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**PINE PLAINS PLANNING BOARD MINUTES**  
**WEDNESDAY, March, 13, 2019**  
**7:30 PM**

**IN ATTENDANCE:** Michael Stabile, Chairman  
Dick Hermans  
Jane Waters  
John Hoffman, Alternate

**ABSENT:** Ken Meccariello  
Steve Patterson  
Kate Osofsky  
Peter Salerno, Alternate  
Vikki Soracco

**ALSO PRESENT:** Scott Chase, Zoning Board Chairman  
Sarah Jones, Town Board Liaison  
Drew Weaver, ZEO  
One Member of the Public

Chairman Stabile opened the meeting at 7:30 pm with a quorum present.

**February Minutes:** Stabile asked if the board had any other issues with the February minutes after the corrections were made. Since no further corrections there was a motion to approve the minutes by Waters, second by Hoffman, all in favor, motion carried.

**Solar Law Permit:** Stabile asked the board if there were any questions or comments on the information presented. The board all agreed that it was very simple and straight forward. Stabile mentioned that this particular permit only covers solar panels on roofs at this time. Waters pointed out that it does leave it open for further legislation. Stabile said some minor corrections need to be made and some clarification, because it is called the New York State Unified Solar Permit, but changes were made to it, since there are items in the permit, such as ground mounted solar panels, that do not pertain to Pine Plains. Since it will not copy the New York State permit word for word,

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it will need to say Pine Plains Unified Solar Permit. The permit will be sent back to Warren Replansky, town attorney, to be straightened out. Using the New York State requirement was taken out of Section B and added to Section C, so it will now read "if applicant does not meet the requirements of Section B, the applicant will not be eligible to use the Unified Solar Permit." Additional time was also give to Drew Weaver, ZEO, to respond to the applications. The next step in the process will be a public hearing on March 21<sup>st</sup>. The solar committee will next be meeting on March 22<sup>nd</sup>.

**1133 Taconic LLC:** A letter was previously submitted regarding archeological conditions for the proposed timber harvest land, but this letter did not address any other DEC concerns. The board asked 1133 Taconic LLC to provide this letter to the board. It was returned with the concerns and a "Type 1 Action". Since it is over 10 acres, a SEQOR will need to be completed. There is also some concern regarding nearby water. The board wanted to confer with the Replansky regarding these issues, but he was unable to attend the meeting. Stabile asked Weaver if he had any comments. Weaver said he found the body of water concern a bit confusing, as it doesn't state if it is even something which is involved in the project. Waters pointed out exactly where the grebe, who lives near this body of water, was on the map and how the logging will be taking place near it and they will need to be careful not to log within a 100 foot buffer of this area. The board was unsure if they would be logging at this particular area and a representative was not present to ask. Hermans asked if they could reduce their logging area to which Waters agreed. Hermans mentioned requiring them not to cross the stream to which Hoffman added not just crossing the stream but within a 100 foot adjacent area. Hoffman said we could ask them to do a delineation and request a representative from the DEC to come out inspect the area and delineation so there is a clear demarcation, aka a buffer zone. Stabile asked if this would only be on the Ham Brook and Waters said this was the one of most concern because it is a trout stream. Waters mentioned the tributary to the Ham Brook is on the other side of the road, to which Weaver pointed out that the tributary is not protected, unlike the Ham Brook. Stabile agreed but said there still needs to be regulations as to solvents, etc. from the trucks. It was decided that the applicant and the town attorney will need to be present at the next planning board meeting to proceed further. It was also decided that the section that is in Town of Milan, will need to be brought to their planning board. Weaver asked Stabile if he would be reaching out to

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Milan, as the DEC letter does state a coordinated review and Weavers assumes they must mean between Milan and Pine Plains. Stabile said he would be reaching out to Replansky first and then the town of Milan.

**Fox Soccer Academy:** Ralucha Gold-Fuchs presented the board with a preliminary plan to buy the old Deuel's Hardware building and turn it into a soccer academy. Stabile discussed the plan with Scott Chase, Zoning Board Chair, previously and it is not zoned for recreation. Because of this Gold-Fuchs will need to go the town board and discuss changing the zoning law to allow recreation use on that property in order for the project to go further. Chase then came up and explained the process to Gold-Fuchs, how the town laws create the zoning laws, and the town board creates this law. As of now a recreation use is not allowed on the Deuel's property. Chase reiterated that Gold-Fuchs will need to go to the town board and have the law changed. Gold-Fuchs then furthered explained about herself and the project. She and her husband live in the city but do own a house in Pine Plains. They own Fox Soccer Academy, which provides soccer training to children. Initially they wanted to open a sporting goods store, so local families would not have to travel to Kingston for such supplies, but now would like to put a field in the back of the store. Gold-Fuchs has had an environmental report done and nothing major was reported. Gold-Fuchs said the ground should be tested because in 1912 Standard Oil Company did have some tanks on the property, that have since been removed. Gold-Fuchs would like to put in a turf field. Gold-Fuchs would like to knock down the current structure but leave the smaller stone structure building next to it. She mentioned parking spots, to which Waters mentioned that Weaver, ZEO, would be able to further assist her with that. Hermans asked about grand stands, to which Gold-Fuchs replied that they wouldn't be included, it would really just be for training purposes. Stabile asked if there would be any locker rooms to which Gold-Fuchs replied that the lounge area could possibly have some, but they aren't sure at this time, but the plan would definitely include bathrooms. Hoffman asked if there would be a lot coverage issue since the field and parking would be the entire back lot, Weaver, ZEO, did not think so. Waters explained to Gold-Fuchs what this means, that the zoning law requires a certain distance from a lot line when building a new structure. Stabile asked about the turf permeability, to which Gold-Fuchs replied that the way turf fields are constructed they have to drain. Waters did mention that the property has a high water table and that could affect drainage. Gold-Fuchs said it would be tested prior to make sure it would work. Stabile said

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our engineer would also have to approve it. Stabile asked if the parking lot would be gravel or paved and Gold-Fuchs said paved. Hoffman asked if the field could maybe be half the size and still be viable. Gold-Fuchs said that could work because the field will not be regulation size as it is, no official games could take place there, so they do have flexibility with it. Gold-Fuchs said a fence would be put up adjacent to Railroad Avenue. Hoffman said the size of the fence could be an issue. Weaver, ZEO, said six feet is the maximum height. Stabile asked about employment. Gold-Fuchs thinks the Pine Plains facility would employ five people permanently and then more as more activities are added. Scott Chase, Zoning Board Chair, brought up the fact that across the street there are sixty acres for sale. Gold-Fuchs will also present her idea to the town board at their next meeting.

**Other Business:** Stabile has checked for any continuing ed classes, but none of have been listed, thus far.

Motion to adjourn the meeting by Hermans at 8:10pm, second by Waters, all in favor, motion carried.

Respectfully submitted by:

Tricia Devine

Michael Stabile