

September 19, 2019

**PINE PLAINS PLANNING BOARD MINUTES**  
**WEDNESDAY, September 11, 2019**  
**7:30 PM**

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

**ABSENT:**

**ALSO PRESENT:** Drew Weaver, ZEO  
One Member of the Public

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

**Fulton Rockwell Timber Harvest:** Waters recused herself from this application since her property abuts the property in the application. Stabile mentioned that this was an additional application to a prior timber harvest application submitted by Fulton Rockwell. Stabile then mentioned to Weaver, ZEO, that a previous subdivision had been completed on the property, but when you looked up the map number submitted on the application, it does not exist. Stabile also feels it should be considered a new application. Stabile then discussed the previous subdivision application, how everything on the west side of the road was added to a tiny piece on the east. Weaver mentioned this property was not included in the original application because it was in contract to be sold, but the sale fell through, and that is why it is now being submitted for the timber harvest. Waters then went over the map from the previous lot line adjustment application and showed where the proposed timber harvest would be taking place. The applicant then introduced himself as David Dence of Gutchess Lumber. Dence explained that he was already given a permit with those lot numbers attached to them and he assumed they were correct, but when they started the work they were stopped and told they could only be on the one side of the road. Dence then explained how he was further confused because both sides of the road were

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already marked to be harvested. Stabile then mentioned that the forestry plan needs to go to the DEC. There was then some discussion if this application actually needs to go to the DEC, as a previous one had, but only due to the fact that there were wetlands involved. The previous application was then looked at and the map only showed the left side. It was then determined that the Type I Action letter was from a different application and that the previous application had certain forms included with it that were not necessary because the previous company was covering all their bases. Hoffman mentioned that an EAF would be needed. Hoffman then explained the EAF process and mentioned if any wetlands, etc. were found on the property then a delineation may be necessary. Dence then explained that he looked up the property numbers on his permit, did a title search, and that the properties listed on the permit are the properties on both sides of the road. Stabile then explained that when the permit was issued in March (of 2018) it was only for the one parcel. Weaver then said this is probably because the transfer never went through. Waters then mentioned that there is a pond on the property, also when she asked Replansky, town attorney, if they will tell you where the bog turtles are, he replied no. Waters also mentioned some other wetlands she knows of. Dence then said that where the timber harvest is taking place is nowhere near water. Hoffman asked if there is an existing logging road and Dence said yes that both parcels already have skid roads. Stabile then asked Dence to specify where on Schultz Hill Road the logs would be coming out of. Patterson then clarified that it is the same staging areas for both of them as previously used. Dence said he was told he would be working on both sides of the road. Stabile said the issue is the parcels were switched around when that permit was issued. It had to have those property numbers because it still existed as one parcel, but the maps attached to the application are on the other side of the road. Soracco then asked if the left side (West) had already been harvested and Dence replied yes, that they are in the process. Soracco then clarified that this current application is for the other side of the road. Stabile then said we had to notify the new neighbors affected and do a public hearing. There was then a discussion about which neighbors will need to be notified. Soracco then mentioned this is a matter that should be reviewed by the town attorney. Stabile suggested setting the public hearing for next month. Patterson set the motion for the public hearing but then Hoffman felt that the planning board did not have a fully completed application. Stabile then said the public hearing could still take place and Dence could return with the necessary information. There was some more discussion about neighbor

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notification to which Weaver clarified that information. Dence asked what he needs to have a completed application and the board responded the EAF and then the public hearing can be set after the correct lot number is figured out. Hoffman then mentioned that the applicant would also need a letter from the highway department. Salerno then asked about a bond for any highway damage but Soracco replied that a bond is not usually required for a timber harvest. Hoffman then asked Dence if his company uses any certain language pertaining to the logging roads. Dence replied yes and where should he include that? Soracco said that should be included with the road permit in the contract with the town. Waters then said that Dence left blank the check off in his application where it asks if the work will be done in an agricultural district and that he should check "yes" for this. It was decided that the application needs to be straightened out before the public hearing can be set.

**Comprehensive Plan Committee Update:** Stabile mentioned the new plan was supposed to be on the town website, but then it was pulled because all the changes had not been made. The survey presentation was recently held at the library. Stabile then asked the board if there were any questions or comments. Soracco said she is anxious to see the final product. Stabile mentioned that he feels the most important aspect of it is the "goals going forward" and what will be accomplished over the next ten years.

**Approval of August 2019 Minutes:** Motion to approve the August minutes, by Waters, second by Patterson, all in favor, motion carried, minutes approved.

**Other Business:** Stabile asked anyone who still needs education credits for the year to please complete those. Stabile asked Devine to send an email to the board with everyone's current credits. Stabile also told the board about his new email account, PBChairperson@pineplains-ny.gov.

Motion by Salerno to adjourn the meeting at 8:30pm, second by Patterson, all in favor, motioned carried.

Respectfully submitted by:

Tricia Devine

Michael Stabile