

September 8, 2010

**PINE PLAINS PLANNING BOARD MINUTES  
SEPTEMBER 8, 2010**

**IN ATTENDANCE:** Rick Butler, Chairman  
Brian Coons  
Vikki Soracco  
Sarah Jones  
Kate Osofsky

**ABSENT:** Ken Mecciarello  
Don Bartles, Jr.  
John Forelle, Alternate

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

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

**CONKLIN HILL FARMS:** This was a sketch plan review for a proposed subdivision. Wesley Chase represented the applicant. Chase advised the Board that this is David Theringer's property. Chase advised that the property is approximately 34 acres and the owner would like to keep 5.43 and subdivide out a lot of approximately 28 acres. Chase presented the Board with a map of the property. Butler advised that he had a copy of the draft subdivision regulations that were circulated for the recent public hearing. He stated there are a couple of changes that the Town Board is considering and thinks the changes probably won't apply to this subdivision. Butler stated that his concerns were how the Board of Health approvals were handled. He stated there is very little difference between what the Board has been doing and what the new law will require. Butler stated he felt that they were in good shape with regard to meeting bulk regulations and requirements. Butler asked the Board for any comments. Jones asked if it was required that the Board do a calculation of the slopes or anything of that nature or is it sort of an eyeball approach to the large lot. Butler stated the Board would be required to, under zoning, have a conservation subdivision or a conventional subdivision. Butler stated the Board would have to make the determination that it is going to be a conventional subdivision and that takes the net density and all the other calculations out of it as it stands on what it is with the five acre minimum requirement which is being met on the small lot. Discussion followed on lot sizes with regard to the new subdivision regulations. Chase advised that he is in the process of obtaining a driveway permit from DOT. Butler asked the Board if they would want BOH approval on the 28-acre lot. Board agreed that there is no reason to do so. Butler advised Chase to obtain a set of

September 8, 2010

the subdivision regulations as soon as they are passed and follow the submission requirements. Butler stated this appears to be a straightforward two-lot subdivision. The public hearing was scheduled for the October 13 meeting.

Jones made a motion to approve the August 11 minutes; second by Coons. All in favor. Motion carried.

Butler advised that TomLew sent the Board a letter formally withdrawing their application and requesting the balance of their escrow fund be submitted to them. Butler advised that this fulfills the Board's requirements for them to receive the balance of the escrow. This will be forwarded to the Town Board for their action.

Butler advised that the Town Board has updated the fee schedule for all Boards and Departments via local law and all Board members were provided with a copy. Butler advised that there is now a subdivision sketch plan fee of \$50.00 and the rec fee has been increased to \$3,000.00.

Jones made a motion to adjourn at 7:45 pm; second by Coons. All in favor. Motion carried.

Respectfully submitted by:

Nancy E. Proper  
Secretary

Rick Butler  
Chairman