

October 10, 2024

PINE PLAINS PLANNING BOARD MEETING MINUTES

Wednesday, October 9, 2024

7:30 PM

In Person and Zoom

IN PERSON ATTENDANCE: Kate Osofsky, Co-Chair
Scott Cavey
Ethan DiMaria
Dick Hermans

ABSENT: Al Blackburn
Steve Patterson
Michael Stabile, Chairman

ALSO PRESENT: Ed Casazza, Town ZEO, in person
Warren Replansky, Town Attorney, in person
George Schmitt, Town Engineer, in person
Jeanine Sisco, Town Board, in person
Brent Buck, applicant, via Zoom
Naomi Steinhagen, applicant, via Zoom
John Furst, Stissing Farms Attorney
Ryan Horvath, Reynolds Asset Mgmt.
Members of the Public, in person

Co-Chair Osofsky opened the meeting at 7:30PM with a quorum present.

3007 Church Street Site Plan: Brent Buck, the applicant's architect explained a bit about the project, a café and bookstore. Buck went through the site plan with the board. Buck said they are trying to preserve the current historic architecture that is there, as well as the inside character. Buck said they will be building a compliant ADA ramp. Buck said the majority of the indoor space will be used as a bookstore with a "point of sale" (POS). Buck said there will be a small kitchen downstairs and a small café, with six tables, upstairs, that would serve light fare and coffee.

Buck said they plan on adding two small porches on the front and were inspired by a historic picture showing the building with porches.

Buck said there would be a handicap accessible bathroom on the first floor.

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Buck said Superior Sanitation did a percolator test and the ground is suitable for a septic field. Buck said they originally suggested 30 seats in their application but based on the septic it will need to be lowered to 20 seats.

Osofsky asked if the board had any questions. Schmitt asked about exterior lighting and have they been in touch with the DOT for entrances or engineering for DOT entrance and the septic. Buck said they started preliminary conversations with the DOT via Superior Sanitation regarding the septic, but not yet the entrances, since they already exist, but they can make them aware and start that conversation. Osofsky asked if they were working with Superior Sanitation regarding size, etc. and Buck replied yes. Schmitt asked if an engineer was working on the septic design. Buck said they have not given them the approval because they wanted to have the meeting with the Planning Board first.

Buck said for exterior lighting they envisioned lighting the pathway to the building and the name over the door, as well as the exterior vestibule, and egress areas, such as the stairs. Osofsky said this will all need to be on the site plan. Buck said he wasn't sure if they would be keeping the sign by the road. DiMaria said they would need the size, materials, etc. of the sign put on the site plan.

DiMaria asked if they were adding any landscaping to the property. Buck said there isn't an extensive landscape thought for the project beyond tidying up.

DiMaria asked if the septic is moved from the east side to the west, where would the generator be located. Buck said the septic would very likely be two seepage pits so it would be ideal to keep the generator there, unless the board had a different suggestion. DiMaria asked if they had an enclosure planned for the generator. Buck said it is not on the site plan but they are open to including a screening device for it. DiMaria asked about dumpster and enclosure placement. Buck said their strategy is to group these things together toward the parking lot side of things. DiMaria asked that the materials and enclosure be included on the site plan.

DiMaria asked if there were any proposed hours of operation. Buck replied that their clients were thinking of 8:30/9:00AM to 6:00PM generally - the idea was not to be open for dinner. They are open to having earlier hours.

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DiMaria asked where the loading dock or area would be located. Buck replied there is an existing curb cut and access to the rear of the building so the intention is to try and utilize that. They do not envision large semi-trucks backing up to it - deliveries would be small or local farms.

Hermans asked if deliveries were coming in through the basement how items would be getting upstairs. Buck replied there are two options, the first being going internal to the building and the other thought is a rebuilt of the ramp on the back of the building with an existing pair of French doors to be smaller and to go out and up a stair closer to the café, this would be shorter, but exterior.

DiMaria asked to see the historical photo the applicants found showing the porch on the front of the building. The applicants shared this photo with the board and will be submitting it as well. DiMaria said he is concerned because he feels the deck that is proposed will alter the façade of the building more than he is personally comfortable with. DiMaria asked for an illustrated mockup of the intention, materials and size wise, to help better visualize it. Buck said the ramp is necessary and they thought it would be nice for people to sit outside. DiMaria agreed but said it will alter the building.

Sisco, town board member, asked how the downstairs would be accessible to someone in a wheelchair. Buck said they consider it a back of house space and at the moment there is not the ability for someone in a wheelchair to access it. Sisco said this would limit the people they employ. Buck said at present the people working in this space are not handicapped. Buck said they have equal opportunity to be employed upstairs as a barista or in the café. DiMaria asked if this is accurate and Replansky replied he thinks so. Buck said if it were not, they would certainly make the downstairs accessible if it is required.

The applicants will be back at next month's meeting with updates to their site plan.

Stissing Farms Update: John Furst, Stissing Farms Attorney, and Ryan Horvath of The Reynolds Group, gave an update regarding the project. Furst said they filed an application with the Attorney General's office to form a condominium association. Furst said the AG Office has three components, one being to review their offering plan, which has been reviewed and signed off on, the second component is a paralegal from the AG Office needs to look

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at forms and title reports, etc. and since it is taking so long, these documents have now changed. They have made another submission on October 4th after receiving comments back at the end of September. The final component is having an AG architect sign off on everything. They recently received his comments and will have a resubmission within a week or so. Furst provided copies of all these documents to Replansky. Furst will keep Replansky updated. Replansky said he would like an update by the November Planning Board meeting.

Replansky said there is an application to discontinue the performance bond. Replansky has been in touch with Ray Jurkowski, former town engineer who worked on the project, regarding this and everything seems to be in order, but Jurkowski would like a finalized as-built before they tell the town board that they can release the bond. Horvath said he would send the finalized as-builts. Replansky asked if the Planning Board had any issue releasing the bond. The board is comfortable with this as long as Jurkowski is.

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

Motion to adjourn at 8:07PM by DiMaria, second by Hermans, all in favor, motion carried.

Respectfully submitted by:

Tricia Devine

Kate Osofsky