

April 11, 2024

PINE PLAINS PLANNING BOARD MEETING MINUTES

Wednesday, April 10, 2024

7:30 PM

In Person and Zoom

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

ZOOM ATTENDANCE:

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

ABSENT: Kate Osofsky

ALSO PRESENT:

Warren Replansky, Town Attorney, in person
George Schmitt, Town Engineer
Ed Casazza, Town ZEO, in person
Kevin Walsh, Town Liaison, in person
Jeanine Sisco, Town Board Member
Marie Stewart, Applicant, in person
Jeff Zengen, Applicant, in person
Wesley Chase, Representing Applicant, in person
Alexander Ferrini, Representing Applicant, in person
Jack Meccariello, Applicant, in person
Matthew Cichetti, Applicant, via Zoom
Members of the Public, in person

American Legion/Tower Pizza Site Plan Public Hearing: Wesley Chase, applicants' surveyor, gave a brief description of the project. The American Legion is leasing a section of their property to Tower Pizza so that they may expand their parking lot. After a few complaints from neighbors, the applicants came before the board for site plan approval. Stabile asked for a motion to open the hearing, motion by Blackburn, second by Patterson, all in favor, motion carried.

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Alan Benson of 11 North Main Street said he doesn't feel there was an existing parking lot at the American Legion, just a paved area. Benson said he is concerned about extra lighting. Benson said he is not looking to cause any problems for the American Legion but he is looking for some communication regarding resolving some issues.

Hermans asked Chase about the lighting that is there. Benson said there is no lighting and why add additional lighting. Chase said it is on the site plan but it is up to the owners if they would like to install lighting. Stabile asked Schmitt his opinion. Schmitt said it is a legality issue, but if the board says it is well lit, and doesn't need additional lighting, then it is fine. Schmitt said he suggested low lighting on the fence but it is not necessary. Schmitt said low lighting is what the board is looking for.

Louis D'Alessandro of 19 North Main Street asked about the lighting. He doesn't feel additional lighting is needed.

Benson said water hasn't been an issue thus far, but raising the parking lot may cause an issue in the future. Benson said if the water could be directed away from the north side with a swale that would help. Benson said blacktop may make it worse. Stabile said the board is only approving a gravel parking lot. Schmitt said he looked at the area after rain and there was no visual evidence or signs of water moving in that direction, etc.

Soracco asked Schmitt over time, when it is resurfaced with additional stone, could water then become an issue. Schmitt said it shouldn't be an issue. Soracco said she disagrees because in the front parking lot of Tower Pizza it has been built up and it creates streams during rainstorms. Schmitt said it depends on what you're doing and where you're doing it.

Stabile asked the board if they were able to visit the site and the board replied yes. Soracco said from May until November The Garden has lights that would light the parking light, but low lights along the fence would be okay. Stabile asked if those lights were on when The Garden isn't open. Jeff Zengen, of Tower Pizza, replied no, but they are capable of being on. DiMaria doesn't feel the lighting is a big deal. Schmitt said the board could rely on their local knowledge of the area and say that it is fine as it is. Stabile asked Replansky if the board would be liable should someone trip and fall. Replansky said the board has no liability. Zengen said if anyone felt lighting was needed he would look into low lighting. Stabile

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told Zengen if he did decide to add lighting in the future he would have to come back to the planning board. Chase said the note he included on the site plan was for flexibility with the lighting. The low input lighting could be the lighting that already exists there. Stabile said it would need to be dark sky compliant, downcast, and 3000 kelvin or less.

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

Stabile asked Replansky if there was anything further he needed. Replansky said he is fine with it. Stabile asked that they place a gate where Schmitt had indicated. Marie Stewart, of The American Legion, said she would place a planter there so that a car cannot go through it.

Stabile asked for a motion to direct Replansky to prepare a resolution for next month's meeting, motion by DiMaria, second by Blackburn, all in favor, motion carried.

Cichetti Slaughterhouse Site Plan/Special Use Permit:

Alexander Ferrini, representing the applicants, went over the updates on the application since the previous meeting. Ferrini said they would like a waiver on the two-foot contour interval rise since the site is fairly flat.

Stabile asked about BOH approval. Cichetti said they want to get site plan approval prior to going through the expense of the BOH, plans for the building, and the DOT entrance. Cichetti knows they are required, but would like approval contingent on these factors.

The board then reviewed Schmitt's memo regarding the application (see attached).

Schmitt said the two-foot intervals will be needed, especially for certain permits.

Hermans asked how tall the building would be. Ferrini said 32-feet at the peak and 20-feet at the sidewall. Hermans asked where that would be visible from. Meccariello said the building needs to be that high for its purpose. Blackburn asked if it was wooded. Meccariello said yes, and it wouldn't be seen where it would be located.

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The board then continued going over Schmitt's memo with the applicants.

Stabile asked where the trees would be removed. The applicants replied for the driveway, and septic area, and a few more for the parking lot. Stabile asked for a rough estimate and Meccariello said maybe a ½ acre of trees. Stabile said the board will need to see where the current trees are on the site plan.

There are no DEC wetlands on the parcel, but there are Federal wetlands. Schmitt said to make sure there are no other wetlands on the board's site visit.

Stabile asked about lighting. Ferrini said there would be some by the parking area. Stabile asked for the cutsheets of those and asked that they be dark sky compliant and 3000 or less Kelvin.

Ferrini asked Replansky if this would fall under agricultural operations and Replansky replied that a slaughterhouse needs to be a special use permit and a permit from ag & markets. Replansky said he would like it in the record that this would fall under manufacturing in zoning. Casazza will send a letter to the planning board stating this.

Replansky asked about the process of getting the permits from ag & markets. Meccariello said they are fully on board. Replansky asked how long it takes. The applicant wasn't sure.

Schmitt said a SWPPP would be needed according to his calculations. Replansky said a long form EAF would be needed. Cichetti said they are under an acre with the disturbance but they will scale it out to show this (a SWPPP would not be needed if so).

Stabile asked if the renderings stay in the building until they are picked up by a service. Meccariello replied yes. Stabile asked if the runoff goes into the drain and into the septic. Meccariello replied yes.

DiMaria said an ag data statement will need to be done. DiMaria also asked about landscaping. Meccariello said they plan on putting in trees. DiMaria asked that it be included on the site plan.

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Ferrini said there would be a sign out on the road with ground mounted lights. Meccariello said they would be pointed down.

A site visit was set for April 27th at 12:00PM.

Other Business: Stabile asked Casazza if he was still waiting to hear back from The Stissing House regarding their parking lot lights. Casazza said he hadn't heard from them and would send a certified letter. Stabile asked about their compliance with their dumpsters. Casazza said he would check it out.

Approval of the March Meeting Minutes: Motion by Hermans to accept the March meeting minutes, second by Patterson, all in favor, motion carried.

Stabile asked councilman Walsh if there was anything to report from the town board. Walsh replied, no, but as a citizen, the fence at Liberta is an eyesore. Casazza said he has been there but was met with opposition.

Stabile said he was made aware of a business operating out of a residence on Lake Road, including employees on site and tractor trailer deliveries. Stabile said he spoke to Casazza regarding this.

Motion to adjourn at 8:53PM by Blackburn, second by Patterson, all in favor, motion carried.

Stabile then asked for a motion for the board to go into an executive session/attorney client meeting with Replansky for reasons of pending litigation. Motion by DiMaria, second by Patterson, all in favor, motion carried. No decisions were made while in the executive session.

Respectfully submitted by:

Tricia Devine

Michael Stabile