

October 16, 2021

PINE PLAINS PLANNING BOARD MINUTES
Wednesday October 13, 2021
7:30 PM
In Person and Zoom

IN ATTENDANCE: Michael Stabile, Chairman, in person
Al Blackburn, Alternate, via Zoom
Ethan DiMaria, Alternate, in person
Dick Hermans, via Zoom
Kate Osofsky, in person
Steve Patterson, in person
Peter Salerno, via Zoom
Vikki Soracco, in Person

ABSENT: Ken Meccariello,

ALSO PRESENT: Sarah Jones, Town Liaison, in person
Drew Weaver, via Zoom
Warren Replansky, Town Attorney, via Zoom
Frank Fish, BFJ, via Zoom
Sarah Yackel, BFJ, via Zoom
Stuart Mesinger, Chazen, in person
Jennifer Van Tuyl, Durst Attorney, in person
Cynthia Filkoff, Di Biase Filkoff Architects, via
Zoom
Jan Johannessen, Kellard Associates, via Zoom

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

Hudson Valley Project Acceptance of Final DEIS Scope: Stabile asked the board members if they had any final comments regarding the scope besides the comment that Hermans made regarding the recreational usage of Lake Carvel.

DiMaria said he saw two typos, the first being changing the Ham Creek to Ham Brook and the second being the intersection of Stissing Lake Road should be Stissing Mountain Road.

Yackel said the next step is for the board to approve the scope.

It was then discussed how the draft scope was sent out to the involved agencies.

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Stabile then read the resolution accepting the DEIS (see attached).

Stabile then asked for a motion to accept the resolution accepting the final scope document, motion by Hermans, second by Patterson, all in favor, motion carried.

Yackel said the next step is to contact the involved agencies and putting the DEIS up on the town's website. After that the applicant will need to create the DEIS that corresponds with the adopted scope. This procedure will take 6-12 months to complete.

Pocumtuck Valley Farm Trust Special Use Permit: Stabile reminded the board that this was a previous application on Prospect Hill Road where the applicant applied for a waiver to build the accessory building prior to the main residence.

The applicant's architect, Johannessen, explained that the applicant would now like to have the constructed accessory dwelling as their primary residence and create an accessory dwelling over a proposed garage. It would be a one-bedroom unit on the second floor. A new line would be run to the septic system and the septic system would be expanded.

Weaver asked if the applicant has submitted a letter withdrawing their previous special use permit that was granted. Johannessen replied yes.

Stabile confirmed that the building that will have the accessory dwelling does not exist yet. Johannessen replied correct. Filkoff said there is a building permit, and it is under construction.

Stabile asked the square footage and Filkoff replied 994 sq feet for the accessory dwelling. The lower level would be 1250 sq feet.

The board then went over the plans with Filkoff for the garage and accessory dwelling, including the elevations. Filkoff said it would look like the existing machine shed already on the property. It would have three bays. The accessory dwelling would have a great room, bedroom, office area, and bathroom.

Stabile asked if the owners are living in the existing home and Filkoff replied yes.

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Stabile asked Replansky if a hearing would be required. Replansky first asked if the application had been forwarded to the town engineer for a technical review. Stabile said yes and his only concern was an approval from the county for the revised septic plan. Any approval would be contingent on receiving this DOH approval. Replansky said since it is a special use permit a public hearing would be required, even though there was one previously.

Stabile asked Replansky if the previous approval would be removed in the new resolution. Replansky said the previous approval still stands and would have to be rescinded. The new approval would supersede the previous approval.

Stabile asked for a motion to set a public hearing for November 10th at 7:30pm, motion by Patterson, second by Soracco, all in favor, motion carried.

Other Business: Replansky said when Stissing Farms was originally approved there was an age restriction for the facility. Replansky said it was agreed to remove this requirement and it will now be straight forward condominiums.

Stissing Farms would like the town to rescind the age restrictions. Replansky said if the planning board approves the recission documentation he will then take it up with the town board to be approved at the next town board meeting.

Stabile asked if the age restrictions had been removed in the past. Replansky said the chronologically of events for this application was a bit confusing, and the restrictions were probably removed previously, but the applicant needs this document for the attorney general's office.

Stabile asked Jones if she had any comments and Jones said it was fine as it was previously an understanding going forward.

Stabile asked about the current residents and Jones said they do not have anything to do with that. Replansky agreed.

Stabile said it was fine with the planning board.

Stabile asked Weaver if he had anything for the planning board. Weaver said he stopped into the Sugar Hill Farm Stand and said the products they are selling now moves them from Farm Stand to Farm Market, which will require planning board approval.

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He has worked out a site plan with the owner and they will most likely be on the agenda next month.

Weaver also mentioned that he spoke to the owners of the Stissing House and they are aware of the one-year timeline coming up in January.

Approval of September Special Meeting Minutes: Motion by Soracco to approve the September special meeting minutes, second by Patterson, all in favor, motion carried.

Motion to adjourn at 8:17 pm by Patterson, second by Soracco, meeting adjourned.

Respectfully submitted by:

Tricia Devine

Michael Stabile

TOWN OF PINE PLAINS PLANNING BOARD
RESOLUTION ADOPTING FINAL SCOPE, AND DIRECTING THAT IT BE
DISTRIBUTED AND FILED PURSUANT TO THE APPLICABLE SEQR
REGULATIONS

WHEREAS, 1133 Taconic LLC has submitted an application to the Pine Plains Planning Board for a proposed residential conservation subdivision on a site containing 3,100 acres with

2655 acres in the Town of Pine Plains and 445 acres in the Town of Milan; and

WHEREAS, the Town Planning Board determined this to be a Type I action under SEQRA and the applicant submitted, among other documentation, a Part 1 of a Full Environmental Assessment Form with attachments; and

WHEREAS, the Planning Board on May 12, 2021, at a duly scheduled regular meeting, determined that it was the most appropriate agency to serve as lead agency with regard to the SEQRA review of the Project, and on May 13, 2021 notified all other Involved Agencies that it intended to serve as Lead Agency for such SEQRA Review, and

WHEREAS, the Notice also indicated that, with the Applicant's consent, the Planning Board intended, upon confirmation of its Lead Agency Status, to adopt a Determination of Significance requiring the preparation of a Draft Environmental Impact Statement (DEIS); and

WHEREAS, on June 23, 2021, the Planning Board confirmed its Lead Agency status, and, after review and adoption of a Part 2 and Part 3 Full EAF, made a SEQR Determination of Significance, i.e. a Positive Declaration, determining that a Draft Environmental Impact Statement must be prepared, and also determining to conduct public scoping for the DEIS; and

WHEREAS, as directed by the Planning Board, copies of the proposed Draft Scope as prepared by the Applicant, with Notice of two public scoping sessions and a deadline for public written or emailed comments on the Draft Scope, were duly circulated to all involved agencies and interested agencies expressing interest in the same; with additional copies of the Notice and Draft Scope made available at the Library and the Town Hall. Notice of the public scoping sessions was also posted at numerous public locations in the Town, including the Pine Plains Town Hall and the Town of Milan Town Hall, and published in the Environmental Notice Bulletin, and posted on the Town website; and

WHEREAS, the Planning Board conducted two public in person scoping sessions at the Stissing Mountain High School, one on the evening of July 21, 2021, and the other on the morning of July 31, 2021, and each session was preceded by a one-hour opportunity to view large scale maps of the site and the proposed development. Each session was recorded by video, and made available for viewing by the public; and the Board also accepted written comments on the Draft Scope through August 10, 2021 , and comments received thereafter were also accepted and considered; and

WHEREAS, the Board has considered all comments made on the Draft Scope, and discussed an initial draft of a Final Scope at its meeting on September 22, 2021, at which time certain changes were suggested and discussed by Planning Board members and the Board's planning and traffic consultants; and

WHEREAS, the Applicant has consented to an extension of time for the Planning Board to adopt a Final Scope for the DEIS through the month of October 2021 ; and

WHEREAS, following the Board's discussion on September 22, 2021, the Board's planning consultants have prepared a proposed Final Scope for the DEIS for consideration and adoption by the Board',

Now, THEREFORE BE IT RESOLVED:

1. The Planning Board hereby adopts the attached document dated October 13, 2021 as the Final Scope for the DEIS for the Hudson Valley Project;
2. Notice of the adoption of the Final Scope shall be sent to the DEC for inclusion in the next available issue of the Environmental Notice Bulletin;
3. Notice of Adoption of the Final Scope and a copy of the Final Scope shall be posted on the Town website, and shall be circulated electronically to the Project Sponsor, and to all Involved Agencies and to interested agencies and any individual expressing an interest in writing to the lead agency, including those; and
4. copies of the Notice shall be filed in accordance with section 617.12 (b) of the SEQR regulations.

CERTIFICATION

I, Tricia Devine, the duly qualified and acting Clerk for the Town of Pine Plains Planning Board, Dutchess County, New York, do hereby certify that attached hereto is a true and correct copy of an extract from the minutes of a regular meeting of the Planning Board of

the Town of Pine Plains, held on the 13th day of October 2021, and that the resolution set forth herein is a true and correct copy of the resolution of the Planning Board of said Town adopted at said meeting.

The Planning Board members voted as follows:

Michael Stabile, Chairman Aye

Richard Hermans Aye

Ken Meccariello Absent

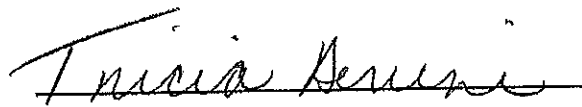
Kate Osofsky Aye

Steve Patterson Aye

Peter Salerno Aye

Vikki Soracco Aye

This Resolution was duly adopted by the Town of Pine Plains Planning Board on October 13, 2021.

A handwritten signature in cursive script, reading "Tricia Devine", written over a horizontal line.

Tricia Devine, Planning Board Secretary