

August 25, 2023

PINE PLAINS PLANNING BOARD MINUTES
Special Meeting
Wednesday, August 23, 2023
7:30 PM
In Person and Zoom

IN PERSON ATTENDANCE: Michael Stabile, Chairman
Al Blackburn
Scott Cavey, Alternate
Ethan DiMaria
Dick Hermans
Kate Osofsky
Steve Patterson
Vikki Soracco

ZOOM ATTENDANCE:

(Members attending via Zoom do not count towards the quorum or voting.)

ABSENT:

ALSO PRESENT: Warren Replansky, Town Attorney, in person
Frank Fish, BFJ Planning, via Zoom
Vardaan Gurung, Carson Power, via Zoom
Members of the Public, in person

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

Carson Power: Stabile said the only item on the agenda is the Carson Power SEQR review. Stabile asked Replansky about replacing screening if the original screening was no longer viable - is this on the tree plan? Replansky said that would be in the special use permit and site plan approval portion of the application.

Replansky said he has prepared a negative declaration and Notice of Determination of Non-significance for the board to consider adopting tonight via resolution. Replansky said the document is fairly lengthy but he reviewed some key areas with the board (see attached).

Replansky then reviewed all the appendices and Stabile said they will be available at town hall for review along with the application from Carson Power.

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Replansky then read the resolution declaring the negative declaration (see attached). Stabile asked for a motion to accept the resolution, motion by Hermans, second by Patterson, all in favor, roll call vote: Blackburn, aye, DiMaria, aye, Hermans, aye, Osofsky, aye, Patterson, aye, Stabile, aye, Soracco, aye, motion carried.

Stabile asked Replansky what the next steps would be in the application. Replansky said there will be a public hearing for the site plan and special use permit criteria (September 13th at 7:30pm at town hall) after which a resolution would be prepared if the planning board approved the application with the conditions incorporated in.

Hermans asked for a document stating the conditions already agreed to - Replansky said he would work on this with Fish after the hearing and Fish said he would give the board a memo with potential conditions.

Replansky said community character would come up at the hearing again, in terms of the town's zoning code standards, but the board is not redoing the environmental review portion of the project.

Other Business: Stabile said he spoke to Weaver regarding the town's zoning code for lighting in terms of the Stissing Center. Weaver said the code says an hour after business hours that outdoor lights are allowed to remain on. DiMaria thought there were specific hours. DiMaria said in section 275-38, subsection C, under standards for lighting, subsection 8, it says the planning board has the discretion to impose limits on the hours of operations. Stabile said that is hours of operations though and DiMaria replied it is specifically under the lights. Replansky asked what limitations the board wants to put on the lighting. Stabile said he would prefer an hour before and an hour after an event, instead of an arbitrary number.

DiMaria said under the sign ordinance, section 275-52, subsection C 1 G, no exterior sign should be illuminated beyond 2 hours after the close of business and in no event during the nighttime hours of 12am and 6am unless the premises on which it is located is open for business.

Stabile asked Replansky about creating a document that could be given to Weaver to ensure that all fees are paid, maps are signed, etc. and would this need to be written into the code. Replansky said Stabile can create the form but it does not need

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to be written into the code but can be added to the process for every applicant.

Motion to adjourn at 8:17 pm by Osofsky, second by DiMaria, all in favor, motion carried.

Respectfully submitted by:

Tricia Devine

Michael Stabile

DRAFT