

June 14, 2024

PINE PLAINS PLANNING BOARD MEETING MINUTES
Wednesday, July 10, 2024
7:30 PM
In Person and Zoom

IN PERSON ATTENDANCE: Michael Stabile, Chairman
Al Blackburn
Scott Cavey, Alternate
Ethan DiMaria
Dick Hermans

ABSENT: Kate Osofsky
Steve Patterson

ALSO PRESENT: Warren Replansky, Town Attorney, in person
George Schmitt, Town Engineer
Ed Casazza, Town ZEO, in person
Anthony Frisenda, Applicant's Architect, via Zoom
Jack Meccariello, Applicant, in person
Matthew Cichetti, Applicant, in person
Jeanine Sisco, Applicant, in person
Wesley Chase, Applicant's Surveyor, in person
Members of the Public, in person

Chairman Stabile opened the meeting at 7:30PM and announced that Vikki Soracco had resigned from the board. Stabile thanked her for her dedication and knowledge. The board currently has two openings if any member of the public is interested.

Hudson Performance Center Site Plan/Special Use Permit Public Hearing: Stabile asked for a motion to open the public hearing, motion by Hermans, second by Blackburn, all in favor, motion carried.

Frisenda, architect for the project, gave a brief review of the application.

Frisenda said they have contracted a professional traffic consultant and their findings were that it should not have any impact, but they are still going through the proper channels with the DOT to confirm.

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Frisenda said the building will have a gabled roof from front to back. They are no longer doing the front display window addition.

Stabile asked if any members of the public were looking to speak on the application - there were none.

DiMaria said he feels the applicant will need certain waivers under the automotive repair section in the zoning, such as having a garage bay out front and parking out front.

The board then reviewed section 275-56, subsection H, to go over these points. Replansky said these points would be grandfathered in, but under an abundance of caution the board should grant the waivers. Frisenda asked for a waiver for clauses 1,3,4,and 6 under subsection H of section 275-56. Stabile asked for a motion to grant these waivers, motion by DiMaria, second by Blackburn, all in favor, motion carried.

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

Stabile asked about the status of the EAF. Frisenda said the long form, that was requested, is partially completed. After a discussion with Replansky and the board it was decided that a short form EAF would suffice.

A resolution will be prepared for next month's meeting and the SEQR determination will be made.

Cichetti Slaughterhouse Public Hearing Continuation: The applicant, Matthew Cichetti, reviewed his new submittal with the board. Cichetti said they will be adding 8-foot, double footed, spruce trees to appease the neighbors' concerns. Cichetti also said they have completed their SWPPP. Cichetti said they have an updated lighting plan with the footcandles. Cichetti said they do not need a license from Ag & Markets. Cichetti said the USDA has full jurisdiction over the building and will not approve it until after it is completed. Cichetti said they have added a grading plan.

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

The first speaker was Peg Bonneville. Bonneville expressed frustration over the vast amount of land that the farm has, but

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that the facility has to be so close to her house. Bonneville said she is concerned with runoff since a slaughterhouse has "the most detrimental industrial wastewater." Bonneville said it is needed, and a good idea, but would prefer it not to be 300 feet from her house. Bonneville would like an environmental assessment done before the slaughterhouse is put in. Bonneville is also concerned with the traffic on Rt. 199.

The next speaker was Jon Schneidman. Schneidman said as an adjacent landowner he is in favor of the project.

The next speaker was Ben Prentice. Prentice said he has a hobby farm and one of his biggest challenges is trying to find a slaughterhouse to process his meat.

The next speaker was Jim Boyles. Boyles said a slaughterhouse is needed more in the town than a solar farm or other homes being built. Boyles said the speed of Rt. 199 should be changed to 45 mph on that side of town. Boyles said he had to drive an hour or more to have a pig processed. Stabile mentioned that Rt. 199 is a state road and therefore the state controls the speed limit.

The next speaker was Gregg Pulver. Pulver said he wanted to speak about the Ag & Farmland Protection Plan in Dutchess County. Pulver said one thing they recognized when drafting the plan was the lack of infrastructure for agriculture. In terms of protecting farmland if you cannot get your animals processed, it becomes a moot point. Pulver said there has been a slaughterhouse in Pine Plains for over sixty years and many people probably do not know it even exists. They haven't had any issues contaminating well water. Pulver said for any small operation to exist in Dutchess County, and Columbia County, this project is needed. Pulver understands the Bonneville's concerns but says overall this project is good for the town.

The next speaker was Jeanine Sisco. Sisco asked if there has been formal, or informal, conversations with local farms, and is there a sense that it will serve local farms. Cichetti said yes, that is the point. Sisco asked if Cichetti has specifically spoken to farms in Pine Plains. Cichetti said a lot of them, yes. Sisco asked if he spoke to Chaseholm Farm. Cichetti replied he had not.

Pulver mentioned again that the need is there. Sisco said she wanted to make sure the farms in Pine Plains are taken care of.

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Bonneville asked how she can formally request an environmental review. Stabile replied that would be a determination the board would make as part of the SEQR process. Stabile asked where Bonneville received the information she mentioned about slaughterhouses. John Bonneville said he got it on the USDA website. Stabile asked that it be sent to him.

Stabile said he spoke with someone at the USDA and there are general guidelines for a slaughterhouse since they do not want to stifle any innovation. The USDA waits for the planning board to approve first and then they come and inspect the completed building.

Stabile asked Cichetti to speak further on what happens to the wastewater. Stabile asked if there was anything further done, after it's been separated, etc. to remove any sort of cleaning chemicals. Cichetti explained the process further. Meccariello said since it is food they are dealing with, harsh chemicals are not used. Stabile said the representative he spoke with said there is a rotation of four different chemicals used. Schmitt said it will all fall under the jurisdiction of the health department. Schmitt said the septic needs to be 100-200 feet from a well, depending on if it is uphill or downhill. Schmitt does not remember seeing a well within 200 feet at the site visit. Stabile asked the Bonneville's where their well is located. Jon Bonneville replied it is on the west side of their property.

Replansky asked Stabile if the representative he spoke to at the USDA gave the sense that they just go in and look around. Stabile said no, it sounded very rigorous. Stabile said there are no standards for the height. Meccariello said if any part of the cow touches the ground, it's done, so the height is needed.

Sarah Jones asked what happens if the USDA says it is not good, what happens to the facility then. Jones said she understands it can be run "custom" then. Jones asked about the traffic impact for that area. Replansky said a condition of the board's approval is to say the applicant needs a license from the USDA. Stabile asked what running "custom" means. Meccariello replied that running "custom" means you can process meat not for sale, i.e. it would not have the USDA stamp. Meccariello then explained a bit further regarding the role of the USDA with the slaughterhouse.

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Anthony Silvia, a member of the public, then expressed his favor for the project.

Hermans asked if Cichetti had spoken with the DOT yet regarding his driveway permit. Cichetti replied no.

Stabile asked about the capacity of how many animals. Meccariello replied 10 animals.

Stabile then reviewed the lighting plan with Cichetti and asked if there were lights in the back. Cichetti said there are no lights on the south side.

Stabile asked Schmitt if he examined the lighting and his opinion. Schmitt said it will be a well-lit parking lot. Schmitt said they could go darker, but being so far off the road he doesn't think anyone would see them. Schmitt said they are dark sky compliant and downlit at 16 feet.

DiMaria asked about question 7 in the EAF, and keeping cows in a facility, will the proposed action generate or omit methane. Schmitt said that was geared more towards industrial operations.

DiMaria then asked about page 7, subsection J in the EAF and said the question is answered "no" but then filled out. Schmitt said they did not have to fill it out but it is additional information.

DiMaria asked about page 8, the last section, will the proposed action involve or require the action of managing or disposing of solid waste and said the applicant answered the question regarding solid waste, but nothing regarding potential waste in actual operation of the property. DiMaria said that would account for the blood and manure and general waste. Schmitt agreed.

DiMaria asked about page 11, section G, regarding geological features on the project site, and said it was not answered.

DiMaria asked about page 12, C and D and said they were not answered. DiMaria said page 13, section H, is the project within 5 miles of any officially designated or publicly accessible federal, state, or local scenic prosthetic resources. DiMaria said it is within 5 miles of Stissing Mountain.

DiMaria also asked about an enclosed dumpster and the cutsheet for the sign's lighting. Stabile asked if there would be a

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dumpster outside. The applicant replied yes. Stabile said even though the dumpster will be hard to see it should still be screened from the road (south and east).

Stabile asked for a motion to keep the public hearing open, motion by Hermans, second by DiMaria, all in favor, motion carried.

Stabile said he wanted to touch upon what Sarah Jones said at the previous meeting saying the public hearing was premature. Stabile said he didn't feel that way and likes having the hearings early on so that the board may hear the public's questions and concerns - it is not a rush of process.

Stabile said Replansky will be speaking with the USDA rep to make sure everyone is on the same page.

Stabile thanked the members of the public for speaking.

Sisco Minor Subdivision: Wesley Chase, representing the applicant, reviewed the application with the board. Chase said the Siscos would like to split their property into 3 lots, where it is currently 2 lots. The lots are split by the road. The west side house is in the Rural District, while the property on the east side is in the Hamlet Main Street District. The Siscos went to the Zoning Board of Appeals to receive an area variance for the rural property since it was less than 5 acres, which is required in the Rural District. The ZBA approved the area variance.

Chase said they met with an engineer from the county regarding the preliminary entrance and he said he is waiting for some other items, but it shouldn't be an issue.

Chase said the ZBA had a hearing where no one appeared. Chase said he did receive a call from Frank Bradley who was concerned about a right a way on the Sisco's property. Chase assured him it would not be an issue, as it is written in the deed and will be on the filed map.

A public hearing was scheduled for August 14th at 7:30PM.

Other Business: Gail Mellow, newly appointed chair to the Conservation Advisory Committee (CAC) introduced herself and said she is looking forward to working with the planning board. Stabile asked Replansky how that works and Replansky said there is a referral requirement.

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

The meeting adjourned at 9:10PM.

Stabile then asked for a motion for the board to go into an executive session to discuss personnel matters. Motion by Hermans, second by DiMaria, all in favor, motion carried. No decisions were made while in the executive session.

Respectfully submitted by:

Tricia Devine

Michael Stabile

DRAFT