

June 13, 2012

**PINE PLAINS PLANNING BOARD MINUTES
JUNE 13, 2012**

IN ATTENDANCE: Don Bartles, Jr., Chairman
Ken Meccariello
John Forelle
Vikki Soracco
Steve Patterson
Kate Osofsky - arrived 7:35
Peter Salerno, Alternate
Louisa Grassi, Alternate

ABSENT: Sarah Jones

ALSO PRESENT: Drew Weaver
Three members of the public

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

THE HUDSON COMPANY: Greg Korn and Jamie Hamill represented the applicant. This is a preliminary discussion of a special use permit application for property located 2290 Route 199. Bartles asked if the building was originally constructed by Carvel. Hamill stated yes. Bartles stated then it was turned over to Tri-Arts and then it went to the Antique Hardwoods. Bartles stated he was trying to find in our records if at any time any approvals had been given at all for that structure. Weaver stated not to his knowledge. Bartles stated the applicant wants to place some additions on the building and asked the applicant to briefly describe the project. Korn stated he is the architect working on the project. He stated the project consists of two components. The main component is the shed additions to the existing warehouse structure. These would be flanking either side of the long ends of the structure. Korn circulated a copy of the plan. Korn went over the plan with the Board. Korn stated they want to put a façade addition to the front elevation. He stated there is a canopy they propose to add to the storefront entrance and also smaller louvered additions to be added to the windows on the front of the building. He stated the purpose of the proposed storage sheds would be to protect some of the stock kept on site. Korn stated much of the stock is currently stored outside. He stated their goal would be to store some of the stock underneath the sheds. Korn stated the sheds would be steel-framed and supported by steel columns with footings at intervals. He stated the existing Adirondack-style portico on the front of the building would be removed to install the canopy. He stated they are trying to improve the aesthetic of the building. Bartles asked the applicant to summarize the business and asked if they were strictly warehousing or is it a retail operation? Hamill stated they specialize in

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reclaimed lumber primarily to the trades but also to the consumer. He stated they sell some direct from the facility and have some walk in clients. He stated they do a lot via telephone and work with architects, real estate developers and homeowners who buy for their projects and then have it delivered. Bartles asked if there is any processing. Hamill stated yes. Hamill stated they have grown the business considerably since they took it over and have almost doubled their staff. He stated they have 20 employees. Bartles asked if they have any way of estimating the traffic that is generated. Hamill stated he has two trucks that do deliveries and one truck is in service five days a week and the second is in service primarily two days a week. Hamill stated that in-bound tractor-trailers are infrequent. He stated it is cyclical with approximately three in the last month but it dies down in the winter. Hamill stated they have half a dozen clients come in on a daily basis. Bartles stated he hasn't been in the building since Tri-Arts and asked if they had well and septic installed that are Health Department approved. Hamill stated he has his own well. Bartles asked if the applicant knows what the well and septic were constructed to handle as far as volume. Hamill stated he didn't know. Weaver stated he didn't either. Bartles stated the Board is looking at this as if it is brand new. Bartles stated they know it works but these questions need to be answered and in the file. He asked the applicant to find out what the Health Department says about their well and septic and there should be some indication that it is adequate for the size of the business. Bartles asked the applicant if there were any permits issued for their highway access from the DOT. Korn stated not to his knowledge. Bartles stated many times they will say, since it is pre-existing, they will not go any further. Bartles stated the applicant might as well ask DOT if there is anything in place. Bartles stated there is no basic change in signage. Bartles asked if any proposed landscaping would take place. Korn stated that the existing mature trees will hopefully shield a lot of the site and there is no new landscaping proposed. Forelle asked if Weaver was happy with the application. Weaver replied yes. Bartles stated they are not disturbing any acreage and don't require a storm water management plan. Bartles asked if they were aware of any storm water issues. Korn replied no. Bartles stated he would like to see a site inspection just to see what is there and what will be there. Bartles stated there should be a public hearing. Bartles stated the SEQOR would be completed after the public hearing. Bartles asked them to have contact with the Health Dept. and DOT for the public hearing. Bartles stated there should be an engineered drawing showing where the well and septic are. The applicant submitted a notarized owner consent form from Durst for the file. Bartles asked if the 10.2 acres they are using is a separate parcel or part of a bigger parcel. Weaver stated it is part of a bigger parcel. Public hearing

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was set for Wednesday, July 11 at 7:30 pm. It was decided that Bartles would make arrangements to get together with Hamill and set up a time to do the site visit. Bartles will email the Board and if anyone wants to join him they may. The applicant will stake out the perimeter of the sheds. Bartles advised the applicant that the project had to be referred to Dutchess County Planning for review and comment.

DAVID BIRCH DISCUSSION: Bartles stated that Birch contacted the Health Department as requested. They wanted the septic design for all three lots. Birch was wondering if there was another way to do it that wasn't as expensive. Bartles stated that Health Dept. approvals now are for five years and usually just renewed. Bartles spoke with Jurkowski to see if other towns do anything different. He stated some towns accept a letter from a professional engineer saying that septic could be built. This would be done after the perc tests and verification that a design could be generated. Birch feels that the cost for this would be in the neighborhood of \$1000. instead of \$20,000. Jurkowski said typically it is 3-5,000 per lot for the design so he felt 15-20,000 was realistic. Bartles stated he spoke with Birch and didn't have the consensus of the Board that would allow him to give consent. Bartles asked Birch to wait until after this meeting discussion. Discussion followed. The Board agreed that Birch could get the letter from the professional engineer. Bartles stated he would pass that along to Birch.

OTHER BUSINESS:

Bartles stated that a letter was received from Pine Plans Fine Wine and Spirits. They are moving to a portion of the VA clinic building. Weaver has been working with the applicant with the internal changes of the building that didn't require anything from the Board. Bartles stated he would like to move the existing sign to the new site. Discussion followed. This will be an agenda item for July.

Forelle made a motion to approve the May 9, 2012 minutes; second by Mecciarelo. All in favor. Motion passed.

Bartles stated that Proper will not be available for the August meeting and he probably would not be available either so he thinks in July a decision needs to be made whether or not the August meeting will be canceled. Forelle stated he would not be available in August either. Bartles stated this should be discussed at the July meeting.

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Motion by Soracco to adjourn; second by Patterson. All in favor. Motion passed.

Respectfully submitted by:

Nancy E. Proper
Secretary

Donald Bartles, Jr.
Chairman