

November 14, 2012

**PINE PLAINS PLANNING BOARD MINUTES  
NOVEMBER 14, 2012  
7:30 PM**

**IN ATTENDANCE:** Don Bartles, Jr., Chairman  
Sarah Jones  
Ken Mecciarello  
John Forelle  
Steve Patterson  
Peter Salerno, Alternate

**ABSENT:** Vikki Soracco  
Kate Osofsky  
Louisa Grassi, Alternate

**ALSO PRESENT:** Sandra David  
Drew Weaver  
Two members of the public

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

**VTM HOLDINGS:** Timothy Bedinghoff represented the applicant. This is a preliminary discussion of a proposed 66' by 20' addition to the building located at 40 Myrtle Avenue. Bartles stated this is a non-conforming use which would allow a certain percentage of expansion. Bartles stated this is more than a 25% expansion and would take the applicant to the Zoning Board of Appeals to see if he could get the almost 50% expansion rather than the 25%. Bartles stated there is lots of space there to do what they have to do but they need the variance in order to move forward. Bartles stated he would send something to the ZBA referring them if the applicant chooses to go that way. Bartles also asked if it would make sense to try to reduce the size of the addition to avoid that step. Bartles stated that would be another option for the applicant. The applicant stated he needs the space and would prefer to go forward with the Zoning Board of Appeals. Bartles stated the Planning Board would make an attempt to streamline the process as much as possible. Bartles stated that there is always a chance the ZBA will deny. Bartles stated if they do deny or give the indication of denial the applicant always has the option to reduce the size of the addition to comply. Proper advised that she is not sure when the December ZBA meeting will be held as the regular meeting date falls on Christmas day. She stated she has been in contact with Chairman Chase and he will decide how to proceed for December. She advised the applicant that she would let them know as soon as possible whether it will be rescheduled for

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another day in December or whether all business will be moved to the January agenda. Bartles asked the applicant if he has a survey of the property. Applicant stated no. Applicant stated there are line markers on the property. Bartles stated at some point it would probably be a good idea to have it surveyed with the building properly located on it. Bartles stated it is one of the requirements of a site plan review for documentation purposes. Proper advised she would forward the ZBA application to the applicant and advise him of the next ZBA meeting date as soon as she can.

Motion by Jones to adjourn at 7:40 pm; second by Mecciarello. All in favor. Motion passed.

Respectfully submitted by:

Nancy E. Proper  
Secretary

Donald Bartles, Jr.  
Chairman