

October 13, 2010

**PINE PLAINS PLANNING BOARD MINUTES
OCTOBER 13, 2010**

IN ATTENDANCE: Rick Butler, Chairman
Don Bartles, Jr.
Sarah Jones
Brian Coons

ABSENT: Ken Meccariello
Vikki Soracco
Kate Osofsky
John Forelle, Alternate

ALSO PRESENT: Sandra David
Drew Weaver
Three members of the public

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

CONKLIN HILL FARMS: Wesley Chase and David Thieringer represented the applicant. Chairman Butler read the public hearing notice and opened the public hearing at 7:30 pm. Chase gave a short presentation on the project. Butler stated that the Board had previously determined that Board of Health approval at this point would not be required and that the minor subdivision would be reviewed as a conventional layout rather than conservation layout. Butler asked for public comment. None. Bartles asked if there would be any problems if the septic system failed. Chase advised the house is on a knoll so there would be space to take care of that problem. Butler advised that the applicant submitted the letter from NYS DOT which had been requested and the short form EAF. Butler stated the proposed drive for the new lot is an old farm driveway and the DOT states that is acceptable. Bartles made a motion to close the public hearing at 7:35 pm; second by Jones. All in favor. Motion carried. The Board proceeded to complete the short form EAF. Motion by Bartles to declare the Pine Plains Planning Board lead agency; second by Coons. All in favor. Motion carried. Motion by Bartles to declare the subdivision an unlisted action; second by Jones. All in favor. Motion carried. Motion by Bartles to permit Chair to prepare a negative declaration; second by Coons. All in favor. Motion carried. Motion by Bartles to declare the SEQR process complete; second by Coons. All in favor. Motion carried. Butler stated that for a minor subdivision there is no preliminary approval. It was determined that no conditions were to be put on final approval except payment of fees. Bartles made a motion that upon payment of fees, final approval should be granted and authorized the Chair

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to sign the map. Chase asked how many copies of the map were needed. Butler stated three. Butler stated that \$350. in application fees was due and \$3000. was due for the recreation fee. Chase asked if the applicant could delay paying the recreation fee as the entire property may be sold before the subdivision happens. Butler stated they have 62 days from the time the map is signed to file so the clock starts then. Butler stated the other clock that is ticking is the 62 days that the Board has to make a determination on the project after closing the public hearing. Bartles stated the motion for final approval has already been made. Butler stated the 62 day window he is suggesting is between closing the public hearing and time that the map needs to be signed. Chase stated that would be plenty of time. The applicant paid the \$350. application fee. Bartles amended his motion to authorize the Chair to sign the map when the recreation fee has been paid; second by Jones. All in favor. Motion carried.

FINKLE LOT LINE ADJUSTMENT: Butler advised that Jeff Finkle called him. Finkle and his brother own adjoining properties fronting Hicks Hill Road and both lots extend into the Town of Milan. They are doing a lot line adjustment to square up ownership of the driveway. The lot line adjustment is in the Town of Milan and no lines change in Pine Plains. The Town of Milan Planning Board has requested that the Board look at it. The Board reviewed the map and information submitted by the Town of Milan Planning Board. Discussion followed. It was determined that nothing would change on the Pine Plains' side. Butler stated that the Board needed to sign off on it. A Lead Agency Coordination Request was provided by the Town of Milan. Motion by Bartles to allow the Town of Milan to serve as Lead Agency, stating that no potential concerns were identified and the Lead Agency Coordination Request should be completed as such and returned to the Town of Milan; second by Coons. All in favor. Motion carried.

Motion by Jones to approve the September 8 meeting; second by Coons. All in favor. Motion carried.

Motion by Jones to adjourn at 8:00 pm; second by Bartles. All in favor. Motion carried.

Respectfully submitted by:

Nancy E. Proper
Secretary

Rick Butler
Chairman