

April 9, 2008

**PINE PLAINS PLANNING BOARD MINUTES  
APRIL 9, 2008**

**IN ATTENDANCE:** Don Bartles, Chair  
Bruce Pecorella  
Vikki Soracco  
Sarah Jones  
Ken Mecciarello

**ABSENT:** Jon DePreter  
Kate Osofsky

**ALSO PRESENT:** Pine Plains Register Herald  
6 members of the public

Chairman Bartles opened the meeting at 7:30 pm with a quorum present. He advised that Paraco Gas was listed on the agenda under "old business". He stated there was considerable discussion at last night's meeting that there was unfinished business with this applicant and the Town attorney has recommended that the Board not continue their discussions with the applicant until the unfinished business is resolved. Bartles stated he did call the applicant's attorney and would have entertained them coming in to advise what their plans are but they did not respond.

**MAX GOODWIN:** Ralph Simmons represented the applicant. This is for a lot line adjustment. Simmons stated it has been a year since he originally was in with the proposal. He presented a map of the plan to the Board. He showed the Board the proposed lot line adjustment. He stated the property is under Dutchess Land Conservancy restriction. Simmons stated that there can only be two houses on the property under the restriction. Bartles asked if there was an approved driveway. Simmons stated yes. Pecorella stated he would like to see documentation from Dutchess Land Conservancy. Simmons stated he could get that documentation. Bartles stated the applicant is going from a potential of three houses to two. Discussion followed. Motion by Pecorella to allow the Chair to sign the map approving the lot line adjustment subject to receipt of a letter from Dutchess Land Conservancy; second by Jones. All in favor. Proper advised that the \$100 fee was needed also.

**ARTHUR HYDE:** Proposed lot line adjustment on property located on Prospect Hill Road. Applicant's representative showed the Board what the applicant wished to do. He stated he didn't know the actual acreage until he has a survey done. Bartles stated when the map is created; the Board will have to have an idea of setbacks. Bartles stated the surveyor will know what the setbacks are. Bartles stated that they are not creating a new lot but the Board wants to make sure that the lot line move does not affect the septic system or the expansion area. Bartles stated the Board would need to know if there are any stipulations on the driveway. Bartles stated in concept it looks okay. Bartles advised the applicant would come back before the Board with the map for them to review.

April 9, 2008

Applicant stated he would go ahead with the survey and come back to the Board. Bartles advised there would be \$100. fee. He then stated that the applicant purchased the building at the end of Prospect Hill Extension from Sharon Will. He stated it is zoned agricultural but wanted to know if they could rent warehouse space out of that structure. Bartles asked if it was just storage. Applicant's representative stated yes it would be retail storage. Bartles advised him to see Drew Weaver who would make the decision whether or not it falls under the moratorium and how to proceed. Bartles advised that when he returns, he needs a letter from the applicant giving him permission to represent him.

**ANDREW JARECKI:** Wesley Chase represented the applicant. This is for a lot line adjustment for property located on Hicks Hill Road. He stated this would be going from three lots down to two lots. He presented a map to the Board. Discussion followed. He stated half of the lot in question will be going to Matthias Kessemeier and the other half will be added to property already owned by Jarecki thus going from three to two lots. Short discussion on the driveway followed. Motion by Jones to approve the lot line adjustment; second by Soracco. All in favor. Chase will bring in a check for \$100. when he brings the map in for signing.

**BILL HEDGES:** Mr. Hedges came before the Board for a lot line adjustment on Woods Road. He advised the Board this would be on the estate of his mother's property. He showed the Board what he wished to do. Discussion followed. Bartles stated he would feel more comfortable if the applicant would talk to the Highway Superintendent before the map is drawn up. Proper advised an application and \$100. fee would be needed. Applicant stated he would come back when the map was prepared.

**VALERIE MORGAN:** Ms. Morgan advised she would like to open a retail shop in the building formerly occupied by Fine Lines owned by the Nannetti family. She passed out a short business description. She stated it would be a retro/gift shop. She stated she would be starting out more humbly than the business description. She stated it would be an old-fashioned family-friendly place to buy gifts. Morgan advised that there is a space in the back which Drew Weaver came to see and he advised her it would be okay to have between 15-20 people in there if she were to show afternoon films. She stated she would like to show family friendly films on the weekends for small audiences. Bartles asked what Weaver's advice to her was. She stated he advised her to put up two lit exit signs and some mild lighting in the back room. Bartles asked if there was sufficient ingress/egress. Morgan stated yes. Bartles stated typically any change of use is run by Drew Weaver and he makes the decision if it needs a moratorium variance or a site plan review and it sounds as if he didn't do either. Morgan stated she is not doing any construction or changes. Bartles asked about signage. Morgan stated she didn't know the regulations on signs. She stated she would like to have a sign in the inside window and a sandwich board for weekends. Bartles stated that sandwich boards are being addressed in the proposed zoning law. Bartles stated since it is temporary it can go away if it has to but his concern is to not have it block the sidewalk. Pecorella stated he would like to have something in writing from Weaver. Morgan stated that Weaver advised her of a few issues that she is addressing. Morgan stated she hopes to open in two to three

April 9, 2008

weeks. Pecorella stated she would need to come back to the Board. Bartles stated not unless Weaver says so. Bartles stated he would advise Morgan when they get Weaver's comments.

Bartles stated there is a correction to the March 6 and March 12 minutes to include the sentence "complete comments will be found in the official transcript of the hearing" which has been placed after the list of speakers in both sets of minutes. Proper advised that on the March 6 minutes Glen Butler was added as a speaker as the speaker after Evelyn Bartin. Bartles stated that on the Milan transcript, page 9 and line 19 the transcriptionist mentioned that Van Halen was at the hearing and he is pretty sure she meant Van Talmadge. Soracco made a motion to accept the following minutes February 6, 2008; February 13, 2008; February 29, 2008; March 5, 2008, March 6, 2008 (with noted correction); March 12, 2008 (with noted correction); and April 5, 2008; second by Jones. All in favor.

Motion by Pecorella to adjourn; second by Soracco. All in favor.

Submitted by:

Nancy E. Proper  
Secretary

Don Bartles, Jr.  
Chairman