

July 16, 2014

**PINE PLAINS PLANNING BOARD MINUTES
JULY 16, 2014
7:30 PM**

IN ATTENDANCE: John Forelle, Chairman
Sarah Jones
Louisa Grassi
Steve Patterson
Ken Mecciarello
Vikki Soracco

ABSENT: Kate Osofsky

ALSO PRESENT: Drew Weaver
Two members of the public

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

COUNTRY KETTLE: Joe Heald was present at the meeting. Forelle asked Weaver to explain what the applicant was requesting. Weaver stated the applicant is using a small sandwich sign for specials and a larger sandwich sign with the business name on it and there is also room for specials on the larger sign. Weaver stated they are not allowed to have two sandwich signs. Weaver stated the applicant has no room for a street sign because of the configuration of the parking lot so they would like to use the larger sandwich sign as a street sign for identification purposes. Forelle stated he thought they were going to write the specials on the big sign. Weaver stated that is not allowed. Heald stated that he went through the regulations and ultimately would like to eliminate the smaller sign and use the larger sign that has the name of the business on it and also use it for specials. Heald stated that according to Article 10 the Planning Board could grant a waiver to allow him to do this. Heald stated if that is not granted he is requesting to designate the larger sandwich sign as a street sign and the smaller sandwich sign would be used for the specials. Heald stated he does not have a location on the property for a permanent sign out by the road front to attract business. Discussion followed. Meccariello stated he has no problem granting a waiver for the larger sign. Forelle stated that one sign looks better than two. Discussion followed. Forelle stated that the proposal is to have one sign moved back a bit and to place the specials on it. Forelle asked if the applicant had consent from the owner of the building. Heald presented the owner consent form for the file. Motion by Patterson to grant a waiver for the applicant to have one sign with the daily

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specials and it should be placed 17 feet from the center of the road; second by Mecciarello. All in favor. Motion passed. Proper to do a Letter of Decision.

BEAM REALTY: Forelle stated that a parcel has been subdivided in Milan and most of the property except for a small corner is in Milan. The small corner is in Pine Plains and in order to file the map with Dutchess County the Planning Board has to either give approval or a send a letter that it is of no concern to Pine Plains. Forelle suggested that the Board do the latter. Motion by Soracco to have Proper prepare a letter stating that this is a matter of no concern to the Planning Board; second by Patterson. All in favor. Motion carried.

TOWNE CENTER OF PINE PLAINS/STISSING FARMS: Forelle stated that during the month there has been some communication with John Reilly, Replansky and Ray Jurkowski about the application to remove the current age restrictions. Forelle stated that Replansky has distributed the proposed resolution to the Board. Forelle stated that the one question that came up during the discussions was whether it is necessary or desirable to propose a numbers limit on the occupants of each unit. Forelle stated in reading the June minutes it appears it was discussed and the Board felt that it was not a great idea. Replansky stated that he didn't feel legally it was a great idea. Forelle stated that the Board decided to impose a single-family requirement as defined under the Zoning law. Discussion followed. It was decided to stay with the single-family requirement as defined under the Zoning Law. The Board reviewed the resolution for any possible changes. Replansky advised Forelle that the Board should return any changes to him so that it might be revised and voted on at the next meeting. Forelle stated that nothing that Jurkowski proposed was objectionable to the applicant. Forelle stated there is also a question of raising the CD amount and it has been recommended that it should be \$177,000. Forelle stated that Reilly is also willing to do that. Forelle stated that all of Jurkowski's recommendations should be added to the resolution. Forelle stated that Dutchess County has advised that this project is a matter of local concern. Forelle stated the resolution should be revised and returned to Replansky for a final vote at the next meeting.

OTHER BUSINESS: Patterson made a motion to approve the June 2014 minutes; second by Soracco. All in favor. Motion carried.

Forelle stated he will not be available in August. He asked the Board if they wanted to cancel. Jones asked about the Stissing

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Farms resolution. Forelle stated that he thinks September is fine. Discussion followed. It was decided to cancel the August meeting.

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

Respectfully submitted by:

Nancy E. Proper
Secretary

John Forelle
Chairman