he would like to open for Columbus Day weekend. The application must be submitted to Dutchess County Planning. A public hearing was set for September 9<sup>th</sup>. Discussion of items that would need to be waived followed. Forelle stated that it should be mentioned at the public hearing so it can be included in the resolution.

Motion by Jones to approve the June 2015 minutes with letters that were sent to the Town Board attached; second by Patterson. All in favor. Motion passed.

Short discussion of potential changes to the Zoning Law followed.

Motion by Patterson to adjourn at 8:20 pm; second by Jones. All in favor. Motion passed.

Respectfully submitted by:

Nancy E. Proper  
Secretary

John Forelle  
Chairman