

December 9, 2015

**PINE PLAINS PLANNING BOARD MINUTES
WEDNESDAY, DECEMBER 9, 2015
7:30 PM**

IN ATTENDANCE: John Forelle, Chairman
Sarah Jones
Ken Mecciarello
Vikki Soracco
Steve Patterson
Michael Stabile
Kate Osofsky, Alternate
Peter Salerno, Alternate

ABSENT: Louisa Grassi

ALSO PRESENT: Warren Replansky (arrived 7:40 pm)
Two members of the public

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

DOUGLAS & CHRISTINE KOCH: Wesley Chase was present representing the applicant. Chairman Forelle opened the public hearing by reading the legal notice that was placed in the Millerton News. Chase gave a brief overview of the project. This is a proposed 2-lot subdivision located at 166 Strever Farm Road. Discussion followed. No public comment. On a motion by Jones; second by Patterson, the public hearing was closed at 7:35 pm. Motion carried unanimously. Short EAF was completed by the Board. On a motion by Mecciarello; second by Jones the Pine Plains Planning Board declared itself Lead Agency. Motion carried unanimously. On a motion by Stabile; second by Patterson the Board voted to approve the subdivision plat as submitted. Motion carried unanimously. On a motion by Jones; second by Patterson the Board gave the Chairman permission to compose a resolution of approval and to sign the plat. Motion carried unanimously.

BILL HOUSE: Continued discussion of a site plan application for property located at 7705 South Main Street. Bill House was present for the discussion. House gave a brief overview of the project and submitted a formal site plan. Discussion followed. Replansky advised that this project does not require SEQR. The Board waived the public hearing. On a motion by Soracco; second by Mecciarello, the Board voted to approve the site plan as submitted and to allow the Chairman to prepare a resolution of approval. Motion carried unanimously. Proper asked if this had to be submitted to Dutchess County Planning as it had not due to

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not having site plan. Replansky stated he didn't think it needed it due to new agreement between the Town Board and the County that gave exemptions for submission to certain projects. Proper stated she would look into this. Replansky stated approval should be contingent on Dutchess County comments if they are necessary and subject to DOT approval.

PINE PLAINS MEMORIAL HALL: Brian Keeler, Jack Banning, Bill Bartolomeo and Holly Bart were present for the applicant. Keeler gave the Board an overview of the project to date. Discussion followed. Replansky stated that a Long Form EAF would be necessary for this project in order to identify all involved agencies and variances needed. Long Form was given to applicant for completion. Replansky stated that an escrow account would also be needed and Jurkowski would need to do a technical review of the project. Discussion followed of timing and requirements. Applicant will complete the Long Form and submit it as soon as possible. Replansky will be in touch with applicant's attorney with regard to escrow. Application and all attachments will be forwarded to Jurkowski for review and comment. Replansky will be in touch with Jurkowski.

On a motion by Mecciarello; second by Soracco, November 2015 minutes were approved. Motion carried unanimously.

On a motion by Osofsky; second by Stabile, meeting was adjourned at 8:55pm. Motion carried unanimously.

Respectfully submitted by:

Nancy E. Proper
Secretary

John Forelle
Chairman