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**PINE PLAINS PLANNING BOARD MINUTES  
AUGUST 10, 2011**

**IN ATTENDANCE:** Brian Coons, Acting Chair  
Don Bartles, Jr.  
Vikki Soracco  
Ken Meccariello (arrived 7:45PM)

**ABSENT:** Sarah Jones  
Kate Osofsky  
Bonnie Quaid  
John Forelle, Alternate

**ALSO PRESENT:** Warren Replansky  
Drew Weaver  
Sandra David  
17 members of the public

Acting Chairman Coons was unable to call the meeting to order at 7:30 PM, as there was not a quorum. Meccariello arrived at 7:45 PM and the meeting was called to order.

**BILL BARTOLOMEO/WHEELS OF TIME:** Acting Chairman Coons called the meeting to order by opening the public hearing which was scheduled for 7:30 PM but began at 7:45 PM. Bill Bartolomeo was present. Bartolomeo gave a short overview of the project. He is proposing to add a 1300 square foot addition to be used as a "clean" room for his auto body business. He presented a map for the Board to review. Acting Chairman Coons asked for any public comment. None. Soracco made a motion to close the public hearing at 7:50 PM; second by Bartles. All in favor. Motion passed. Acting Chairman Coons read the comments on the project from Dutchess County Planning. Bartles stated that the Board had requested at the last meeting a small drawing showing where things would be located. Bartles stated the Board needs to pinpoint where the landscaping, lighting and parking is to be located. Bartolomeo stated it is now on the map that he submitted. Bartles stated that the Board needs something that is not hand drawn with dimensions on it. Bartolomeo stated he does not have that. Bartles stated he prefers to see a better drawing showing the addition and the other items that were requested. Bartles stated he had suggested to Lynden Chase to come up with an 11 X 17 drawing of just the addition with all requested items. Bartles stated that he thinks this is part of the confusion that the County has and this was there nice way of saying that this should have been required earlier. Bartles stated his suggestion would be to go ahead subject to the receipt of the drawing. Acting Chairman Coons stated the Board has done this in the past. Bartles stated it has to be a new map, as you cannot make changes to a filed, signed map. Bartolomeo agreed. Soracco agreed. The Board proceeded to complete the SEQR

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process by reviewing and completing Parts I and II of the Short Form EAF. Bartles made a motion to declare the Pine Plains Planning Board Lead Agency; second by Soracco. All in favor. Motion passed. Soracco made a motion to declare this an Unlisted Action under SEQR; second by Mecciarello. All in favor. Motion passed. Motion by Mecciarello to declare the SEQR process complete and to prepare a Negative Declaration; second by Soracco. All in favor. Motion passed. Soracco made a motion permitting preparation of a resolution of approval conditioned upon receipt of requested drawing and giving the Acting Chair permission to sign off on said plan after review to make sure it is satisfactory and direct the Building Inspector to issue the appropriate permits; second by Mecciarello. All in favor. Motion passed.

**TOWN CENTRE AT PINE PLAINS/STISSING FARMS:** John Reilly represented the applicant. Reilly gave a short overview of the proposed project. Reilly stated that he would like to change the use from age-restricted, over 55 to multi-family, non-restricted rentals. He stated the condominium market has died and shows no signs of coming back. He stated they have attempted for six years to work with local banks to get enough loans to provide product to the marketplace and it has not worked. He stated their plan is to finish constructing the project in the same exact footprint and design that was approved in 2005 but to rent without age restrictions. He stated that in 2008 they were approved to rent units to age 55 and over. He stated they are proposing to start construction in the spring of 2012 and would be completed in 2013 at which time they would begin to rent the units. He stated the rents would be market rate that currently is \$975.-\$1250. range. He stated they are willing to reserve 10% of the units for workforce housing and that is a level of rent determined by the Pine Plains Town Board even though it is not part of their approval. He stated they would like to keep a mix of seniors and families. Bartles asked if they would continue to try to market the condominiums for sale. Reilly stated if they go to market rate rentals they would have to dissolve their offering plan, put in the application to build the rental units and work out a settlement with their one third-party owner to re-purchase their unit and get it back into the fold. Soracco made a motion to open the public hearing at 8:15 PM; second by Mecciarello. All in favor. Motion passed. Acting Chairman Coons read three letters received by the Board from Mr. and Mrs. Henry Gammone, Doug and Bonnie Coons and Jim Mara. All letters were against the proposal to change to market-rate rentals. John Schmidt stated his property borders the property in question and is against any changes in the original 2005 site plan approval. Brian Hicks stated his property borders the project and is also against the change and feels the applicant should stick to

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the original plan. Kim Parks stated she is in agreement with Schmidt and Hicks and feels it would hurt the community to change the use. Pat Nannetti stated she agrees with everything that was said in the letters and hopes that the Board sticks with the original plan. She stated if the County approaches them to put people in there would the applicant deny them? She stated probably not because the County pays well so this opens the door to a lot of problems. She encouraged the Board to think it over carefully and stick to the original agreement. Reilly was asked if there are any families there now that are under age 55. Reilly stated there is only one person under 55 who is the caretaker and they are allowed to have that. He stated this person has joint custody of his children and they do visit every other weekend and doesn't think there are any laws against that. Reilly stated there is no age restriction on a caretaker. Replansky stated that the Board should keep the public hearing open. Bartles stated he has to read the original SEQR and would like to hear from the Town Engineer and the Affordable Housing Task Force to find out what their thoughts are. Reilly stated he has contacted the Affordable Housing Taskforce and they had no interest in meeting with him. Bartles stated he would need the number of occupants per unit. Bartles stated that with 55 and older they were restricting the number of people who could live there and he would like the applicant's thoughts on restricting the number of people residing there. Reilly stated he feels the physical space restricts the potential for a large number of people. Acting Chairman Coons disagreed. Acting Chairman Coons stated there could be an impact on the sewer going from a two-person unit to suddenly a five-person unit would have impacts. Bartles stated they also had some significant discussions originally on the impacts to the school system. Bartles stated he realizes the school system is different but they would need a better idea of what impact it would project. Acting Chairman Coons stated they would have Jurkowski look at the impacts on the sewer. Bartles stated he would like the Board to sit down in a workshop meeting to discuss this project. He stated he would like to read the narrative that goes along with the SEQR just to see what the Board based their findings on. Acting Chairman Coons stated that he feels the Board needs to have a site visit. Bartles stated this would refresh the old members also. Replansky stated the public hearing should be kept open. Replansky stated the issue is whether the SEQR needs to be re-examined. Replansky stated that as he remembers there was a lot of concern about this project and there was a fair amount of consensus on the Board that it should be a senior citizen project and the SEQR was conducted on that basis so it would have to be re-examined to see if the changes in the project will have significant environmental impacts which would cause the SEQR on the project to be re-opened. Replansky stated the only way to do it is to go back through the old minutes and look for the

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SEQR and find how the analysis was done. Replansky stated the minutes should contain comments from the Board members with regard to rental units versus senior citizen and see what the Board's thinking was at that time. Replansky stated he wrote the resolution but the Board should go through the minutes to see why the decision was made as it was. Replansky stated that the Board needs to see if there is anything in the application that causes concern from an engineer's standpoint and also make sure that the entire infrastructure that has been required to date has been constructed and is on schedule. Replansky stated Jurkowski would have to reevaluate the need for the performance bond. Replansky stated Jurkowski should be very careful to see if there are any changes in the site itself. Replansky stated he wants to make sure this will not result in any physical changes and Jurkowski should evaluate this. Replansky stated there is an existing escrow account and he would like it on record that the existing escrow agreement will apply for this additional review of the project so the escrow agreement does not need to be redone and it should be funded to the \$5000. level as soon as possible. Reilly agreed. Replansky stated this will need a 239M referral to County Planning and he will discuss with Proper what to send to them. Sandra David stated that the Affordable Housing Task Force didn't meet with Reilly, as they have no authority at all. Replansky stated this project would have to be discussed among the three consultants because the work that is required for this project is different from what the Task Force has been focusing on. Replansky stated the consultants would see what needs to be done to implement this. Sandra David stated it is not that they were unwilling to get involved but it is not their function and Replansky agreed. Replansky stated that he feels a workshop meeting with Jurkowski in attendance would be a good idea. Acting Chairman Coons stated that there are some application fees due. Reilly questioned whether or not these could come out of the escrow monies. Replansky stated the escrow account is not for that purpose. Acting Chairman Coons stated the public hearing would be open until September 14, 2011 and comment letters will still be accepted until that date. The Board decided they would like to include Jurkowski on the site visit. Replansky stated this might have to be referred to the Pine Plains School District.

**ALDA GRAHAM:** No show.

**SUSAN SCHNEIDER DBA SHANDELL'S:** Ms. Schneider came to the Board for a sign approval. She is renting property on Church Street from the Nannetti's. The Board reviewed the application and photos of proposed sign. Weaver stated that the original sign did not meet the guidelines. Schneider now has a sign less than 4 square feet so she is in compliance with the Zoning Law. Acting Chairman Coons made

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a motion to approve the sign as submitted; second by Soracco. All in favor. Motion passed. A letter of approval will be prepared and mailed to the applicant.

Acting Chairman Coons stated that he wished to discuss the propane tanks for sale at Stewart's. Weaver stated they wish to place them on the side in between the sign and the service door. Discussion followed. Bartles stated it is portable so he didn't necessarily feel they needed approval for the cabinet but if it is in the walkway or creates a hazard then he feels they have the right to tell them to move it. Bartles stated the BP Station has one on the corner of their building too. Acting Chairman Coons stated it should be moved out of walkways and next to the ice machine. Soracco stated that after Stewart's did all this work to make more parking, they put up the concrete barriers in between two parking spots which removes the spots. The Board asked Weaver to be in touch with Stewart's.

The Board decided to wait until September to vote on the July 2011 minutes.

Motion by Bartles to adjourn; second by Mecciarello. All in favor. Motion passed.

Respectfully submitted by:

Nancy E. Proper  
Secretary

Brian Coons  
Acting Chairman