

July 23, 2020

**PINE PLAINS PLANNING BOARD SPECIAL MEETING MINUTES
MONDAY, JULY 20, 2020
7:30 PM**

Via Zoom and Broadcasted to YouTube

IN ATTENDANCE: Michael Stabile, Chairman
Dick Hermans
Ken Meccariello
Steve Patterson
Vikki Soracco
Jane Waters

ABSENT: John Hoffman, Alternate
Kate Osofsky
Peter Salerno, Alternate

ALSO PRESENT: Matthew D'Amato, Applicant

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

Stabile reminded everyone that this meeting was being held via Zoom in accordance with the governor's executive order 202.48, which extended his executive order, pertaining to public meetings, until August 5th.

Matthew D'Amato Site Plan Review: Stabile went over that the planning board was holding this special meeting to approve the site plan review for the applicant, Matthew D'Amato.

Stabile then read the resolution (see attached).

Stabile then asked the board if anyone had an issues or comments.

Stabile asked for a motion to approve the resolution. Motion by Hermans, second by Waters, all in favor, resolution accepted.

Stabile reminded the applicant that he needs to make sure all his fees and escrow payments are paid.

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D'Amato thanked the board for their work and said how much he appreciates it.

Motion by Meccariello at 7:39 pm to adjourn, second by Patterson, all in favor, meeting adjourned.

Respectfully submitted by:

Tricia Devine

Michael Stabile

TOWN OF PINE PLAINS PLANNING BOARD

**RESOLUTION GRANTING SITE PLAN APPROVAL FOR THE PROPERTY LOCATED
AT 9 BETHEL PLACE, PINE PLAINS, NEW YORK**

WHEREAS, an application has been filed by Matthew D'Amato on behalf of himself and three other co-owners of the single family residence located at 9 Bethel Place, Pine Plains, New York, having tax parcel no. 327037, pursuant to the provisions of Article XII, §275-61 of the Town Code; and

WHEREAS, site plan approval has been sought to permit the conversion of an existing attached garage on the property into a studio apartment with a kitchen; and

WHEREAS, this matter came before the Planning Board on July 8, 2020; and

WHEREAS, the Planning Board's review of the application revealed that there will be no exterior site improvements made to the property; and

WHEREAS, the Building Inspector has received notification from the Dutchess County Department of Health that since the applicants propose to eliminate one of the existing bedrooms in the residence, and, as a result, there will be no addition to the number of bedrooms for the property and the existing raw sewage line will not be moved, that no Dutchess County Health Department approval is required of this application; and

WHEREAS, the Planning Board, after review of the application, determined that the existing parking is adequate and the requirement of a public hearing would be waived and scheduled a special meeting for consideration of this application for July 20, 2020; and

WHEREAS, the Planning Board has determined that this action is a Type II action under SEQRA which does not require environmental review.

NOW, THEREFORE, be it

RESOLVED, that conditional final site plan approval is granted for this application and the Planning Board Chairman is authorized to sign the site plan approval subject to the following terms and conditions:

1. That one of the bedrooms to the existing residence be eliminated and no new bedrooms are to be installed for this residence and studio other than the new bedroom in the studio apartment;
2. That no exterior site changes be made to the residence and studio;
3. That the new configuration for the building shall not encroach on any aspect of the existing septic system and infrastructure existing on the property;
4. That the applicant pay all filing fees and escrow fees in full prior to the signing of the site plan approval by the Chairman.

This motion was offered by Planning Board member Dick Hermans and was seconded by Planning Board member Jane Waters.

The Planning Board members voted as follows:

Michael Stabile, Chairman	Aye
Dick Hermans	Aye
John Hoffman III, Alternate	Absent
Ken Meccariello	Aye
Kate Osofsky	Absent
Steve Patterson	Aye
Peter Salerno, Alternate	Absent
Vikki Soracco	Aye

Jane Waters

Aye

The Resolution was carried by a vote of six of the Planning Board members on July 20, 2020.

**TRICIA DEVINE, PLANNING BOARD
CLERK, TOWN OF PINE PLAINS**