

## **PLEASANT VALLEY PLANNING BOARD MINUTES**

**January 10, 2012**

A regular meeting of the Pleasant Valley Planning Board took place on January 10, 2012, at the Pleasant Valley Town Hall, 1554 Main Street, Pleasant Valley, New York. Chairman Rebecca Seaman called the meeting to order at 6:35 p.m.

Present: Chairman Rebecca Seaman; Boardmembers Rob Fracchia, Kay Bramson, Michael Gordon, Paula Vincitore; Planning Board Attorney Jim Nelson, Esq.; Secretary Laurie Fricchione. Boardmembers Henry Fischer and Eileen Quinn were absent.

### **ZBA APPEALS**

#### **APPEAL #974 – GASPARRO USE VARIANCE**

**Grid # 6363-03-447030**

**Location: 1325 Route 44**

This item was on the agenda for a use variance pursuant to Chapter 98, Article VIII, §98-95B.(3)(c)[1] to allow 4 office tenancies in existing previously approved 10,000 square foot building. The property is zoned HDR. Ron Gasparro, the applicant, appeared before the Board on his own behalf. This project was approved by the Planning Board through a Special Use Permit in 2008 for the construction of a single office. Most recently, Mr. Gasparro approached the Zoning Administrator and inquired what the appropriate procedure would be in pursuing Mr. Gasparro's intention to change the single office tenancy to multiple offices. The Zoning Administrator stated that he needed a Use Variance from the ZBA. Chairman Seaman stated that it was a little bit of a gray area and she looked back at the file to see exactly what the situation was for Mr. Gasparro's original approval. In 2008, the subject property was zoned RO under the 1974 Code and he received a Special Use Permit from the ZBA for an office building 10,000 square feet in size. Under the 1974 Code, the project was limited to a single office. Subsequently, there was a moratorium from the Town and in December of 2009, the Town adopted a new code. Under the new code, Mr. Gasparro's property is in what is defined as HDR zone where an office is not a permitted use, but under the moratorium, the Special Use Permit was grandfathered to allow the application to proceed. The application was completed and approved pursuant to the regulations of the 1974 Code. Pursuant to the applicable RO zoning, an "office" but not "offices" were permitted. The determination at that time was that it would only be a single office and so it was approved as a 10,000 square foot office. When it came before the Planning Board now, it was determined that a use variance was not appropriate. Now that it is an amended site plan, the new code applies, not the old code which is in this case in the applicant's favor because office is defined as a workplace and the plural is used. Under the new definition, Mr. Nelson and Chairman Seaman discussed whether the interpretation and intention of the code is that office also include offices. In that case, the use variance would be withdrawn as long as the Zoning Administrator confirms the Planning Board's opinion. Therefore, the Board hereby moves to refer the matter to the Zoning Administrator to determine if the Zoning Administrator agrees with the interpretation of the Planning Board and its attorney as to

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the provisions of the 2009 Code. If so, Mr. Gasparro should come back before the Planning Board with an application for an amended site plan. In this instance, Mr. Gasparro would be allowed to present the changes he wished to make. The Board would consider if this application qualifies as a minor modification for amended site plan. As such, the motion for the Planning Board to the Zoning Administrator review the opinion of the Planning Board and our attorney to allow Mr. Gasparro to withdraw his variance application and apply for amended site plan under the minor modification guidelines of our current code was introduced by Boardmember Gordon, which was seconded by Boardmember Fracchia and passed 5-0 in favor, 2 absent.

The motion to accept the minutes of November 15, 2011 Planning Board meeting was introduced by Boardmember Gordon, which seconded by Boardmember Bramson and passed 5-0 in favor, 2 absent.

The motion to accept the minutes of the December 13, 2011 Planning Board meeting was introduced by Chairman Seaman, which was seconded by Boardmember Vincitore and passed 5-0 in favor, 2 absent.

The motion to close the meeting was introduced by Chairman Seaman, seconded by Boardmember Fracchia and passed 5-0 in favor, 2 absent.

Minutes submitted by:  
Laurie Fricchione  
Secretary

The foregoing represents unofficial minutes of the January 10, 2012 Pleasant Valley Planning Board. They are not official and should not be construed as the official minutes until approved.

\_\_\_\_\_Approved as read

\_\_\_\_\_Approved as corrected with deletions/additions

## **PLEASANT VALLEY PLANNING BOARD MINUTES**

**February 14, 2012**

A regular meeting of the Pleasant Valley Planning Board took place on February 14, 2012, at the Pleasant Valley Town Hall, 1554 Main Street, Pleasant Valley, New York. Chairman Rebecca Seaman called the meeting to order at 6:35 p.m.

Present: Chairman Rebecca Seaman; Boardmembers Rob Fracchia, Kay Bramson, Paula Vincitore, Henry Fischer, Eileen Quinn; Planning Board Attorney Jim Nelson, Esq.; Secretary Laurie Fricchione. Boardmember Michael Gordon was absent.

### **GASPARRO AMENDED SITE PLAN**

**Grid No.: 6363-03-447030**

**Location: 1325 Route 44**

This item was on the agenda for an Amended Site Plan to allow applicant to have 4 tenancies in a previously approved, existing 10,000 square foot office building. Mr. Gasparro, who was present and spoke on his behalf, requested that this application be considered a minor modification. At the previous meeting, Chairman Seaman stated that it came before the Planning Board as a ZBA referral and after much discussion, it was decided that it did not need a Use Variance, but that it would come under the Amended Site Plan provisions of the new code for amending an existing site plan. Mr. Gasparro stated that in the original site plan application, the 10,000 square foot building could only be rented out to a single tenant. Due to the economy, a single tenant was not financially feasible for any prospective tenants and so Mr. Gasparro wishes to be allowed to have more tenants renting out smaller spaces. He stated that all of the features reviewed in the original site plan application have remained the same and will not change in any way. The square footage requirements for any prospective tenants will be shown on building permits when Mr. Gasparro enters into future lease[s]. Attorney Nelson asked Chairman Seaman whether any actions were taken for the minor modification would have any environmental impacts. As there is no external construction and no alteration with respect to the factors considered for the original site plan, the motion to deem this application as not having any substantial changes which should be considered under SEQRA was introduced by Chairman Seaman, seconded by Boardmember Bramson and passed 6-0 in favor, 1 absent. The motion to deem this project a minor modification with the condition to allow a maximum number of 4 tenants was introduced by Chairman Seaman, seconded by Boardmember Quinn and passed 6-0 in favor, 1 absent.

### **CVS PHARMACY**

**Grid No.: 6363-12-802577**

**Location: 2 West Road**

This item was on the agenda for approval of the color of the panels the applicant wishes to install to obscure the view into the window from the outside. Dan Kerwicki appeared before the Board on behalf of CVS. After a brief discussion, the motion to allow the

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applicant to install the solid, lighter red of the two choices submitted for review was introduced by Chairman Seaman, seconded by Boardmember Bramson and passed 6-0 in favor, 1 absent.

The motion to accept the minutes of the January 10, 2012 Planning Board meeting as amended was introduced by Chairman Seaman, which was seconded by Boardmember Vincitore and passed 4-0 in favor, 2 abstain, 1 absent.

Chairman Seaman wished to make an amendment to the November 15, 2011 Planning Board minutes as follows: remove the words "from the Planning Board" near the beginning of the third line under the Minnow Motors paragraph. At that meeting, Chairman Seaman stated that Boardmember Fracchia would be recused from any application Minnow Motors would make because he had a previous business relationship with the applicant for Minnow Motors. There followed a discussion of the fact that Boardmember Vincitore was a co-worker of Mara Minnow, applicant. Neither Ms. Minnow nor Boardmember Vincitore is in any direct work related hierarchical relationship. Neither has any influence on the job of each other. On the eighth line of the same paragraph, it should say after "if it is filed" that Boardmember Vincitore will not be recused from any application on Minnow Motors because she is neither in charge of nor subject to any work related oversight by Ms. Minnow. That addition was introduced by Chairman Seaman, seconded by Boardmember Bramson and passed 6-0 in favor, 1 absent

The motion to close the meeting was introduced by Chairman Seaman, seconded by Boardmember Bramson and passed 6-0 in favor, 1 absent.

Minutes submitted by:  
Laurie Fricchione  
Secretary

The foregoing represents unofficial minutes of the February 14, 2012 Pleasant Valley Planning Board. They are not official and should not be construed as the official minutes until approved.

\_\_\_\_ Approved as read  
\_\_\_\_ Approved as corrected with deletions/additions

## **PLEASANT VALLEY PLANNING BOARD MINUTES**

**April 10, 2012**

A regular meeting of the Pleasant Valley Planning Board took place on April 10, 2012, at the Pleasant Valley Town Hall, 1554 Main Street, Pleasant Valley, New York. Chairman Rebecca Seaman called the meeting to order at 6:35 p.m.

Present: Chairman Rebecca Seaman; Boardmembers Rob Fracchia, Kay Bramson, Paula Vincitore, Henry Fischer, Eileen Quinn, Michael Gordon; Planning Board Engineer Pete Setaro; Planning Board Attorney Jim Nelson, Esq.; Secretary Laurie Fricchione.

### **OLD BUSINESS:**

#### **C-JON ENTERPRISES AMENDED SITE PLAN**

**Grid # 6363-02-781541**

**Location: 1558 Main Street**

This item was on for review and approval under the minor modification regulations of the Town Code for multiple tenancies in a pre-existing building. Cliff Andrews, the applicant and owner, appeared on his own behalf. The amended site plan reflects the current state of the site and Mr. Andrews is requesting that it be considered a minor modification. The site plan on file is not in conformity with the site as it exists but the changes that have been made are insignificant in scope. The Zoning Administrator looked at the site and will be reporting back to the Planning Board of his findings to ensure that the site is currently in compliance with all applicable code requirements. The motion to designate this project as a minor modification was introduced by Chairman Seaman, seconded by Boardmember Gordon and passed 7-0 in favor. Chairman Seaman made a motion for this project to be an unlisted action for purposes of SEQRA, as the Zoning Administrator reviewed the site and the site had only been altered internally. The resolution granting approval of this project as a minor modification of the amended site plan was granted subject to the following conditions; (1) confirmation pursuant to a letter to be placed in the file from the Zoning Administrator that a site visit and review was conducted by the Zoning Administrator and that no actions were necessary to bring this project into compliance with the Zoning Code; (2) payment of all fees. The motion was introduced by Chairman Seaman, seconded by Boardmember Fracchia and passed 7-0 in favor.

#### **ROSSWAY PROPERTIES SUBDIVISION**

**Grid # 6563-03-176033**

**Location: Rossway Road**

This item was on the agenda for a request for extension of the applicant's Final Plat Approval on property zoned RA. Geoff Ringler appeared before the Board on his own behalf. This project received conditional final subdivision approval a little over one year ago. Mr. Ringler is looking to extend his approval due to difficulties with the installation of the driveway and drainage infrastructure, the costs associated with it, as well as the

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sluggish economy. Mr. Ringler stated that he wished to post a bond in lieu of performance so that one of the conditions of his final approval can be met. Mr. Nelson stated that there were some issues regarding the Town holding a bond on a private project if the applicant did not fulfill his responsibility and exposing the Town to possible negative legal ramifications of such. Mr. Nelson stated that he needs to look into the situation in further detail. Chairman Seaman stated that she has concerns regarding projects requiring numerous extensions that for many different reasons seem to be in a holding pattern; times change, things change, zoning regulations change and there is a reluctance to allow projects to continue year after year until something is done when there are improvements that need to be performed for the final sign-off. Ultimately, it is at the Board's discretion whether to grant or deny the applicant's request for extension. Chairman Seaman stated that she did not think it was appropriate for a Town to improve private property as would be necessary if the applicant posted a bond for the completion of the driveway and the failure to do so; she feels the posting of a bond is appropriate for the construction of a public road or other similar improvements. The motion to grant a 90 day extension of the applicant's Conditional Final Subdivision Approval was introduced by Chairman Seaman, seconded by Boardmember Vincitore and passed 7-0 in favor. It should be noted that the 90 day period commences from the date of this meeting due to the fact that there was not a meeting held in March, which was when the applicant would have had to be in front of the Planning Board. This extension now expires on July 9, 2012. The applicant will be back in May to discuss any progress he may have made in furtherance of this project.

**SIGN PERMIT:**

**FIRST NIAGARA BANK (formerly HSBC)**

**Grid #6363-12-886602**

**Location: 1609 Main Street**

This item was on the agenda for a review of the sign permit to change bank names. No one appeared before the Board to speak. The application details a pole sign (which is no longer allowed) and more than one sign on the building itself. The Zoning Code requires all changes to signs other than repair of damages, be made in compliance with the newly changed zoning regulations for signs. Mr. Nelson went through some of the aspects of the sign code. Chairman Seaman suggested the bank pursue a monument sign instead of the pole sign. Boardmember Bramson stated she does not understand why there are two signs; one on the façade, the other on the drive-through structure next to the building façade when they are so close in proximity to each other. Chairman Seaman asked Mr. Nelson if in this situation where there is no one to represent the application, a letter should be written to the applicant indicating the current existing signs are not within compliance and were grandfathered pursuant to the code, when those signs are changed, they need to be brought into compliance. Mr. Nelson asked Chairman Seaman if she would advise the applicant that the Board would consider allowing one monument sign and one façade sign due to the fact that the building is nestled between two buildings that are closer to the street than the bank. Mr. Nelson will send a letter to the applicant

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detailing the specifics of the discussion tonight and point out the requirements of the sign code along with the suggested changes. Also, the letter should state that their application will be addressed when they have a representative before the Board.

The motion to accept the minutes of the February 14, 2012 Planning Board meeting as amended was introduced by Chairman Seaman, which was seconded by Boardmember Vincitore and passed 6-0 in favor, 1 abstain due to absence from the meeting.

The motion to close the meeting was introduced by Chairman Seaman, seconded by Boardmember Bramson and passed 7-0 in favor.

Minutes submitted by:  
Laurie Fricchione  
Secretary

The foregoing represents unofficial minutes of the April 10, 2012 Pleasant Valley Planning Board. They are not official and should not be construed as the official minutes until approved.

\_\_\_\_\_ Approved as read

\_\_\_\_\_ Approved as corrected with deletions/additions

## **PLEASANT VALLEY PLANNING BOARD MINUTES**

**May 8, 2012**

A regular meeting of the Pleasant Valley Planning Board took place on May 8, 2012, at the Pleasant Valley Town Hall, 1554 Main Street, Pleasant Valley, New York. Chairman Rebecca Seaman called the meeting to order at 6:35 p.m.

Present: Chairman Rebecca Seaman; Boardmembers Rob Fracchia, Kay Bramson, Paula Vincitore, Henry Fischer, Eileen Quinn, Michael Gordon; Planning Board Attorney Jim Nelson, Esq.; Planning Board Engineer Pete Setaro; Secretary Laurie Fricchione.

### **OLD BUSINESS:**

#### **ROSSWAY PROPERTIES SUBDIVISION**

**Grid # 6563-03-176033**

**Location: Rossway Road**

This item was on the agenda for an update on progress regarding request for extension of Final Plat Approval. Geoff Ringler, the owner/applicant, was not in attendance, nor was anyone else representing this project.

#### **FUSCALDO ENTERPRISES AMENDED SITE PLAN**

**Grid # 6463-02-590874**

**Location: 1894 Route 44**

This item was on the agenda for a request for 1-year extension of Final Amended Site Plan Approval. Joe Fuscaldo appeared before the Board on his own behalf. The resolution granting the requested extension which is to expire May 8, 2013 was introduced by Chairman Seaman, seconded by Boardmember Vincitore and passed 7-0 in favor.

### **NEW BUSINESS:**

#### **WILLIAMS LUMBER AMENDED SITE PLAN**

**Grid # 6564-02-529886**

**Location: 2424 Route 44**

This item was on the agenda for amended site plan approval review. Larry Paggi, the engineer, as well as Kim and Sandy Williams, owners/applicants, appeared before the Board on behalf of this project. Mr. Paggi went through describing the proposed changes of the buildings as well as showed the color samples of the metal roof, siding as well as the stone veneer for the bottom portion of the buildings. The driveway opening has been modified to accommodate turning movements of tractor delivery trucks entering and exiting the site. Most of the proposed changes are found in the extreme western side of the property and include the installation of a compactor for discarded non-trash cardboard materials incidental to the packaging of the products they sell. Impervious coverage is

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not changed from the approved site plan recently granted. The proposed changes do not impact SWPP calculations previously approved and as such do not need to be re-submitted for DEP review. As far as the sidewalk is concerned, it is noted on the new plan and there will be heavy landscaping along a portion of it to create a visual buffer from the road. There was a comment concerning one of the buildings closest to the road having one side uninterrupted by any architectural features. It was suggested that perhaps two “false” windows be included in the façade to create a visual break. One of the comments in the County Planning letter revealed a concern the plantings would be acting almost as a barrier as they grew in size and was not just a streetscape. Their opinion was that this project was a mixed use, an approved use, but by moving the buildings forward closer to the street, they appear more of a light industrial use than mixed use and suggested a mix of evergreen and deciduous trees. Chairman Seaman suggested an artist’s rendering be submitted at the next Planning Board meeting indicating what the planting elevations would look like after four or five years’ worth of growth. Another comment was to install the stone veneer higher than what was depicted in the drawings. Mr. Paggi submitted a short EAF to be referenced in the amended site plan approving resolution at the appropriate time. Chairman Seaman wanted the record to reflect, as far as SEQRA is concerned, if at the next meeting in order to amend the Negative Declaration a discussion should be held concerning one of the greatest considerations is that the impervious surfaces stay the same, the stormwater management calculations stay the same because it was already paved over before. Even though the buildings have been increased in size, one of the only SEQRA considerations is the visual from the road, which will be dealt with through the landscaping and architectural renderings. The motion to waive the public hearing was introduced by Chairman Seaman, seconded by Boardmember Fischer and passed 7-0 in favor.

**DUTCHESS QUARRIES (PECKHAM INDUSTRIES, INC.)**

**Grid # 6464-03-163171**

**Location: 13-14 Creekside Place**

This item was on the agenda for an informational presentation to discuss proposed plans. Bob Surprise from Dutchess Quarry appeared before the Board. Dutchess Quarries was recently acquired by Peckham Industries which is similar in operation to Dutchess. Mr. Surprise stated that there are some proposed plant equipment changes they would like to make to reduce the visual impact from the road. A slide presentation was made. Proposed is the removal of the plant from the side of the property (closest to an existing single family home) to be relocated in the far back corner on the other side. Chairman Seaman stated that there should be more discussions held with respect to the direction the applicant would like to go in while gathering historical information as far as prior approved site plans, any amendments thereto, and any and all building permits applied for or granted. Then, the Planning Board will advise the applicant with any recommendations on how to proceed in approximately 2 or 3 weeks.

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The motion to accept the minutes of the April 10, 2012 Planning Board meeting as amended was introduced by Chairman Seaman which was seconded by Boardmember Vincitore and passed 7-0 in favor.

The motion to close the meeting was introduced by Chairman Seaman, seconded by Boardmember Bramson and passed 7-0 in favor.

Minutes submitted by:  
Laurie Fricchione  
Secretary

The foregoing represents unofficial minutes of the April 10, 2012 Pleasant Valley Planning Board. They are not official and should not be construed as the official minutes until approved.

\_\_\_\_\_ Approved as read

\_\_\_\_\_ Approved as corrected with deletions/additions

## **PLEASANT VALLEY PLANNING BOARD MINUTES**

**June 12, 2012**

A regular meeting of the Pleasant Valley Planning Board took place on June 12, 2012, at the Pleasant Valley Town Hall, 1554 Main Street, Pleasant Valley, New York. Chairman Rebecca Seaman called the meeting to order at 6:35 p.m.

Present: Chairman Rebecca Seaman; Boardmembers Rob Fracchia, Kay Bramson, Paula Vincitore, Henry Fischer, Eileen Quinn, Michael Gordon; Planning Board Attorney Jim Nelson, Esq.; Secretary Joyce Bower.

### **OLD BUSINESS:**

#### **Fuscaldo**

**Grid #6463-02-590874**

**1894 Route 44**

This item was on the agenda for a motion to supplement the record, as the record was not clear with respect to the requirement for a sidewalk in this zoning district. It was agreed that, pursuant to the discussion previously held, that the plat should reflect an offer of cessation for the maintenance of the sidewalk should the town desire to assume such responsibility. At present, the town would prefer to not assume easements on sidewalks when the town really don't have a hamlet walking area. The agreement is that Fuscaldo will offer the easement to the town when necessary. The motion was made and seconded and approved 7-0 to modify the conditional site approval so that record properly reflects the discussion. The offer of cessation will be placed as a condition on the plat.

#### **ROSSWAY PROPERTIES SUBDIVISION**

**Grid # 6563-03-176033**

**Location: Rossway Road**

An extension of the Conditional Site Plan Final Approval was granted at the May meeting last month. Geoff Ringler, was present as representative for the applicant. Discussion was held with respect to items required by the conditional final approval. Easements from the neighbors are required with respect to the storm water drainage plan. The applicant indicated that these are in process, but have not been signed. The driveway must be completed as part of the conditional approval. This is a financial burden on the applicant. Chairman Seaman suggested that the board would discuss any possible alternatives with the Planning Board attorney. The applicant was requested to appear at the meeting next month.

#### **WILLIAMS LUMBER AMENDED SITE PLAN**

**Grid # 6564-02-529886**

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**Location: 2424 Route 44**

**This item is on the agenda for continued review of the amended site plan application.**

The Board waived the public hearing for the application at the last month's meeting. Larry Paggi appeared before the Board for the applicant. The Planning Board engineer stated that the concerns covered in their letter had been addressed and that the application had been submitted to the DCBOH.

The following items requested by the Board have been addressed:

- windows have been added to the side of the building to enhance the architectural details;
- the stone course on the lower wall of the building has been increased in height; --
- landscaping detail has been provided.

The Planning Board engineer noted that the application needed a letter from the fire advisory board.

Upon further discussion, the Board requested that shutters be added as details to the required windows. It was agreed that the shutters would be black with raised panels. Chairman Seaman discussed the comment letter received from the Dutchess County Department of Planning which suggested a wooden fence along Route 44 and additional landscaping to avoid an industrial appearance, now that the buildings were larger and closer to the road. The Board voted to retain the proposed chain link fence with black vinyl strips as the Board felt this fence would be less visually intrusive. The Board authorized the Chair to approve an enhanced landscape plan for the area along Route 44 in front of the new buildings to be constructed.

Chairman Seaman moved to approve the Amended Site Plan, conditioned upon the approval of the enhanced landscape plan by the Chair and the receipt of the letter form the fire advisory board, and the additional conditions specified in the approval resolution. The Board ratified the prior negative declaration under SEQRA for the original site plan. The motion was seconded by Board Member Branson and approved 7-0.

#### Williams Lumber Sign Permit

Jack Herzlinger (Visual Concepts, Hyde Park) presented the sign proposals for Williams Lumber.

The plan consisted of three signs:

1. A monument sign near the location of the monument sign for the previous establishment.
2. A sign over the front door of the existing building on the main beam
3. A building sign on the west rock wall of the existing building

The color, design and size of the signs were discussed. Businesses are limited to one primary sign, unless the sign would have limited visibility. In that case, the Planning Board may approve a second sign. The approval of a third sign would require a variance from the ZBA. The Board agreed that due to the set back of the building, the higher speed limit on Route 44 and the bend of Route 44, which limits visibility of the signs at certain

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points, that both a wall sign over the front door and a monument sign are warranted. The need for an additional third sign was discussed.

The wall sign and the monument sign as proposed both exceed the size limitations of the Zoning Code. The Board does not have the authority to approve an increase in size. An appeal for a variance with the ZBA must be filed. If granted, the applicant must then return to the Board for final approval of the signs. The Board will approve those details of the signs which do not need a variance and will make a recommendation with respect to the appeals for variances the applicant has indicated they intend to file. Kim Williams, for the applicant, indicated that the applicant would file for a variance for the monument sign to be 19 square feet, the wall sign to be 30 square feet and for the approval of a third sign on the west rock wall of the existing building.

Chairman Seaman moved to approve the applicant's request for two primary signs, a wall sign over the front door and a monument sign, based on the lack of visibility due to the factors discussed. Seconded by Board Member Vincitore, approved 7-0.

Chairman Seaman moved to approve the color, style and layout of the monument and wall sign. Seconded by Board Member Fisher, approved 7-0. Approval is for the size allowed by the Code. Request for an increase in size must be made pursuant to an application to the ZBA for a variance.

Chairman Seaman moved to make a positive recommendation to the ZBA for the approval of a request for a variance to allow for an increase in the size of both the monument and wall sign. to 19 square feet and 30 square feet respectively, due to speed limit of Route 44 and the difficulty in viewing the signs.. Seconded by Board Member Vincitore, approved 7-0.

Chairman Seaman moved to make a positive recommendation to the ZBA for the approval of a request for a variance to allow for a third sign on the west wall of the existing building in the form as presented to the Board. The additional sign would be warranted due to the size of the site. Seconded by Board Member Gordon, approved 6-1. A separate variance application should be filed for each sign.

It was agreed that the Chair would meet with representative's for the applicant and the engineer for the Board at 12 PM June 13, on site, to review landscaping details which will then be approved by the Chair as authorized by the Board. Members of the Board may attend.

**SIGN PERMIT:**

**First Niagara Bank (formerly HSBC):**

**Grid #6363-12-886602**

**Location: 1609 Main Street**

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This application was tabled at last month's meeting as a representative was not present. Terry Miser appeared for the applicant. Chairman Seaman indicated that a change in signs will require compliance with the new zoning code and that applicants are encouraged to utilize monument signs. Attorney Nelson reviewed the requirements of the zoning code. The applicant would be limited to one sign unless visibility would be impaired with respect to the sign. As for the signage on the drive through lanes, they may be marked for directional purposes, but the signs should not include commercial logos. Pole signs are no longer allowed in this district. Monument signs are encouraged for aesthetic purposes. Size limitations were also discussed. The applicant met with the attorney for the Planning Board to discuss the code requirements. Upon further discussion with the Board, it was determined that, as the sign on the building would not be fully visible from the street due to the set back of the building, a monument sign would be allowed in addition to the sign on the building. The applicant agreed to remove all logos from the directional signs. The First Niagara Bank wall and directional signs with logo removed were approved. First Niagara discussed with the board how to effectively design an elevated monument sign which requires a planter. The applicant will appear before the Board next month to finalize the monument sign

1.

**THE BARN THRIFT SHOP SIGN APPLICATION**

**Grid #6564-01-353648**

**Location: 2316 Route 44**

The applicant was not present so the matter was tabled. Chairman Seaman noted that applicants for sign permits should be informed that a representative should be present at the Board meetings for consideration of sign applications.

**NEW BUSINESS:**

**The Revolving Door**

**Grid #**

**Location:**

Peter Karis appeared as a representative for the applicant. This item was on the agenda for discussion only. Kristina Hosch also appeared for the applicant. The applicant wishes to pursue a possible site plan application to establish a non-profit community center, The

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site has been used for office and light industrial manufacturing. It is now a non-conforming use in a residential district. Mr. Karis discussed site details and the proposed use of the site. The community center would provide flexible office space for the support and encouragement of small business start-ups and entrepreneurs. The space would also be adaptable for meetings and other civic forums. Space for sports activities is also contemplated. The applicant is before the Board tonight for input and reaction to these proposals.

The current property owner noted that the change in zoning in 2009 necessitated the move of his business from the property as the business was limited to a 50% increase in size after the zoning change. This was not sufficient to accommodate his growing business. The property has been for sale since 2010.

The Board inquired as to the parking requirements. The applicant indicated that a maximum of 200 parking spaces might be needed at peak capacity. The hours of operation would be during the day with occasional early evening meeting activity. Expansion of the space by the maximum 50% allowed is anticipated. It was noted that the rear of the property is restricted by the gas pipeline easement.

Chairman Seaman noted that this would be a less intensive non-conforming use than the former manufacturing use of the property and suggested that attention be paid to additional landscaping as would be appropriate for a community center in a residential district. The next step would be for the applicant to pursue a special use permit with the ZBA and, upon approval, to return to the Planning Board for the site plan process.

At the conclusion of the agenda items, Chairman Seaman moved for the Board enter into executive session for discussion with the Attorney Nelson. The motion was seconded and approved.

Following the close of executive session, a motion to accept the minutes of the May 8, 2012 Planning Board meeting as amended was introduced by Chairman Seaman which was seconded by Board Member Kay and passed 7-0 in favor.

The motion to close the meeting was introduced by Chairman Seaman, seconded by Board Member Bramson and passed 7-0 in favor.

Minutes submitted by:  
Maura Kennedy  
Secretary

The foregoing represents the official minutes of the June 12, 2012 Pleasant Valley Planning Board.

Approved as read  
 Approved as corrected with deletions/additions

## PLEASANT VALLEY PLANNING BOARD MINUTES

July 10, 2012

A regular meeting of the Pleasant Valley Planning Board took place on July 10, 2012, at the Pleasant Valley Town Hall, 1554 Main Street, Pleasant Valley, New York. Chairman Rebecca Seaman called the meeting to order at 6:45 p.m.

Present: Chairman Rebecca Seaman; Board members: Kay Bramson, Paula Vincitore, Henry Fischer, Eileen Quinn, Planning Board Attorney Jim Nelson, Esq.; Planning Board Engineer, Pete Setaro; Secretary, Maura Kennedy

### **OLD BUSINESS:**

#### **Rossway Properties Subdivision**

**Grid # 6563-03-176033**

**Location: Rossway Road**

Geoff Ringler, was present as a representative for the applicant. Geoff indicated that he has been unable to communicate with the neighbors and that no contact has been made regarding finalization of easements. Geoff indicated the neighbors' willingness for the easement; however the original document had expired in July of 2009. Currently there is no option to put a road in, the town would probably not be inclined to take a performance bond, and it would be difficult to sell and build the first piece of property without a road in place.

Chairman Seaman indicated that the board can grant a 6 month extension, allowing enough time to get the easements signed and in place before the driveway is started. The easements have to be signed within 6 months. The goal is to have the easement signed and the driveway in within 6 months (easement must be signed and filed before the driveway is started). Chairman Seaman moved to grant an extension, motion seconded and approved 5-0, all in favor.

#### **Taconic Homes**

**Grid # 6564-02-529760**

Location: Route 44, Pleasant Valley

Joseph Kirchoff represented the applicant, Taconic Homes. Paula Vincetore was recused by Chairwoman Seaman due to a conflict arising from her employment with Mr. Kirchoff. The site consists of 76 acres, with clubhouse area, a main road coming up through the development, a sanitary treatment facility in the northern portion, a play area, and multi affordable housing dwellings. There is a road to a water tank, which slopes uphill, and there is a major wetland system on the north of the property. Development is outside of the established buffers. The site plan includes storm water basins, a water treatment facility and wells. The circulation access is at two points, north & south. The roads have loops creating the spaces where the homes are placed and there is a lighting plan. The clubhouse is visible from the main road. The presentation centered on the landscape being as natural as possible, the building will be attractive along with the fencing around the pool area. They are now currently dealing with county and DEC, there are 3 existing wells, one is bad. They developed 2 more wells and monitored the neighboring 4 wells to see the effect of yield test. 165 per gallon per minute was test result, the minimum required is 90 gallons per minute. The water samples were delivered to the state. The sanitary sewage with a treatment facility has to meet EPA standards.

Taconic Homes has requested to come back before the board in September for more presentation details.

**First Niagara Bank (formerly HSBC)**

Grid #6363-12-886602

Location: 1609 Main Street

Chairman Seaman introduced the next item on agenda, Terry Meisner from Saxton Sign for applicant, First Niagara Bank. Chairman Seaman recommended that conditional approval can be given per the Zoning Administrator's letter. Terry indicated that they would be able to use LED lighting to shine on the sign. Chairwoman Seaman moved to ratify and made a motion to approve the monument sign with the approved exterior LED lighting. The approval of the wall and directional signs were approved at the June 12, 2012 PB Meeting. Motion seconded and approved 5-0, all in favor.

**Sign Application – Salt Point Volunteer Fire Co.**

**Grid # 6465-02-680842-0000**

**Location: P.O. Box 152, Salt Point, N.Y. 12578**

**This item is on the agenda for continued review of the sign application.**

The applicant Jeff Cady, President of Salt Point Fire Co., along with Rich Canero, owner of Valley Custom Signs brought forth and presented the Salt Point Fire Co. sign application . The sign was presented and it was indicated that it would be utilized for town wide crisis management...it would be a background color to catch people's attention – broadcast wording would be for flooding, alternative route activity, cooling centers, warming centers, Amber alerts, public notifications, and overall will enhance safety of the public. Chairwoman Rebecca Seaman indicated that electronic changeable signs are prohibited but a waiver might be granted if the ZBA found it was necessary necessary for public health and safety. Jim Nelson, town attorney has indicated that these types of signs are not currently allowed. They might be utilized if they are controlled in a manner of timing, brightness, scrolling, etc...this is proper management of digital signs. The suggestion is that to be of assistance to the public and not to be used for commercial messaging.

Chairwoman Rebecca Seaman has indicated that any announcements on the sign will be limited to town activities. It would be fire dept. or town.

Chairwoman Rebecca Seaman moved to make a positive recommendation to the ZBA to grant a variance for the number of words, the sign itself, and that the message would only change 3 times a day, lights dimmed at night. Positive recommendation is based on public district safety and variance for the # of colors in code. Chairwoman Rebecca Seaman requested if there were any other comments, no other comments were made. Chairwoman Seaman indicated that the applicant was here for a recommendation to the ZBA. Chairwoman Rebecca Seaman moved to make a positive recommendation to the ZBA to grant a variance for the LED sign which is currently prohibited by the code, as well as a variance for the # of the words on the sign and the variance for the size of the sign with restrictions that the sign message would not scroll, would only change 3 times per day in the absence of any emergencies and the lights would be dimmed. Chairwoman Rebecca Seaman requested a second, for the motion with the fact that the positive recommendation is based on the fact that you are a public district and a non-profit charged with protecting public health and safety. Also, there is one more variance for the # of colors in our code, which is a total of 4 variances for the application. Motion was seconded and approved 5-0, all in favor. On approval to the ZBA, the sign would need to be resubmitted to the PB for design approval.

**THE BARN THRIFT SHOP**

**Grid #6564-01-353648**

**Location: 2316 Route 44**

The applicant Mary Clarke, representing the Barn Thrift Shop presented their sign application. Mary indicated that the sign will be 6 ft. tall per the zoning regulations. It is a wooden sign, stationary attached at the top, no light. Chairwoman Seaman made motion to approve the sign as presented. Motion was seconded and approved 5-0, all in favor.

**NEW BUSINESS:**

**Amore Restaurant:**

Kari Redl, presented for the amended site plan applicant, Pleasant Valley Shopping Center to acquire a new tenant, Amore Restaurant. The presentation was just for a building permit, to renovate current space and to bring the premises up to code.

Chairwoman Seaman indicated that the usual procedure is that it will take one meeting, a change in tenancy letter, and the letter from Zoning Administrator that the premises meet all conditions for code compliance necessary to approve. The procedure is according to the specific zoning code approval even if the change is designated as a minor change. Upon submission of the site plan approved by the Zoning Administrator which reflects the minor modification for the site plan, the Chairman signs the amended site plan plat which makes the approval effective. .

Chairman Seaman moves that the board approves as a minor modification to the site plan. Motion was seconded and approved 5-0, all in favor.

**Dutchess Quarry**

**Grid # 6464-03-187469**

**Location: Aborio Road**

Mr. Simino presented the work that Dutchess Quarry wants to conduct. The question is whether a site plan is required. The code is clear that any change of a building within 500 ft of the perimeter would require a site plan. Demolition of a structure is an amendment to a site plan. It appears that in 2009 a site plan would be required.

We need to know with certainty what to do in these cases. The quarry wants to take a structure that is currently in use/operational and move it to the back of property.

Chairwoman Seaman has requested that we have an updated site plan, the Zoning Administrator's determination resides with the town attorney as to the scope of the site plan requirements. We need an updated site plan. Chairwoman Seaman moves to request an amended site plan.

Approval of last month's meetings will be tabled.

Chairwoman Seaman moved to adjourn the meeting.

Motion was seconded and approved 5-0, all in favor.

The foregoing represents official minutes of the July 10, 2012 Pleasant Valley Planning Board.

Approved as read

Approved as corrected with deletions/additions (10/9/12)

**PLEASANT VALLEY PLANNING BOARD MINUTES**  
**August 14, 2012**

A regular meeting of the Pleasant Valley Planning Board took place on August 14, 2012, at the Pleasant Valley Town Hall, 1554 Main Street, Pleasant Valley, New York. Chairman Rebecca Seaman called the meeting to order at 6:38 p.m.

Present: Chairman Rebecca Seaman; Boardmembers: Rob Fracchia, Paula Vincitore, Eileen Quinn, Michael Gordon; Planning Board Attorney: Jim Nelson, Esq.; Planning Board Engineer: Pete Setaro; Secretary: Maura Kennedy  
Absent: Dr. Henry Fisher

**NEW BUSINESS:**

**Commercial Evolvment – Michael Bucey Property**  
**Grid #: 6463-02-648952**  
**Location: 1931 Route 44**

The applicant, Michael Bucey presented his plan drawings indicating that he would like to develop the property at location: 1931, Route 44. A review of the old 1979 Site Plan, showed that there currently is no septic on site. The proposal currently is to have a tenant for commercial auto repair. The first comment from the board was that the site would be very busy for the wetland, and the current set up for traffic direction is in conflict. The plans indicated that the existing building resides on the buffer. Special precautions would need to be made to ensure that nothing could leak into the buffer area. The property is currently next to residential, and landscaping would need to be utilized for additional buffer. There is no parking in the front of the building. The presented drawing of building was only for the street side. Proposal is for 8800

square feet, 50 parking spaces with 12 spaces for employee parking. The discussion centered on continued operation in the wetland...we would need to look at it from an engineering perspective. Chairman Rebecca indicated that the wetland area might be problematic and should be initially examined by engineering. If there are tenancy changes as the site plan progresses, this would only require a minor site plan modification. As the Site Plan progresses, drawings should then be submitted and subjected for engineering and legal review.

**SIGN PERMIT:**

**Brookside Meadows:**

**Grid #6363-02-581811**

**Location: 199 West Road**

**10100 Brookside Road at Wigsten Road**

The three applicants representing Brookside Meadows were: Joseph Kirchoff, Barbara Fitzgerald and Todd Lanthier. Paula Vincetore of the Planning Board was recused.

3 versions of pictures representing the signs were presented. The board commented that the sign was very aesthetically pleasing. Question regarding what type of lighting would be utilized and, Mr. Kirchoff indicated that it had been omitted from the presentation, but the plan is for one gooseneck light at the top of the sign. This also requires a variance as lighting is not permitted on signs in this zoning district. Chairman Rebecca Seaman made a motion for a positive recommendation to the ZBA for approval of the waiver to permit an increase in the size of the sign, motion seconded and approved 5-0, all in favor. In addition, Chairman Rebecca Seaman made a positive recommendation to the ZBA regarding the applicant's lighting variance request, motion seconded and approved 5-0, all in favor.

**Village Park Apartments:**

**Grid #6363-02-882902**

**Location: 2 Park Drive #108**

Representing Brookside Meadows were: Barbara Fitzgerald and Todd Lanthier. Two composite drawings were presented by the applicants. The sign needs variances for size and lighting. In addition, a color variance would be necessary since there are 5 currently proposed. The grammar should be checked for the signage listed below: “Apartments & Townhomes”. Upon discussion with the Board, the applicant will change to 3, and not have to proceed for a variance as to color. Chairman Rebecca Seaman made a positive recommendation to the ZBA for the board to favorably consider the variance requests of the applicant. In addition, the applicant should then submit a foot candle estimate back to the Zoning Administrator. Chairman Rebecca Seaman moved to make a positive recommendation to the ZBA to allow a variance of 5 ft. 4”, motion seconded and approved 5-0, all in favor.

The meeting was closed to allow for executive session with the Pleasant Valley Planning Board Attorney.

Following the executive session, Chairman Rebecca Seaman indicated that a meeting occurred with representatives for the Salt Point Firehouse last night and wanted to keep the board abreast of the situation. The result of the meeting is that Salt Point Firehouse has decided to modify their current sign application to be much more in line with previous signs that have been approved in Salt Point, and we will see new modified drawings that will be presented to Dutchess County Planning as well.

Chairman Rebecca Seaman motioned to approve the June Minutes, the motion was seconded and approved 5-0, all in favor.

Chairman Rebecca Seaman motioned to close the meeting, the motion was seconded and approved 5-0, all in favor.

The foregoing represents the official minutes of the July 10, 2012 Pleasant Valley Planning Board.

Approved as read

Approved as corrected with deletions/additions

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**PLEASANT VALLEY PLANNING BOARD MINUTES**  
**September 11, 2012**

A regular meeting of the Pleasant Valley Planning Board took place on September 11, 2012, at the Pleasant Valley Town Hall, 1554 Main Street, Pleasant Valley, New York. Chairman Rebecca Seaman called the meeting to order at 6:37 p.m. with a moment of silence for the victims of 911.

Present: Chairman Rebecca Seaman; Boardmembers Rob Fracchia, Paula Vincitore, Eileen Quinn, Michael Gordon; Planning Board Attorney: Jim Nelson, Esq.; Planning Board Engineer: Pete Setaro; Secretary: Maura Kennedy  
Absent: Kay Bramson  
Dr. Henry Fischer

**NEW BUSINESS:**

**Gas Land Petroleum**  
**Grid #6564-01-475845**  
**Location: 2406 Route 44 (Zone MC)**

The applicant, Margaret McManus, Project Engineer from The Chazen Companies reviewed the conceptual plan for the Gas Land Petroleum project. The site plan incorporates a drive-thru Dunkin Donuts and a Convenience Store. The applicant is currently in contact with the Dutchess County Health Department regarding septic. The bathrooms are currently ADA compliant.

Currently the site plan includes parking for 20 spaces, Chairman Seaman commented that it may be advisable to reduce the number to 17. There will be 4 employees for Dunkin Donuts and 1 employee for the convenience store. The Pleasant Valley code requires sidewalk

construction and access is subjected to NYS DOT approval. Per the proposed site plan, lighting for the front of the building exists, but there will be a need for lighting in the back of the building.

Peter Setaro indicated that the Pleasant Valley Planning Board has the original history of this site plan in our archives since work was previously submitted for this site and they are available to the applicant.

The plan was reviewed for accessibility of the site entrances and there are indicators that might be a need for entrance modifications. Discussion centered on proposed flow of traffic and whether there are any restrictions for either exit. Comments from the board were that the accesses that are currently being shown are confusing and that they may need to ensure that each exit is directionally singular. The question was asked on how delivery and waste pick up trucks will be able to maneuver and what is the proposed flow of traffic?

The Site Plan gives the current property a new facelift, new roof line with a stucco exterior and accented with columns.

Chairman Seaman indicated that the next step for the applicant would be to come back before the PV Planning Board with colors and landscaping as well as a complete site plan with elevations. Any sign application should be submitted at the same time.

Chairman Rebecca Seaman motioned to approve the August Meeting Minutes, the motion was seconded and approved 5-0, all in favor.

Chairman Rebecca Seaman motioned to close the meeting, the motion was seconded and approved 5-0, all in favor.

The foregoing represents unofficial minutes of the September 11, 2012 Pleasant Valley Planning Board.

Approved as read

Approved as corrected with deletions/additions

**PLEASANT VALLEY PLANNING BOARD MINUTES**  
**October 9, 2012**

A regular meeting of the Pleasant Valley Planning Board took place on October 9, 2012 at the Pleasant Valley Town Hall, 1554 Main Street, Pleasant Valley, New York. Chairman Rebecca Seaman called the meeting to order at 6:48 p.m.

Present: Chairman Rebecca Seaman; Boardmembers: Kay Bramson, Dr. Henry Fischer, Rob Fracchia, Paula Vincitore, Eileen Quinn, Michael Gordon; Planning Board Attorney: Janis Gomez.; Planning Board Engineer: Pete Setaro; Secretary: Maura Kennedy

**NEW BUSINESS:**

**WILLIAMS LUMBER (ZONED MDR)**

**Grid # 6564-02-529886**

**Location: 2424 Route 44**

Amended Site Plan for:

- 1) Minor Modification to include a guard/inventory control shed
- 2) Minor Modification to include a propane fill shed
- 3) Minor Modification to include a pipe shed
- 4) Minor Modification to include a taping compound storage room in Building "A"

Ronald Goodman of Rondack Construction was representing the applicant, Williams Lumber.

The applicant, Ronald Goodman, Construction Manager from Rondack Construction reviewed the amended site plan for the guard/inventory control shed, propane fill shed, pipe shed and the taping compound storage room. A drawing for each item was presented to the board for their review.

Chairwoman Rebecca Seaman reminded the Planning Board pursuant to Chapter 98, § 98-78- B, an applicant may seek a determination from the Planning Board that the proposed changes to an existing site plan constitute only a minor modification. Upon review of an application for amended site plan approval, the Planning

Board may determine that such application qualifies as a minor modification if the application includes no, or only minor, structural changes to the buildings or changes to the grounds.

After the board reviewed the proposed changes, it was confirmed with the applicant that the changes did not require any major modifications to the site plan.

Chairman Rebecca Seaman reviewed the Minor Modification Approval motion and resolution letter submitted by Pete Setaro, Pleasant Valley Planning Board Engineer.

Chairman Seaman moved to approve the Amended Site Plan. The motion was seconded by Board Member Fischer and approved 7-0.

Chairman Seaman informed the applicant that the minor modifications to the site plan are approved upon signature by the Planning Board Chair. The applicant must file copies of the amended site plan with any required adjustments and with the owner's consent block signed and stamped off. 5 copies of the amended plat are required along with 3 sets of elevations.

Next items of business:

The "Planning Board ZBA Referral" form was reviewed and discussed. This form will be utilized when the Planning Board makes a referral to the Pleasant Valley Zoning Board of Appeals.

The July Planning Board Meeting minutes were distributed and reviewed . Chairwoman Seaman made a motion to approve the minutes, 2<sup>nd</sup> by Boardmember Paula Vincetore.

Approved as read

The September Planning Board Meeting minutes were distributed and reviewed . Chairwoman Seaman made a motion to approve the minutes, 2<sup>nd</sup> by Boardmembers Michael Gordon and Kay Bramson.

Approved as read

The motion to close the meeting was introduced by Chairman Seaman, seconded by Board Member Bramson and passed 7-0 in favor.

The foregoing represents unofficial minutes of the October 9, 2012 Pleasant Valley Planning Board.

       Approved as read

  X   Approved as corrected with deletions/additions

**PLEASANT VALLEY PLANNING BOARD MINUTES**  
**November 13, 2012**

A regular meeting of the Pleasant Valley Planning Board took place on November 9, 2012 at the Pleasant Valley Town Hall, 1554 Main Street, Pleasant Valley, New York. Chairwoman Rebecca Seaman called the meeting to order at 6:36 p.m.

Present: Chairwoman Rebecca Seaman; Boardmembers: Dr. Henry Fischer, Robert Fracchia, Eileen Quinn, Michael Gordon; Planning Board Attorney: James Nelson.; Planning Board Engineer: Pete Setaro; Secretary: Maura Kennedy  
Absent: Kay Bramson, Paula Vincitore

**NEW BUSINESS:**

**BARONI RECYCLING INC. (ZONED MC) #6564-02-529886**

**Location: 1913 Route 44**

Brian Houston, Land Surveyor appeared before the board , representing the applicant, Michael Baroni of Baroni Recycling Inc.

Brian Houston indicated that there is a current need at Baroni Recycling to improve the working space for their 6 employees and are proposing to remove an existing metal overhang on the rear of their 1 story, 40' X 40' metal building which is approximately centered on the rear of the building. The parcel of land has existed and has been developed as an auto salvage business for a considerable amount of time. As part of their business, they recover, temporarily store and recycle engine oil and other fluids from vehicles, following the guidelines of the N.Y.S.D.E.C. The parking areas, buildings, driveways, well and sewage disposal system are all existing and no changes are being proposed for the remainder of the property.

Chairwoman Rebecca Seaman indicated that this review is required to bring the Site Plan into compliance in conjunction with any changes to the site. Chairwoman then asked Peter Setaro, Pleasant Valley Town Planning Board engineer, for his review of the applicant's site plan proposal. Peter indicated that currently the salvage yard has a severe encroachment on the neighboring property

which needs to be resolved.

Jim Nelson, Town Attorney, responded that per Section 98-57, this condition might pre-date Zoning which was implemented in 1974. Chairwoman Seaman canvassed the board and the board is interested in what the owner's intention is in resolving this encroachment and that the board needs more clarification. Brian Houston stated that the lot was bought in 2011 and the prior owner had originally expanded into that area. The lot line changed in 1999 and the originally survey had been done in 1980.

Chairwoman Seaman indicated that we need to ensure that we have a baseline to determine conformance in future years (in order to protect neighboring properties). A lot line adjustment can be done or some other form of authorized use to provide that the encroachment is a legal use of neighboring property. Brian Houston indicated that the owner would certainly entertain working that out. Chairwoman Seaman stated that it cannot be temporary. The Chairwoman stated that the Zoning Administrator is trying to recreate information regarding the site plan. Board Member Michael Gordon asked what the reclamation process is, and Brian Houston responded that the process is to recycle engine oil and other fluids from vehicles, per the N.Y.S.D.E.C. and that all permits are in place. Chairwoman Seaman indicated that elevations of the property should also be submitted.

**Gasland Petroleum Inc. (Zoned MC) #6564-01-475845**

**Location: 2406 Route 44**

Margaret McManus, Project Engineer from the Chazen Company appeared before the board as a representative for the applicant. Originally the site plan proposal called for 20 parking spaces, and previously the Chairwoman commented that it may be advisable to reduce the space count to 17. Ms. McManus stated that the plan is now 1 under the maximum amount and has been reduced to 17. The entrance accommodations were reviewed and there can be different circulation patterns, the applicant is in contact with DOT for finalization.

Peter Setaro commented that basic storm water management and septic design requires DOH approval, that a wetland permit will be required, and that the upgrade should be in the same general area as the previous one. A lighting plan

needs to be submitted, flush mounted lights might be a requirement. With regard to the traffic movement, it should be one way in and one way out. The Taconic Homes road will require an easement for legal access, it currently is just gravel. Ms. McManus said they would like to keep the opening the way it is.

Chairwoman Rebecca Seaman indicated that the road striping needs to be adjusted to inhibit the ability of illegal left turns being made. Elevations need to be submitted. Chairwoman Seaman requested that a landscape plan should be submitted. Margaret McManus indicated that there would be landscaping plantings for that area. Ms. McManus also indicated that the building would consist of a stucco structure with stone façade. Peter Setaro asked if the canopy columns could be wrapped in stone.

The subject of in-coming and out-going traffic was brought up again. Peter Setaro stated that the path for in-coming traffic could be made smaller allowing the outgoing to have double lanes, but ultimately it is up to DOT (state). Board member Eileen Quinn asked Margaret McManus what is the size of the applicant's parcel, and Ms. McManus said it was .9 of an acre.

### **Shekomeko Lodge (Zoned HR) #6363-12-887660**

#### **Location: 3 Quaker Hill Road**

Carlo Mazzarelli, architect and Joseph Manfredi appeared before the board for the applicant, Shekomeko Lodge. Mazzarelli Architecture presented the site plan amendment to the board which is to: utilize lower level for social gatherings and upper level for business meetings.

Chairwoman Rebecca Seaman and town attorney, Jim Nelson; asked if the intensity of use would remain the same. The applicant responded that the upper and lower level would not be utilized at the same time. The Chairwoman responded that if the intention is to rent out space, that would change or expand current use and would make it non-conforming. The applicant indicated that they are not changing their use and have no intention to rent out the space for use.

Peter Setaro stated that the current proposal is for a modified site plan and that the applicant needs to go to DCH for the septic and kitchen use. Peter requested that the applicant obtain a letter from DCH stating their approval for the expansion

plans.

Chairwoman Rebecca Seaman said that this proposal would fall under the category of minor modification, that the site plans need to be updated. A condition of approval would be based on the letter submitted by the DCH approving the expansion plans and that there is no change of use, whereby the Chairwoman could sign off on the plat as a minor modification. In addition, an engineering letter must be submitted by applicant to the town that there can be no less than 14 spaces and that the plan is conforming.

Chairwoman Rebecca Seaman made a motion to approve the minor modification based on the applicant's representation. . The motion was seconded by Board Member Fischer and approved 5-0.

The motion to close the meeting was introduced by Chairman Seaman, seconded by Board Member Fisher and passed 5-0 in favor.

The foregoing represents unofficial minutes of the November 13, 2012 Pleasant Valley Planning Board.

         Approved as read

  X   Approved as corrected with deletions/additions

**PLEASANT VALLEY PLANNING BOARD MINUTES**  
**December 08, 2012**

A regular meeting of the Pleasant Valley Planning Board took place on December 08, 2012 at the Pleasant Valley Town Hall, 1554 Main Street, Pleasant Valley, New York. Chairwoman Rebecca Seaman called the meeting to order at 6:35 p.m.

Present: Chairwoman Rebecca Seaman; Boardmembers: Dr. Henry Fischer, Robert Fracchia, Eileen Quinn, Michael Gordon; Kay Bramson, Paula Vincitore  
Planning Board Attorney: James Nelson.; Planning Board Engineer: Pete Setaro;  
Secretary: Maura Kennedy

**Resignation of Board Member Kay Bramson**

Board member Kay Bramson submitted her resignation from the Board, effective January 1, 2013. After many years of dedicated service, Ms. Bramson stated that her current schedule would make regular attendance difficult.

Chairwoman Rebecca Seaman thanked Board member Kay Bramson for her dedicated years of service on the Pleasant Valley Planning Board, Kay's input throughout the years has been insightful and meaningful and the board is going to miss her.

**Sign Application – Salt Point Volunteer Fire Co.**

**Grid # 6465-02-680842-0000**

**Location: P.O. Box 152, Salt Point, N.Y. 12578**

**This item is on the agenda for continued review of the sign application.**

The applicant Jeff Cady, President of Salt Point Fire Co., Matt Cady, Chief of Salt Point Fire Co., along with Rich Canero, owner of Valley Custom Signs brought forth and presented the 2<sup>nd</sup> reiteration of the Salt Point Fire Co. sign application. Matt Cady presented and reviewed the changes in the sign. It currently has a sign face proposed for 25.73 sf, necessitating a sign area variance. The sign is proposed to be internally illuminated and electronically changeable, which are not permitted per the code. Four colors are proposed and the code allows three uses.

The discussion was passed to Rich Canero (Valley Custom Signs) who designed the sign. Rich commented that the color red could be changed to more of a “Barn” red or “Salt Point” red. Pictures of other signs in the area were passed around to represent that type of red. Rich also indicated that instead of the stone façade, there are many different types of product which are weather resistant. These types of product are PVC or foam based, samples of the product were passed around to the board members. The sign lettering was reviewed and the board’s consensus was that the lettering would be more pleasing if it were engraved. Discussion was held regarding the electronic messaging. Board member Kay Bramson asked if the electronic message would be displayed for only emergency purposes and have automatic dimming capabilities. Jeff Cady responded that if there are no emergencies, the Fire Department would want the ability to display “fundraiser activity notices”, “messages for the community”, etc....Board member Kay Bramson commented that there is no need to have messages displayed all the time. Chairwoman Seaman said that if the electronic sign board was passed it would be for “emergency” purposes only and that with the new sign code, a sign can stay in existence until it needs to be replaced. Board member Michael Gordon talked about the Planning Board’s responsibility to ensure that everything falls within town code. Jeff Cady responded that at the previous meeting it was agreed upon that the sign could be changed 3 times a day. Chairwoman Rebecca Seaman said that request was a recommendation and still requires a variance, the town needs to be governed by the code, county planning, residents and boards. The town has an obligation not only to the applicant but also to members of the public who might be in opposition. Board member Eileen Quinn asked if it would be possible to create a sign that would be more synonymous to the historic representation of the Salt Point Hamlet with only one row of LED lighting. A picture of the “old” sign was passed out to the board members. Jeff Cady responded that one line for electronic lettering would be inadequate. Town attorney, Jim Nelson said that when the issue relates to code, when the code had been adopted and legislation is passed, you need to enforce the code. He also stated that no one discounts the importance of the work that the Fire Department does. The board looks to the applicant to reduce the level of non-compliance with the code which is requested for public safety reasons. It is also subjected to a County Planning review and if their ruling is negative as to the variances requested, a super majority will be needed to override the decision of County Planning. The character that the sign brings to the area and any visual

impacts need to be considered. Attorney, Jim Nelson said that there are numerous items that will trigger the application to Dutchess County Planning, per the code since:

- 1) changeable signs are prohibited
- 2) Internally illuminated signs are prohibited
- 3) Off- premises signs are prohibited
- 4) Town or County sign's that are placed in their right of ways are prohibited

Pursuant to the requirements of the Town Code, any sign that is being replaced needs to be brought into current code compliance. Chairwoman Rebecca Seaman reviewed the sign variance process and went into all the reasons (listed above) why the sign is not in compliance. Michael Gordon commented that the real issue is designing a sign that is in "alliance" with the historical hamlet representation already there and that the lighting needs to be controlled. Jeff Cady responded that the sign is has been designed for service to the public; people traveling, flood notifications, Amber alerts and to avoid emergency situations. Board member Michael Gordon commented that the operational hours of the sign should be very simple and that it is the board's responsibility to ensure setting precedence.

Pictures of signs already displayed in the hamlet were passed around and it was agreed that the Fire Dept. would pursue the design of a more historic looking sign that would be appropriate for the "hamlet" area. It was agreed that at the next meeting a "poster" example could be resubmitted with color swatch, gold engraved font, wood posts, etc.....

Chairman Seaman reviewed the list of items that should be presented at the next meeting for the board's review:

- 1) plastic composite design
- 2) different colors of "red"
- 3) Gold Font lettering with size to be used
- 4) Wood post

- 5) Sign on top
- 6) Hours of operation
- 7) Sign rendition
- 8) Operational guidelines for “electronic” messaging; guidelines to define messages that reach the level of public safety requirements which form the justification for a variance

Chairwoman Rebecca Seaman asked if there were any additional comments from the board, there were no additional comments

The motion to close the meeting was introduced by Chairman Seaman, seconded by Board Member Fischer and passed 5-0 in favor.

The foregoing represents unofficial minutes of the December 11, 2012 Pleasant Valley Planning Board.

  X   Approved as read  
       Approved as corrected with deletions/additions