

April 11, 2019

PINE PLAINS PLANNING BOARD MINUTES
WEDNESDAY, April, 10, 2019
7:30 PM

IN ATTENDANCE: Michael Stabile, Chairman
Dick Hermans
Ken Meccariello
Steve Patterson
Vikki Soracco
Jane Waters
John Hoffman, Alternate
Peter Salerno, Alternate

ABSENT: Kate Osofsky

ALSO PRESENT: Sarah Jones, Town Board Liaison
Jim Mara, Town Assessor
Warren Replansky, Town Attorney
Drew Weaver, ZEO

Six Members of the Public

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

March Minutes: Stabile asked if everyone had an opportunity to review the March minutes and if there were any changes. Motion to approve the march minutes by Hermans, second by Patterson, all in favor, motion passed.

Solar Law Official Planning Board Comments Memo: Stabile stated that the memo needed to be voted on by the planning board and submitted to the town board. Stabile asked the board if they had reviewed the memo and if they had anything further to add. There were no further comments. Stabile read the comment memo regarding the proposed solar law. Motion to approve the comments to submit to the Town Board by Waters, second by Patterson, all in favor, motion passed.

1133 Taconic LLC: Stabile asked if the board had seen the revised letter sent to 1133 Taconic LLC from the DEC. Doug Ramey, the representative from 1133 Taconic LLC, explained that

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the timber harvest should not have been classified as a "Type 1 Action" as was done in the previous letter. It was originally classified as this because of a clerical error. Ramey said the only issues now are the protected Ham Stream and the wetlands. Waters reported that the grebes are back in the area, but she does not believe any of have been reported in the area of the proposed timber harvest. Ramey brought up that the DEC letter did state that it was not concerned with this. Ramey brought color maps to better show exactly where the timber harvest will be taking place. Ramey expressed that they will be staying back from the federal wetland areas and will not be disturbing them in any way. Ramey did change the location of the landing because it was crossing a two foot creek that the DEC has listed as a wetland, even though it is not, and it would take too long to receive a delineation from the DEC to change this. They will now be crossing the tributary that is not protected. Waters brought up that part of the area where the harvest will be taking place is in Milan. Ramey said that he has been in touch with the Town of Milan, but they do not issue permits for timber harvests, but are aware of the work that will be taking place. Ramey said that they would be accessing the field through an old driveway. Hoffman asked what their buffer will be for the federal wetlands and Ramey replied 100 feet, which is what is required. Stabile asked Replansky if he had any other issues with this applicant and he replied no. Stabile mentioned the board did previously receive an archeological letter from the DEC. Replansky said the original resolution would need to be amended with today's date. Stabile asked for a motion to pass the amended resolution for 1133 Taconic LLC Timber Harvest, motion by Hermans, second by Waters, all in favor, motion carried.

Saint Anthony's Church: Wesley Chase, the applicant's representative, explained that the priest no longer resides in St. Anthony's rectory and therefore they would like to sell it. The church currently owns two parcels behind it, the rectory parcel, and the parcel where the actual church is. The current deed line encompasses part of the church's entrance and a portion of the garage associated with the rectory. Part of the lot line adjustment would be the back lot, to include the garage, and adding a piece to the church to include their entrance. Meccariello asked if this was creating a new lot, to which Chase replied that it was not, simply making one lot bigger, and two a bit smaller. Stabile asked if it would be straddling two districts. Chase said the one property will be in two districts and Replansky said they would then have to comply with the regulations for both districts. Chase said all

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of this is just preliminary and he would be back next month with further insight. Stabile asked for an original map of the properties. Stabile asked for a motion to waive the public hearing, motion by Soracco, second by Patterson, all in favor, motion carried.

Prospect Hill Farm LLC: Prospect Hill Farm LLC has two parcels on Prospect Hill Road that are overseen by Arthur Hyde. The homestead sits on 5.4 acres. The property is for sale. They are currently not in contract, but may be very shortly. The prospective buyers are requesting the lower field parcel be included in the sale of the house. They would like to take the current tax map, which is 155 acres, and add 24.91 acres, to alter the lot from 5.4 acres to 30.33 acres. The parcel already has a driveway and septic, so there are no engineering issues. It will follow a bit of a seasonal stream and then break off, as they didn't want to involve the next field. Replansky told Chase he would like to see a merger deed for the properties. The public hearing was waived and a motion to pass the resolution, contingent upon a merger deed and agricultural exception statement, was asked by Stabile, motion by Waters, second by Patterson, all in favor, motion carried.

Other Business: Replansky said he had an old application from Stissing Farms condominiums. The issue, according to Jim Mara, Town Assessor, is the fact that they are currently being taxed as individual parcels and a single residence, instead of as rentals. Replansky said the Town Supervisor found \$160,000 in escrow at Salsibury Bank. Replansky believes this escrow account was supposed to be for the proposed subdivision. Replansky suggests the applicant come before the planning board to bring everyone up to speed with the current situation. Town Liaison, Sarah Jones, suggested Chairman Stabile call John Reilly, the applicant, and invite him to the next planning board meeting on May 8th.

Stabile mentioned there are some continuing education courses now available to participate in, if the board chooses to do so.

Stabile also mentioned that the solar panel board had met earlier in the evening and worked on the Tier II portion of the solar law.

Motion by Hermans to adjourn the meeting at 8:20 pm, second by Patterson, all in favor, meeting adjourned.

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Respectfully submitted by:

Tricia Devine

Michael Stabile