

September 9, 2015

**PINE PLAINS PLANNING BOARD MINUTES  
WEDNESDAY, SEPTEMBER 9, 2015  
7:30 PM**

**IN ATTENDANCE:** Vikki Soracco, Acting Chair  
Sarah Jones  
Ken Mecciarello  
Michael Stabile  
Peter Salerno, Alternate (sitting for Louisa  
Grassi)  
Kate Osofsky, Alternate (sitting for Steve  
Patterson)

**ALSO PRESENT:** Drew Weaver, CEO  
Warren Replansky, Attorney (arrived 7:40 pm)  
Six members of the public

**ABSENT:** John Forelle, Chairman  
Steve Patterson  
Louisa Grassi

Acting Chair Soracco called the meeting to order at 7:30 pm.

**INN AT PINE PLAINS:** Acting Chair Soracco read the notice of public hearing. The public hearing was opened. Banning gave a short overview of the project. Soracco asked for public comment. Jane Waters stated it was a wonderful idea. Soracco asked if any members of the Board had comments. Jones stated it was something the Town has needed for a long time. Matt Zick asked if there would be long-term rentals. Banning stated it would not be. Zick stated he would hate to see it turn into an apartment complex. Banning stated that is not his plan. He stated it would be a nice, respectable country inn. Discussion followed. Soracco read a letter of support from Balsamo Antiques into the record (attached). Discussion followed about the Dutchess County Planning comments. The County supports the issuance of a special use permit with the suggestion of replacing removed street trees along the sidewalk and screening of the north end of the parking lot from street views with additional landscaping. The Board agreed that it was not necessary to replace the street trees or place additional screening at the north end of the parking lot. No further public comment. Motion by Jones to close the public hearing at 7:41 pm; second by Osofsky. All in favor. Motion carried. Soracco lead the Board through completion of the Short Form EAF. Jones made a motion to issue the Special Use Permit including site plan review and authorizing a resolution to be prepared by

September 9, 2015

Replansky that includes a waiver of the two-room restriction under the Zoning Code and authorizing Soracco to sign said site plan; second by Osofsky. All in favor. Motion carried.

August minutes were not available for approval.

Salerno made a motion to adjourn; second by Jones. All in favor. Motion carried.

Respectfully submitted by:

Nancy E. Proper  
Secretary

Vikki Soracco  
Acting Chairperson