

April 13, 2016

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

IN ATTENDANCE: John Forelle
Ken Mecciarello
Vikki Soracco
Michael Stabile
Steve Patterson
Peter Salerno (Alternate) sitting for Grassi
Jane Waters (Alternate) sitting for Osofsky

ABSENT: Louisa Grassi
Kate Osofsky

ALSO PRESENT: Drew Weaver, Zoning Enforcement Officer
Sarah Jones, Town Board liaison
Four members of the public

Chairman Forelle called the meeting to order at 7:30 pm. He advised that the continuation of the public hearing for Pine Plains Memorial Hall was postponed until May at the applicant's request.

TIM LAVALLEY: Forelle stated that this is for site plan review for a farm stand that doesn't require a building permit as it is temporary. Weaver stated that the owner of the property has given LaValley permission to use the VA parking lot. Forelle stated he spoke with Replansky who advised that the site plan review was necessary. The applicant was present and advised the Board that he wanted to place a temporary farm stand on property located at 2879 Church Street. LaValley stated that the farm stand would be built on a trailer to look like a dairy barn and they would offer fresh fruit, vegetables and cut flowers and then pumpkins and Christmas trees during the appropriate seasons. LaValley stated there would be no electric or plumbing. He plans on opening at the end of May/first part of June and closing after Christmas tree season. He stated that he would have a moveable sign outside the stand that he would probably leave out during the season. The stand also is moveable but would stay in place during the selling season. He plans on hours of operation being Friday through Sunday. Discussion followed specifically with regard to parking and access. Motion by Mecciarello to waive the public hearing; second by Soracco. All in favor. Motion carried. The Board

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decided that this is a Type II action under SEQRA with no further environmental review necessary. Motion by Patterson to permit the Chairman to prepare a resolution of approval of the sketch plan for the 7 by 16 foot trailer as submitted with the following provisions: the days of operation are Friday through Sunday, setback shall be 35 feet off the road and 22 feet off the east property line, seasonal use from spring through year end for sale of farm stand products, parking to include the VA parking lot with permission from the owner plus legal street parking, signage will be submitted to and approved by the Zoning Enforcement officer, all other requirements of site plan review are waived other than what was discussed at the meeting, the trailer shall be installed as described by the applicant to resemble a dairy barn, hours of operation shall be daylight hours except during Christmas tree season where appropriate Christmas lighting run by a generator will be allowed, the trailer shall be removed at the end of the season and the applicant has a valid two-year lease agreement with the property owner; second by Soracco. All in favor. Motion carried.

LEONARD LIBERTA: Wesley Chase and Dave Owens were present representing the applicant. This is a preliminary meeting for proposed site plan review to allow a recreational use at 607-611 Lake Road. The applicant wishes to lease a building to Owens for use as indoor futsal court to accommodate 8-12 players. Chase gave an overview of the project. He advised that the applicant had been before the Zoning Board of Appeals to get approval to move ahead with the project and the ZBA granted approval via resolution. Discussion followed. Motion by Mecciarello to hold a public hearing on the project at the May 11th meeting; second by Soracco. All in favor. Motion carried. Motion by Patterson to accept the sketch plan as submitted; second by Stabile. All in favor. Motion carried.

OTHER BUSINESS: Motion by Soracco to approve February 2016 minutes; second by Stabile. All in favor. Motion carried. Motion by Stabile to approve March 2016 minutes; second by Patterson. All in favor. Motion carried.

Scott Chase came before the Board to give a brief overview of the Hike and Bike Trail Report (summary attached).

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Motion by Soracco to adjourn at 8:35 pm; second by Patterson.
All in favor. Motion carried.

Respectfully submitted by:

Nancy E. Proper
Secretary

John Forelle
Chairman