

November 12, 2020

PINE PLAINS PLANNING BOARD MINUTES
WEDNESDAY NOVEMBER 11, 2020
7:30 PM
Via Zoom and Uploaded to YouTube

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

ABSENT: John Hoffman III, Alternate
Ken Meccariello
Kate Osofsky

ALSO PRESENT: Sarah Jones, Town Liaison
Warren Replansky, Town Attorney
Peter Sander, Francis Finlay's Planner

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

Frances Finlay Public Hearing: Stabile asked Peter Sander, the applicant's planner, to go over the changes to the original application that he had submitted. Stabile also mentioned that he has been in communication with Ray Jurkowski, town engineer, and he said that Jurkowski is now OK with the new plan submitted. Sander briefly went over the project and explained it is a proposed accessory apartment inside an existing garage structure. Some improvements that the applicant would like to include are a new driveway, parking spaces, and apple trees.

Sander said that have now included a new infiltrator system, building inventory, and a note stating it was owner occupied.

Sander said that since the previous meeting they received Dutchess County Department of Health approval for the proposed septic system.

Sander then opened it up to public comment. There was no public comment or questions.

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Stabile then asked Sander to go over the percentages of the main structure and the accessory structure. Sander replied that there is a single family residence with a foot print of 2400 sq feet, two pool houses, one with a foot print of 87.5 sq feet, and the other with a foot print of 85.9 sq feet, and the garage with a foot print of 772 sq feet of living space and 1544.5 sq feet as the total square footage. Stabile then asked what the percentage is of the accessory apartment to the main residence. Sander replied that it would be 17%.

Salerno then had Sander clarify if the second floor of the garage already existed and if the entire floor would be the apartment. Sander replied correct.

Stabile then asked for a motion to open the public hearing. Motion by Hermans, second by Salerno, all in favor, motion carried.

Stabile said there was no one from the public to comment and then asked for a motion to close the public hearing. Motion by Waters, second by Hermans, all in favor, motion carried.

Stabile then asked Replansky if anything else was needed from the applicant. Replansky said that part II of the SEAF would need to be completed since a SEAF was submitted with the application.

The board then went over the SEAF part II with Replansky.

Replansky said that if everyone agrees, there will be a resolution adopting part II of the SEAF and that this action does not have the potential for significant environmental impacts and that a draft environmental statement will not be prepared.

Stabile then asked for a motion to accept the part II SEAF. Motion by Waters, second by Patterson, all in favor, motion carried.

Replansky then said there should be a motion to accept the special use permit and to let him know if there are any provisions he should include in the resolution.

It was decided that there will be a special meeting so that the applicant could have the resolution sooner than next month's meeting.

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Stabile then asked for a motion to accept the resolution, as discussed per the amended application. Motion by Hermans, second by Waters, all in favor, motion carried.

The special meeting was set for November 18th at 5pm.

Other Business: Stabile and Replansky discussed with the board that sexual harassment training is mandatory for all board members, not just town employees.

Approval of October 2020 Minutes: Stabile asked for a motion to accept the October meeting minutes, as amended. Motion by Salerno, second by Waters, all in favor, motion carried.

Willow Roots: Stabile mentioned the letter that he circulated to the board regarding the concerned citizen on Carla Terrace.

Stabile said Weaver, Town ZEO, was unable to attend the meeting, but as far as he knew, nothing had come in from the Willow Roots organization. Stabile said that, as the board has been counseled by Replansky, there is nothing they can do until some new information is in front of them. Weaver has been in touch with Willow Roots and has let them know the position of the board on the matter, which is having them make a change or getting a permit for the charity.

Salerno asked if Willow Roots received a copy of the correspondence and Stabile responded that he had not sent it to them.

Soracco then asked if this was really the planning board's jurisdiction, as it seems more like a town board matter.

Stabile said technically it is a matter for the town board and Weaver.

Salerno asked how it pertains to the town board. Jones, town liaison, replied that it has come before the town board, but they feel it is a planning board issue, as it's an issue with the use to the property. Jones said the issue is whether Weaver should issue some sort of violation. Jones said the town board would like the applicant to reappear before the planning board with some sort of correction to the problem or a request for the additional use.

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Stabile said if Weaver issues a cease and desist letter, Willow Roots would need to appeal it to the ZBA.

Stabile thought he would hear from the organization asking for an amendment to the original tax business agreement, and a new permit for use, but he has not heard from them yet. Stabile said he would confer with Replansky about sending a letter to the organization outlining this information.

Stabile then mentioned that it is the end of the year and asked the board to consider their terms and if they would like to continue to serve on the board. He also thanked the board for working on their credits during this unusual time.

Stabile asked if there was anything else and Hermans said he noticed a small building being built about 2 miles out of town on east Route 199 and if anyone had any idea what it was and does the board have any jurisdiction over it.

Waters believes it is attached to a farm and would fall under ag and markets. She's guessing it will be a farm store.

Stabile said that would be a question for Weaver, but it would not be under the planning board's purview.

Jones said if it is going to be a store, there would be some parking issues, as people drive fast through that strip. Stabile said he would contact Weaver about it.

Motion by Salerno at 8:10 pm to adjourn, second by Soracco, all in favor, meeting adjourned.

Respectfully submitted by:

Tricia Devine

Michael Stabile