

December 14, 2016

UNAPPROVED

**PINE PLAINS PLANNING BOARD MINUTES
WEDNESDAY, DECEMBER 14, 2016
7:30 PM**

IN ATTENDANCE: John Forelle, Chairman
Steve Patterson
Ken Mecciarello
Vikki Soracco
Michael Stabile
Jane Waters, Alternate sitting for Osofsky

ABSENT: Kate Osofsky
Peter Salerno, Alternate

ALSO PRESENT: Sarah Jones, Town Board Liaison
Don Bartles, Town Board member
Ray Jurkowski, Town Engineer
Drew Weaver, CEO
Warren Replansky, Town Attorney (arrived 7:45pm)
Five members of the public

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

DALE MITCHELL: Mr. Mitchell was present at the meeting. This was a continued discussion of a lot line adjustment application for property located at Route 82 and Route 83. Mitchell gave a short overview of the project and presented the Board with updated maps. A letter was received from Dutchess County Planning advising they had no comment and no authority. Short discussion followed. Motion by Waters; second by Stabile to approve the lot line adjustment as submitted subject to Replansky confirmation of his review and approval and submittal of fees. All in favor. Motion carried.

KAREN/BOB KLIPPEL: The Klippels were present at the meeting along with Wesley Chase. This was a preliminary meeting for a proposed lot line adjustment for property located on Route 199. Chase gave a short overview of the project. This is one lot the Klippels are purchasing that is behind their current property and this lot is located both in the Town of Northeast and the Town of Pine Plains. Chase advised that they are coming to the Board to see if there are any concerns. The Town of Northeast is the Lead Agency and is holding a public hearing on the project. They will be informing all neighboring parcels. Chase stated he has a note on the map stating this is not a buildable

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lot. He reiterated that it is one lot within two towns with two different tax parcel numbers. If all goes well with Northeast, they will be back to Pine Plains for approval. Discussion followed. Board saw no issues with the project. Jurkowski stated that no action could be taken until Northeast completes the SEQR. The public hearing in Northeast will be on December 28 and, if they get approval, they will come back to Pine Plains in January. Forelle signed a letter of consent to allow the Town of Northeast to be Lead Agency.

PINE PLAINS MEMORIAL HALL: This was a continued public hearing and discussion of a proposed site plan application for property located at Route 199. Brian Keeler and Doug Larsen were present at the meeting. Keeler gave a short overview/update on the project. Discussion followed. Keeler distributed a letter of response to Jurkowski's recommendations. Keeler and Larsen then went over each recommendation and advised how it was addressed by the applicant. A model of the project was presented for the Board to look at. Forelle asked if there was any public comment. Ahmed Shah who owns property next door stated he had concerns about interior lighting impacting his tenants. Discussion followed. Keeler stated they will be shading the windows during performances but have not decided how they will be doing it yet. Forelle stated that interior lighting is not something the Board can control. Michel Jean stated he thought this was a good project that will be good for the community. Soracco made a motion to close the public hearing at 8:55pm; second by Patterson. All in favor. Motion carried. Patterson made a motion to declare the Pine Plains Planning Board Lead Agency, second by Soracco. All in favor. Motion carried. The Board declared this an unlisted action under SEQR and stated there would be an uncoordinated review. The Board completed the SEQR review. Stabile made a motion to accept Part I subject to changes discussed; second by Patterson. All in favor. Motion carried. The Board completed Part II of the SEQR. Soracco made a motion declaring that the project did not have a potential large environmental impact; second by Stabile. All in favor. Motion carried. Board declared SEQR complete. Replansky will complete the form and submit to Forelle for signature. The Board decided to take a straw vote on approval of the site plan. All were in favor of approval. The Board decided to table final approval until the January 2017 meeting. Replansky to prepare the final approval resolution for the Board's review and action will be taken at the January 2017 meeting. Keeler thanked the Board for working with them.

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STISSING FARMS: John Reilly submitted a letter updating the Board on this project. This was requested by the Board. Forelle asked the Board to authorize him and Replansky to have a discussion with Reilly and work out a way to extend the approval. Replansky will review the file. Replansky stated that Reilly is the Gallatin Town Supervisor and he does have legal dealings with him in that capacity and wanted the Board to be aware of that.

Replansky stated that he is behind on the issues of zoning amendments and will have something ready for the next meeting. Short discussion followed.

Patterson made a motion to accept the November 2016 minutes with the following changes: Patterson should be marked as present and and October 2016 minutes with the following changes: under Discussion of process for zoning code changes on page 2, the items that need discussion should be clarified as: 1)termination provisions for applications that had not been before the Board in some time 2)permission for the Board to waive engineering requirements on small projects 3) definition of "change of use" needs clarification 4)Antlers Club 5)solar energy 6) "feather sign" regulations 7)ridgeline protection. Some items are non-controversial/technical and some more important; second by Mecciarello. All in favor. Motion passed.

Motion by Mecciarello to adjourn at 9:30 pm; second by Patterson. All in favor. Motion carried.

Respectfully submitted by:

Nancy E. Proper
Secretary

John Forelle
Chairman