

November 22, 2020

PINE PLAINS PLANNING BOARD MINUTES
WEDNESDAY NOVEMBER 18, 2020
5:00PM

Via Zoom and Uploaded to YouTube

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

ABSENT: John Hoffman III, Alternate
Ken Meccariello
Kate Osofsky
Steve Patterson

ALSO PRESENT:

Chairman Stabile opened the meeting at 5:00 pm with a quorum present.

Frances Finlay Resolution: Stabile said the purpose of the meeting was to approve the resolution for the special use permit application by Frances Finlay. Stabile then read the resolution into the record.

Motion by Waters to accept the resolution as read, second by Hermans, all in favor, motion approved.

Motion by Salerno at 5:05 pm to adjourn, second by Waters, all in favor, meeting adjourned.

Respectfully submitted by:

Tricia Devine

Michael Stabile

TOWN OF PINE PLAINS PLANNING BOARD

RESOLUTION GRANTING FINAL APPROVAL WITH CONDITIONS TO THE APPLICATION OF FRANCIS FINLAY FOR SPECIAL USE PERMIT AND SITE PLAN APPROVAL

WHEREAS, Francis Finlay (“Finlay”) has proposed to construct a caretaker apartment residence on the second floor of an existing garage as an accessory apartment on his property located at 420 Carpenter Hill Road (Tax Parcel No. 015939) in the Town of Pine Plains; and

WHEREAS, both the primary residence and accessory dwelling will be served by individual private potable water wells and septic systems approved by the Dutchess County Department of Health; and

WHEREAS, both residences will be accessed by a single shared driveway off Carpenter Hill Road; and

WHEREAS, Finlay has made application to the Planning Board for a special use permit and site plan approval to allow construction of the accessory apartment over an existing garage on the said property; and

WHEREAS, the Planning Board has determined that this is an unlisted action under SEQRA and, after review of the Short Environmental Assessment Form, has determined that the project does not have the potential for significant adverse environmental impacts; and

WHEREAS, the Planning Board scheduled a public hearing for November 11, 2020 and opened and closed the public hearing on that date; and

WHEREAS, the Applicant, on November 11, 2020, submitted a revised site plan to the Planning Board to comply with the comments of the Town’s Consulting Engineer, CPL.

NOW, THEREFORE, be it

RESOLVED, that this special use permit and site plan approval is hereby granted to Finlay to construct the said accessory apartment on the property subject to the following terms and conditions:

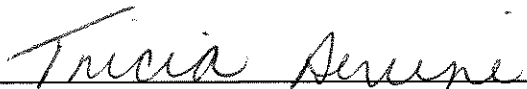
1. That all fees for engineering and legal consultant services rendered to the Planning Board in conjunction with the review of this application and all filing and recreation fees be paid in full prior to the signing of the Subdivision Plat by the Planning Board Chairman.
2. That this special use permit and site plan approval is conditioned upon the principal dwelling remaining owner occupied and the accessory apartment being constructed and maintained in accordance with the amended site plan submitted to, and approved by, the Town Planning Board.

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

The Planning Board members voted as follows:

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

The Resolution was carried by a five person vote of the Planning Board members on
November 18, 2020.



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