

December 16, 2022

PINE PLAINS PLANNING BOARD MINUTES
Wednesday December 14th, 2022
7:30 PM
In Person and Zoom

IN ATTENDANCE: Michael Stabile, Chairman, in person
Scott Cavey, Alternate, via Zoom
Ethan DiMaria, in person
Dick Hermans, in person
Kate Osofsky, in person
Steve Patterson, in person
Vikki Soracco, in person

ABSENT: Al Blackburn, Alternate
Ken Meccariello

ALSO PRESENT: Warren Replansky, Town Attorney, in person
Drew Weaver, ZEO, via Zoom
George Schmitt, Town Engineer, in person
Brian Keeler, The Stissing Center, via Zoom
Marie Stewart, The Stissing Center, in person
Doug Larson, The Stissing Center, via Zoom
Andrew Gordon, Carson-Power, in person
Eric Redding, Bergmann Associates, in person
Carson-Power Rep, via Zoom
Erik Hutchinson, Ceen Properties, LLC
Wesley Chase, Applicant's Surveyor
Dana Wilcha, Applicant
Four Members of the Public, in person

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

Ceen Properties, LLC Public Hearing: Stabile asked for a motion to open the public hearing, motion by Osofsky, second by Soracco, all in favor, motion carried.

Chase reviewed the application and said it is 3.4 acres in the light industrial zone that was previously a farm operation. The old barn has been converted into a climate-controlled storage area for equipment, boats, campers, etc. The planning board did a site visit of the area prior to the meeting. A berm was recently installed where trees will be planted when weather permits.

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Chase said they have submitted a commercial access highway work permit application to NYS DOT. The DOT Inspector said he would like to see the first 20 feet paved. Chase said he was hoping to get an approval tonight subject to the DOT approval.

Stabile asked if anyone from the public was looking to speak - there were none.

Stabile then went over the letter received from the county from the 239M submittal (see attached). They deemed it a matter of local concern, with comments. The county is concerned about the lighting and would like to see lights installed that are no brighter than 3K. Chase said they are downward facing, aerial, lighting, installed for personal safety. They are a 4000 neutral light - there are six installed. Chase feels it is not intrusive lighting and is surrounded by other highly lit structures, such as the nearby school. Osofsky feels the lighting is far enough away that it wouldn't be a problem. Osofsky asked if the bulbs could be changed. Stabile said the owner relayed to him that they are fixtures and would all need to be changed. Schmitt said the mounting height of the lights should be kept in mind. Since the lights are ten feet high he does not feel they would contribute to any light pollution, even at 4K.

Patterson asked about the road maintenance agreement. Chase said it will be completed, but they were waiting to hear back from the DOT.

Stabile asked if the fence was going to be chain linked with some sort of screening. Chase said yes, there would be black weaving inside. Stabile asked Weaver if that was okay with the town's code. Weaver said yes, there is no zoning for that, but did ask the height of the fence. The applicant replied six feet and Weaver replied that is acceptable.

Replansky asked if it was an outdoor or indoor storage facility. The board replied both. Replansky then asked about parking and Chase showed him on the plans where the parking would be for both storage and customers.

Stabile asked how the public would be accessing the facility, would they have a key? The applicant replied that there would be leases and the first bays of the facility would have keys. There would be a keypad for other customers. The applicant said their projected hours of use is 8am to 5pm.

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Stabile asked for a motion to close the public hearing, motion by Hermans, second by Patterson, all in favor, motion carried.

Replansky said he would prepare a conditional, final approval, for the site plan for the next meeting but he would like to see the DOT approval and a driveway maintenance agreement. Chase asked if he should wait for the DOT approval but Replansky said he did not think the DOT would have any input so Chase might as well draft it now.

The Stissing Center Public Hearing: Hermans made a motion to open the public hearing, second by Patterson, all in favor, motion carried. Keeler reviewed the application and the five issues they are looking for the planning board to address. The first would be asphaltting a portion of the already existing driveway to create two handicap parking spots. The second issue is the west side lighting that they would like to replace with fixtures that have less lumens. The current fixtures are 5K and they would now to install permanently facing down lights that are 3K. The third issue is on the east side of the building and the entrance to the cellar where they are proposing a pergola over the entranceway. The fourth issue is a fence around the utilities. The final issue is a sign to be placed just inside the DOT right-of-way. Keeler said this would be his last duty as the executive director of The Stissing Center as he is retiring. Keeler then introduced the new executive director, Brett Bernardini.

Stabile asked what the color temperature of the lights on the sign would be. Larson said it wouldn't be any higher than 3,000 Kelvin.

Soracco asked if the tree was going to be taken down where the sign is going. Stewart replied no because the sign will sit behind the tree. Stewart also said the tree has been trimmed.

Stabile asked if anyone from the public would like to comment - there were none.

Stabile asked the applicant to address the roof that appeared prior to approval. Stewart replied that it is a temporary structure that was never intended to be permanent. Stewart said there was a breakdown in communication between Structural Works and The Stissing Center. Stewart said she did give them the go ahead because they knew they needed a temporary solution. Stewart said it is working at keeping the water out of the

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building and is hoping the planning board will grant them permission to keep it at least through the winter.

Stabile asked if given approval when would work on the pergola begin. Stewart replied in the spring. It was decided to make it a condition in the resolution that the temporary roof would need to be removed by May of 2023.

Stabile asked if the tree was staying or going. Keeler said he believes the trees were planted by the town a while ago and are planted in the DOT right-of-way. Stabile mentioned the sign that was going to be placed in the back encouraging people to exit through The Stissing House parking lot.

Stabile then reviewed the one letter received from the public regarding the application (see attached). Because they were concerned about noise Stabile asked how much noise the mechanical boxes that are in the proposed fenced in area would make. Larson said there are two electrical transformers that are already there and do not make any noise. Larson said there is also a condensing unit for the basement's air conditioning that is of residential quality and makes no more noise than an air conditioning unit for a residence. There are also additional condensing units for the kitchen and community room that are also of a residential quality. Stabile asked if they are all there now and Larson replied that two of them would be new. Stabile asked if the dumpster would be moved there, as well as the propane tanks. Larson replied yes and that the propane tanks are already there. Keeler replied that the tanks are underground and do not make any noise. Stabile asked what sort of fence will be used. Larson said it was previously approved and is required by zoning to have a fence around the dumpster. Stabile asked the type of fence again. Larson said it would be a stockade fence.

Stabile asked if the light above the handicap entrance would also be changed and Larson replied yes and said it would be downward facing, 500 lumens, 3,000 kelvins. Stabile asked if the lights are on any sort of timers. Larson replied that they are turned on and off manually. Stabile asked if there are any motion lights - Stewart replied no.

Stabile asked about the drainage with the impervious surface. Larson said that the soil in Pine Plains percolates so well that even paving would not have any effect on the drainage. Larson also said a drywell was installed during their first approval. Stabile asked if it would be pitched towards the drywell and

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Larson replied correct. Stabile asked for the approximate square footage that would be paved and Larson replied about 700-800 square feet. Stabile asked about the distance from the parking area to the property of the gentleman who wrote in the letter - it was determined it is about 15 feet of soil.

Stabile asked if board members had any questions - there were none.

Stabile asked Soracco if she had any questions regarding previous approvals. Soracco wanted to know if a certificate of occupancy was ever obtained for the downstairs area. Weaver said that from memory the only area of the basement that they have any CO on is the bathroom area to be used in conjunction with the upstairs. Stabile said it is of his understanding that some events have happened down there already. Stewart replied that there was one. Stabile asked if it was an event space. Stewart replied that it was currently being used a green room. Stabile asked if it would be an auxiliary event space eventually and Bernardini replied it would be in the future. Stabile asked if they would be coming back to the planning board when they are planning on changing the use of the space and Stewart replied absolutely. Larson said the board had previously approved building out the kitchen in the basement and to finish the community room which also contains all the safety devices, but it does not have AC. Larson said they do have a set of drawings ready to file to build out the lower level. Larson said they are trying to raise the funding to accomplish this. Larson said since it was previously approved it should just be a building permit at this point.

Stabile asked what a community room is. Larson replied it is an open space for multi-use public assembly. Stabile asked Replansky his opinion and he replied that it is fine. Soracco asked if it was still considered a community room if there were shows down there. Weaver said there weren't any issues, they are both considered the same in terms of occupancy.

Stabile asked if any members of the public or planning board had any other questions or comments. A member of the public, Helen Marsh, asked what the slope of the intended paved area is and which way would the water pool in a heavy downpour. Stabile answered it would be sloped towards the drywell in the northwest corner. Larson said there is also a catch basin in the street.

Stabile asked for a motion to close the public hearing, motion by DiMaria, Second by Hermans, all in favor, motion carried.

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Stabile then went over the resolution (see attached).

Stabile asked for a motion to accept the resolution, motion by Hermans, second by DiMaria, all in favor, motion carried.

Carson Power: Andrew Gordon of Carson Power, and Eric Redding of Bergmann Associates introduced themselves. Gordon said right now they are working on changing the location of the access road to a safer location. Gordon said they will most likely still need a 200-300-foot access road so they are still pursuing a permit with the DOT. Gordon said besides this, the actual footprint of the array will not be changing.

Gordon said the way property taxes work for solar is a bit complicated. Gordon said the property is currently ag exempt and they will need to pay back the last five years of the ag exemption, totaling around \$15,000. The property's annual taxes are currently also around \$15,000. Gordon said Caron-Power would enter a pilot agreement with the county, town, and school district. A number would have to be decided upon using other solar projects as a comparison. This number would be for the solar portion of the property (roughly 45 acres). Normal property taxes would be charged for the remaining portion of the parcel (roughly 120 acres).

Gordon said Solar Reed, an investment trust company, would be the actual owner of the land. They are like a bank providing a mortgage when you purchase realty. The benefit of using them is a lower cost of capital verses financing the purchase.

Gordon said they are looking to do a conservation trust with Scenic Hudson for the entire property.

Hermans asked where Solar Reed is located. .Gordon replied they are based out of New York but the representative he deals with is out of Westchester County. Osofsky asked if Carson-Power would be renting the land from Solar Reed and Gordon replied yes.

Gordon said there is a third company involved called Nexamp who are the long-term operator of the project. Stabile asked if Carson-Power is the builder and Gordon replied they are the developer. Gordon said Nexamp is based out of Boston, Massachusetts.

Gordon said they would be clearing roughly 26 acres of trees.

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Stabile asked how long the building process would be and Gordon replied about 6 months.

Hermans asked what happens to the laydown field after construction and Gordon replied it will be restored.

Hermans asked if there were any restrictions in the town regarding clearing the trees prior to March 1st. Gordon believes they will need a permit for removing the stumps due to erosion. Gordon said they would not be removing the stumps until they had their building permit. Gordon said CPNY did their survey of the area. Stabile asked about the affect of clearing the trees, run off, etc. Gordon replied that is why they wouldn't be removing the stumps. Redding said by removing the trees and replanting with a type of wildflower seed mix, that will be maintained to a 6" height, will help the reduce the amount of runoff.

Gordon said Lo-Nan Farm is interested in farming the rest of the fields not being used. Gordon said they'll likely sign a five-year lease with them that Solar Reed will inherit as the landowner.

DiMaria brought up that their fence height is seven feet. Gordon replied that seven feet is a national electrical code requirement. Replansky said then they would have to apply for a variance since zoning requires 6 feet.

It was determined that is a Type I Action under SEQR and a coordinated review will be necessary.

DiMaria asked about the parcels being merged and subdivided as per the Town's Engineer's letter. Gordon said they initially proposed a lot line adjustment but they are hoping to do a courtesy subdivision. Gordon said they could consolidate the two parcels and then as part of the planning board's resolution they could recommend that the accessor assign a second SVL to one of the systems. Stabile feels it would be better as one parcel.

Osofsky asked how many megawatts it is total. Gordon replied it is 10 megawatts AC. There would be 5 on each side, as that is a Dutchess County requirement and why the lot line adjustment is needed.

DiMaria asked if the fire department would be included in the coordinated review. Replansky said he didn't think the fire

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department would be an involved agency, but an interested agency and it could be referred to them. DiMaria said he would like it to go to them.

Stabile asked if these systems have had fires. Gordon said in the past some of caught fire due to lithium batteries, but they are not proposing any battery storage. DiMaria said brush fires can occur under the panels. Redding said the driveway does meet fire code but would be happy to meet with the fire department.

Stabile asked if there is a decommissioning plan. Replansky said they could post a bond and Gordon agreed.

Stabile asked Weaver if he had any questions. Weaver said he didn't realize they were clearing so many trees and asked if they were going to be removed from the property. Gordon said he believes so. Weaver said he thinks then they should include an estimate of boarder footage being removed. If it exceeds the 50K allowance they'll need to have a timber harvest approval.

DiMaria asked if they will be putting trees around the entire project. The board replied that they are already there. DiMaria asked if they would be planting any additional trees and Gordon replied no.

Osofsky made a motion to declare the planning board lead agency on the project, second by Patterson, all in favor, motion carried.

Stabile asked for a motion to set a public hearing for January 21st at 11am at the community room, motion by Patterson, second by Osofsky, all in favor, motion carried.

Wilcha Site Plan: The applicant said he is looking to replace a trailer on Carpenter Hill Road. Wilcha said if it's approved it probably wouldn't go in until next fall. Wilcha said they will need to install a slab prior.

The board then reviewed pictures of the old trailer and what it will be replaced with.

Stabile asked Weaver what the roof pitch requirement is and does the trailer comply with it. Weaver said he believes minimum roof pitch is 4", which is flat looking.

Stabile asked what the planning board's involvement is with this application. Replansky said the board must make sure the new

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trailer complies with what is in the code. Weaver said it's in the code that a replacement manufactured home requires planning board approval.

The applicant will interface with Drew and the board will vote on it at next month's meeting. The board feels it should be approved.

Approval of November Meeting Minutes: Stabile asked for a motion to approve the November meeting minutes, motion by DiMaria, second by Soracco, all in favor, motion carried.

Other Business: Stabile told the board to get their credits in if they haven't already.

Meeting adjourned at 9:35 pm.

Respectfully submitted by:

Tricia Devine

Michael Stabile

Dutchess County Department of Planning and Development		Fax Info Only	To Co./Dept. Fax #	Date From Phone #	#pgs	
239 Planning/Zoning Referral - Exemption Communities						
Municipality: Town of Pine Plains						
Referring Agency: Planning Board						
Tax Parcel Number(s): 1523710000						
Project Name: Ceen Properties, LLC						
Applicant: Wesley Chase						
Address of Property: 2775 Church St, Pine Plains, NY 125670000						
<i>Please Fill in this section</i>	Exempt Actions:* 239 Review is NOT Required <ul style="list-style-type: none"> ● Administrative Amendments (fees, procedures, penalties, etc.) ● Special Permits for residential uses (accessory apts, home occupations, etc.) ● Use Variances for residential uses ● Area Variances for residential uses ● Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals No Authority to review these Actions <ul style="list-style-type: none"> ● Subdivisions / Lot Line Adjustments ● Interpretations <input type="checkbox"/> Exempt Action submitted for informal review		Actions Requiring 239 Review <ul style="list-style-type: none"> <input type="checkbox"/> Comprehensive/Master Plans <input type="checkbox"/> Zoning Amendments (standards, uses, definitions, district regulations, etc.) <input type="checkbox"/> Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.) <input type="checkbox"/> Rezoning involving all map changes <input type="checkbox"/> Architectural Review <input checked="" type="checkbox"/> Site Plans (all) <input checked="" type="checkbox"/> Special Permits for all non-residential uses <input type="checkbox"/> Use Variances for all non-residential uses <input type="checkbox"/> Area Variances for all non-residential uses <input type="checkbox"/> Other (Describe): 		Parcels within 500 feet of: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> State Road: <input type="checkbox"/> County Road: <input type="checkbox"/> State Property (with recreation area or public building) <input type="checkbox"/> County Property (with recreation area or public building) <input type="checkbox"/> Municipal Boundary <input checked="" type="checkbox"/> Farm operation in an Agricultural District 	
	Date Response Requested: 12/13/2022					
	Entered By: Devine, Tricia					

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
No Comments: <ul style="list-style-type: none"> <input type="checkbox"/> Matter of Local Concern <input type="checkbox"/> No Jurisdiction <input type="checkbox"/> No Authority <input type="checkbox"/> Withdrawn <input type="checkbox"/> Incomplete - municipality must resubmit to County <input type="checkbox"/> Exempt from 239 Review <input type="checkbox"/> None 		Comments Attached: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Local Concern with Comments <input type="checkbox"/> Conditional <input type="checkbox"/> Denial <input type="checkbox"/> Incomplete with Comments- municipality must resubmit to County <input type="checkbox"/> Informal Comments Only (Action Exempt from 239 Review) 	
Date Submitted: 12/5/2022	Notes:		<input type="checkbox"/> Major Project
Date Received: 12/5/2022			
Date Requested: 12/13/2022			Referral #: ZR22-352
Date Required: 1/3/2023	<input type="checkbox"/> Also mailed hard copy	Reviewer:	
Date Transmitted: 12/14/2022			

Date Printed: 12/14/2022

MARCUS J. MOLINARO
COUNTY EXECUTIVE



EOIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS
DEPARTMENT OF PLANNING AND DEVELOPMENT

December 14, 2022

To: Planning Board, Town of Pine Plains
Re: **ZR22-352, Ceen Properties, LLC Site Plan**

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is seeking a special permit and site plan approval for a change of use from a farming operation to equipment storage in the Light Industrial (LI) District.

COMMENTS

We find this action to be a matter of local concern and offer the following comment for the Board's consideration:

To ensure that site lighting is not stark or glaring and does not contribute to any unnecessary light pollution, proposed fixtures should be full-cutoff so that they are dark-sky compliant and have a color temperature no higher than 3000K.

RECOMMENDATION

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, Commissioner
By

Clayton Gurnett
Junior Planner

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To: Pine Plains Planning Board
From: Howard Lee
Re: Dec. 14, 2022 board meeting
The Stissing Center amendment
Date: Dec. 8, 2022

I am the owner of the two-story, brick-front building located at 2940 West Church Street. With their purchase of the residential buildings on the east side of my building, The Stissing Center and I now share a property line. In the not-too-distant past, I had my property surveyed, and that survey is on file in the Town Hall.

I love the performance arts and am pleased that Pine Plains has this new venue. I've read the summary of the Nov. 9, 2022 planning board meeting, and have discussed it in great detail with some very knowledgeable peo-

ple; including two engineers.

I've owned my Pine Plains property for more than 40 years. Because of my age, health, and the distance that it is from ^{my} residence, I've decided to try to sell it. In the spring of 2023, I will have a professional appraisal done, and then contract with a commercial real estate firm. It will not be a "for sale by owner" transaction.

My concern is that three of the five proposed amendments, if not properly implemented, can severely and negatively impact my property, and make it much more difficult to sell. Those amendments concern issues that extend beyond The Slissing Center's boundaries.

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Noise from mechanical equipment, the potential for intrusive lighting, and the potential for unregulated drainage of both rain water and melting snow to inundate my property and septic system. These potential issues must be resolved at their sources; not after they cross my property line. Those sources all begin on the Stissing Center property.

Prior to reading the summary of the Nov. 9, 2022 planning Board meeting, I had no knowledge of utilities being moved to the house on the center's property. I was not contacted by mail when that move was approved. I have no idea what those specific utilities

are, nor do I know the purpose of the proposed fence to enclose them. If these utilities generate unwanted mechanical noise from motors, pumps, exhaust fans or air handlers, then the fence has to be more than a chain link security fence. It must be an acoustic fence.

There are many ways to mitigate noise, including mufflers, suppressors, insulators, and deflectors. They all work, but they must be mandated by the planning board; I've never seen them installed voluntarily.

An acoustic fence offers three advantages. First it is opaque, so it hides the contents of the enclosed area. Second, its heavy

padding, absorbs noise. Third, with the use of deflectors, the left-over noise can be directed vertically up into the atmosphere.

Lighting is another issue that does not stop at the boundary line. Of course, a performance center must be well lighted, but it can be overdone. My building is less than ten feet from the shared property line. If the east side of my building is bathed in light, it creates a quality of life issue. Residents will have to keep their windows covered and doing that creates a potential security issue. With your windows blocked, you can't see potential "bad actors". Unfortunately, not everyone

who comes to the Stüssing Center will be there to see the performances.

The third issue that concerns me is drainage. My building sits on a small footprint. It's completely flat and well shaded. It cannot tolerate any more water than it receives now; naturally from rain and snow. Every effort must be made by the planning board to prevent rain and snow run off from inundating my land. My septic system will be overwhelmed and my land will become moldy.

I was "taken aback" by a comment made during the Nov. 9, 2022 board meeting, when someone said that "... drainage is not an issue

because we're only going to pave less than an acre. I have no doubt that this man means well, but that comment is a hasty dismissal of an extremely vital issue. Water is ubiquitous, and the most powerful force on earth. In a one inch rainfall, the average residential roof will shed up to 800 gallons of run-off.

An acre is 43,560 square feet. An area that is 200 feet by 200 feet is 40,000 square feet; obviously smaller than an acre. Think about how much water that area will shed. I ask the board to take a second look at the paving plan with the intent of keeping all rain and snow run-off on site and directed to

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storm basins. Additionally I ask the board and the developers not to plow snow up to my property line. My septic system will be overwhelmed as the snow piles melt.

My Pine Plains property should be easy to sell, if the planning board and the developers are diligent in implementing the five amendments. I own a near-perfect location; walking distance to church, schools, groceries, banks, and a brand-new performance venue! I bought that place for my parents as a present for putting me through college. I literally re-built it, and they both loved it.

I hope I've convinced the board and the developers that I do not oppose their plans and efforts to enhance the quality of life in Pine Plains.

I need the board and the developers to help me to keep my building and property safe and secure.

As for my part, I promise to make every effort ^{to find buyers} who will love my place like my parents did - and who will enhance the wonderful town of Pine Plains, too.

TOWN OF PINE PLAINS PLANNING BOARD

RESOLUTION APPROVING AMENDMENT TO SITE PLAN FOR THE PINE PLAINS MEMORIAL HALL, INC. LOCATED AT 2946-2950 CHURCH STREET, HAVING TAX PARCEL NO. 134200-6872-18-378191-0000

WHEREAS, Pine Plains Memorial Hall, Inc. applied for, and received, site plan approval for the extension of an existing building and construction of new parking on the existing site located at 2946-2950 Church Street, having tax parcel no. 134200-6872-18-378191-0000 in or about January of 2017; and

WHEREAS, the applicant subsequently acquired adjacent property in 2018 and applied for, and received, a first amendment to the site plan to move utilities servicing the subject premises to the newly acquired property; and

WHEREAS, the property owner has submitted an application for amended site plan approval of the existing approved site plan for the following:

1. Relocation of the initial handicap parking spaces from the rear of the building to a location near the ADA entrance on the west side of the building, and directly behind the structure to the west of the TSC building. The applicant wishes to pave those parking spaces with asphalt.
2. Addition of an illuminated directional sign at the foot of the entrance to the driveway west of the building pointing into the driveway marked, "The Stissing Center Parking;" with an accompanying direction arrow. The proposed location of the sign is just outside the DOT right-of-way.
3. Addition of lighting fixtures on the west side of the building. Both proposed fixture type and location(s) are noted on the submitted drawing.
4. Approval of locations for enclosures for the utilities located from the rear of the lot to the newly acquired property directly to the west of the building.
5. Approval of the completion of the cellar entrance roof at The Center entrance on the east side of the building in the pergola construction style, as noted on the drawings;

and

WHEREAS, this matter appeared on the agenda of the Planning Board for public discussion and comment and review by the Planning Board and its consultants on September 2022, November 2022, and December 2022, planning board meetings; and

WHEREAS, the Planning Board conducted site visit of the property on November 9th,

2022; and

WHEREAS, the Planning Board opened and closed a public hearing on December 14th, 2022, in connection with the site plan amendment and has determined that the proposed changes to the site plan would not result in any significant environmental impacts which require an amended or supplemental review of the site plan.

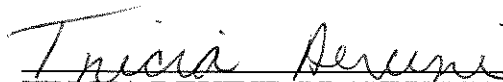
NOW, THEREFORE, in consideration of the above, the Planning Board hereby approves the site plan, as amended, in accordance with the site plan submissions dated July 28th, 2022 and amended on October 25th, 2022 subject to the following conditions:

1. That all application fees, and other charges, imposed on this application by the Planning Board and Town Code be paid prior to the signing of the amended site plan map by the Planning Board Chairman.
2. That the temporary protective roof over the east side basement entrance be removed no later than May 15th, 2023.

The Planning Board members voted as follows:

Michael Stabile, Chairman	Aye
Vikki Soracco, Co-Chair	Aye
Al Blackburn, Alternate	Absent
Scott Cavey, Alternate	Did Not Vote
Ethan DiMaria	Aye
Richard Hermans	Aye
Ken Meccariello	Absent
Kate Osofsky	Recused
Steve Patterson	Recused

The Resolution was carried by a four person vote of the Planning Board members on December 14th, 2022.



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