

January 13, 2016

**PINE PLAINS PLANNING BOARD MINUTES
WEDNESDAY, JANUARY 13, 2016
7:30 PM**

IN ATTENDANCE: John Forelle, Chairman
Louisa Grassi
Kate Osofsky
Steve Patterson
Vikki Soracco
Michael Stabile

ABSENT: Peter Salerno, Alternate
Jane Waters, Alternate
Ken Mecciarello
Nancy Proper, Secretary

ALSO PRESENT: Drew Weaver, CEO
Warren Replansky, Attorney

Chairman Forelle called the meeting to order at 7:30 pm. He began by advising that the Town Board had made appointments at the reorganizational meeting as follows: Kate Osofsky as a permanent member of the Board and Jane Waters as second alternate to the Board. Sarah Jones has moved on to the Town Board.

PINE PLAINS MEMORIAL HALL: Continued discussion of a proposed site plan. Doug Larsen, architect, Brian Keeler and Jack Banning were present representing the applicant. Forelle advised that the applicant had submitted a Full EAF and site plan. Forelle also advised that no Zoning variances would be needed due to a land purchase from the Stissing House and an easement for parking. He advised that Ray Jurkowski had reviewed the project and submitted his comments to the Board. It was decided to discuss those comments with the applicant. The discussion included parking, signage and landscaping. Forelle advised that this project must be submitted to Dutchess County Planning. It was decided to schedule a public hearing and SEQR review for the February meeting. The Board agreed that they should be Lead Agency and this should be an Unlisted action under SEQR. Replansky stated that the revised site plan must be submitted at least ten days before the February meeting. Replansky stated they could expedite the County Planning process by submitting forms directly to County but the referral must come from the Planning Board. He also stated that the public hearing couldn't be held without the County comments. Replansky

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advised the Board to declare itself Lead Agency. On a motion by Osofsky; second by Patterson the Board voted to accept the Part I EAF as complete. Motion carried unanimously. On a motion by Patterson; second by Osofsky the Town of Pine Plains Planning Board declared itself Lead Agency. Motion carried unanimously. On a motion by Soracco; second by Osofsky the Board declared this project an Unlisted Action under SEQR. Motion carried unanimously. Replansky wanted it stated for the record that no ZBA variances are needed for this project after the revisions. He stated an escrow agreement had been given to the applicant.

OTHER BUSINESS: Informal discussion of a project for a proposed nursery south of Stewart's. The applicants were present. They are in negotiations with Dale Mitchell to purchase the property. They gave the Board an overview of the business and what they want to do. Discussion followed. The applicants were advised that they need to have other applications for this property dismissed, show that they are in contract to buy the property, show that they have clear access to the property through a driveway that is owned by property owner of parcel behind Stewart's, and submit a site plan with an application. They will work on these items and get back to Drew Weaver.

Motion by Soracco to adjourn; second by Osofsky. Motion carried unanimously.

Respectfully submitted by:

Nancy E. Proper
Secretary

John Forelle
Chairman