

March 9, 2016

**PINE PLAINS PLANNING BOARD MINUTES  
MARCH 9, 2016  
7:30 PM**

**IN ATTENDANCE:** John Forelle, Chairman  
Michael Stabile  
Ken Mecciarello  
Kate Osofsky  
Steve Patterson  
Vikki Soracco (arrived 7:35)  
Louisa Grassi (arrived 7:35)

**ALSO PRESENT:** 2 members of the public  
Sarah Jones, Town Board Liaison  
Drew Weaver, Code Enforcement Officer  
Peter Salerno, Planning Board Alternate  
Jane Waters, Planning Board Alternate

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

**PINE PLAINS MEMORIAL HALL:** Chairman Forelle advised that there have been conversations during the past month between the applicant and the Town's professionals and the general view is that the continuation of the public hearing should be adjourned until the April 13<sup>th</sup> meeting. Ahmed Shah advised that he had not received sufficient information from the applicant with regard to the water issues he alleges on his property. Brian Keeler stated that they are in the process of obtaining this information and will get it to Mr. Shah as soon as it is complete.

**SUNNY MEADOWS FARM/GOLDMAN:** Wesley Chase represented the applicants. This is for a proposed lot line adjustment for property located at Hammertown Road. Chase gave a brief overview of the proposal. The Goldmans built a tennis court and didn't realize where the property line was and the existing property line runs through the tennis court. This lot line adjustment is designed to rectify the situation. Chase advised that Goldmans' attorney is Warren Replansky. The Board completed the SEQOR. Mecciarello made a motion to declare the Town of Pine Plains Planning Board Lead Agency; second by Stabile. All in favor. Motion carried. Mecciarello made a motion to waive the public hearing and approve the lot line adjustment as submitted subject to necessary submission and review of final map and merger deed by the Town Attorney; second by Soracco. All in favor. Motion carried. Soracco asked if there would be conflict with Replansky reviewing said documents

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since he represents the Goldmans. Short discussion followed. Motion by Forelle to amend the previous motion to allow Forelle and Weaver to review the submitted documents; second by Patterson. All in favor. Motion carried.

**PINE PLAINS MEMORIAL HALL:** Brian Keeler represented the applicant and Holly Bart was in attendance. Chairman Forelle opened the public hearing at 7:45. Forelle advised that a SEQR was not necessary for this, as it would all be addressed under the SEQR for the entire project. Keeler gave a brief overview of the proposed lot line adjustment. He advised that the objective of this is to maintain the 40-foot setback for the proposed site plan. Forelle asked if there were any comments. No comments from the public. Short discussion followed. Motion by Soracco to close the public hearing at 7:55 pm; second by Mecciarello. All in favor. Motion carried. Soracco made a motion to approve the lot line adjustment as submitted subject to necessary submission and review of final documents and merger deed by the Town Attorney; second by Patterson. All in favor. Motion carried. Keeler advised he would need the signed map within the next couple of days. Forelle advised that he would be away and it was decided after discussion to have Soracco sign the map.

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

Respectfully submitted by:

Nancy E. Proper  
Secretary

John Forelle  
Chairman