

PLEASANT VALLEY PLANNING BOARD MINUTES
March 10, 2015

A regular meeting of the Pleasant Valley Planning Board took place on March 10, 2015 at the Pleasant Valley Town Hall, located at 1554, Main Street, Pleasant Valley, New York 12569.

Present:	Chairperson:	Rebecca Seaman
	Boardmembers	
	Present:	Michael Gordon
		Norman Mackay
		Janet Gross
		Eileen Quinn
		Robert Fracchia
	Staff:	Sonia James
		Michael White
	Consultants:	James Nelson, ESQ
		PB/ZBA Attorney
		Peter Setaro, PB Engineer

Chairperson Ms. Rebecca Seaman called the meeting to order at 6:30 p.m. The first item on the agenda was:

ALKL Corp. (Gasparro) - Professional Building Seeking - Site Plan Extension Approval, Located at : 1325 Route 44, Grid # 6363-03-447030

Chair Ms. Seaman, explained that this application will be treated as a new Site Plan Application. Current approval expired 11/21/13. This is a 10,000 sf building in four separate units with parking and all other site amenities

Mr. Peter Manzer, represented ALKL Corp on behalf of Mr. Jim Kline.

Mr. Jim Nelson stated that the code talked about timing from the resolution of approval. If the resolution lapses due to inaction for more than 1 year, it must be treated as a new site plan application.

Mr. Michael White, informed that the resolution expired 11/21/13. Therefore this is a New Site Plan Application.

Ms. Seaman mentioned that there were no changes made to the previously approved site plan.

Mr. Pete Setaro, pointed out that there were following issues to be considered during SEQRA.

1. Drainage: there is a large hill on the site but they have pretty extensive storm plan in place.

2. Landscaping: trees were to be planted on site and would back up as a buffer.
3. Health Department: still valid

Ms. Janet Gross noticed that there was only one entrance and exit on the property. She was informed by the Zoning Administrator that this issue was okay with the Department of Transportation.

The Chair suggested adoption of uncoordinated review for SEQRA.

Mr. Setaro told that the uncoordinated review can be adapted at this time and a resolution shall be prepared next month.

A motion was made by the Chair to approved uncoordinated review was seconded by Mr. Michael Gordon and was approved 6-0-0.

ALKL Corp. will appear in next Planning Board Meeting scheduled to be held on April 14, 2015, and will submit site plan with the Planning Board signature block, for the PB Chair's signature.

**Edward Jones Investments Sign Application, Located at: 1540 Route 44
Grid #: 6363-02-744508**

Ms. Barbara Fitzgerald of Gloede Signs represented Edward Jones Investments.

She explained that the applicant's existing sign is a 16 sf frontal wall sign, green with gold lettering, internally illuminated, with two spot lights for additional lighting. EJI wishes to replace the sign with an exact duplicate of the sign which currently exists. The sign complies with the sign ordinance in all respects.

The one issue is that the new sign is also proposed to be internally illuminated, which our current code does not allow. The PB needs to decide if this will be allowed due to the fact that this is an exact replacement and that the current sign is internally illuminated, or that the application will need to be referred to the ZBA for a variance to allow the internal illumination.

A motion was made by the Chair Ms. Seaman to approve the sign as proposed as it is not changed in any fashion and is simply, a replacement of an existing sign which was grandfathered under the current code. Motion was seconded by Ms. Eileen Quinn and was approved 6-0-0.

**Subdivision Plot of Glenn View Farm; Located At: 797 North Ave, Salt Point
NY 12578, Grid #: 6465-02-6395577**

Mr. Glen Daley, Applicant, explained that he wanted to have his property divided into 2 parcels. He plans to sell one parcel to the fruit farm next door.

Mr. Nelson explained that it was discussed if a referral was needed, but apparently it is not required, as it will be an unlisted action qualifying for sub-division. It is a simple assumption that we would proceed with the SEQRA. We can have a Public Hearing next Planning Board meeting.

Chair, read excerpts from Mr. Pete Setaro's Letter of March 6, 2015, (attached).

Chair explained to the applicant that they can waive one public hearing but are required by the town code to have at least one public hearing. Both Public hearings cannot be waived.

Chair, made a motion to authorize Glennview Farms for a public hearing next Planning Board meeting scheduled to be held on April 14, 2015, seconded by Ms. Janet Gross and was approved 6-0-0.

Mr. Glenn Daley inquired about the Rec Fees. Mr. Nelson told him that there would be no rec fees applicable in this situation.

Mr. Daley further added that he will be selling the land and house to a fruit farmer next keeping the country/farm look alive.

Regal Travel Services. Inc. – Sign Permit, Located at: 1612 Main Street
Grid #:6363-12-909573
Contact: Ms. Sandy Crichton

New Sign for a Travel Agency – No one was present to represent therefore application carried forward to April 14, 2015 Planning Board meeting.

Preliminary Hearing – Expansion of the Pleasant Valley Library, Grid #
6363-02-828559

Applicant requested an introductory meeting regarding the above referenced effort. Looking to present where they are with this effort and find out a little more about the municipal approval process as it may relate to this undertaking. To get a better grasp of all that will be necessary, so they can do their requisite homework and be properly prepared before going public with the project

Following personnel represented the application:

1. Daniela Pulice, Director
2. Joy Dyson, Vice President
3. Julia Kessler, Chair Building Committee
4. Steven Tinkleman, Architect
5. Bob Turner, Architect

Mr. Tinkleman stated that the library is in the present building structure since 1970's, facing lot of disabilities. It is a very old building not modern at all, plus there is no handicap access.

Library is leased from the Presbyterian Church for 99 years.

Ms. Daniela Pulice, explained that actually the library has paid the Church for 200 years they still have 155 years of lease left. She explained that they own the building but lease the grounds.

Mr. Tinkleman stated that the proposal is to restore the existing building, with any addition.

Ms. Pulice, added that the statistics show that people in Pleasant Valley read, the library checks out approximately 500 items per day. The library does not have space for daily utilization. There is not enough space for people to sit and read. She further added they are not able to offer public AARP, as there is no handicap access. Everything in that building is from the 1970's.

Ms. Pulice, further stated, that there will be an addition towards the road i.e. route 44, with 2 bathrooms and a dividable meeting room with handicap access. This addition will be separate from the main building, thus allowing this new addition to be open at night as well, creating public space. There will be a ramp system from Rt. 44 using steps as an outdoor theater.

To make the building more efficient, an elevator will be installed, shelving will be added, more space for public seating, glass will be added, bringing in more light, and if the budget allows the basement would also be renovated.

Mr. Tinkleman explained that they are trying to do the scale of the project right. Trying to clean up the outside space/sidewalks. The parking space (as per lease) is shared by the Presbyterian Church, that's why the library is closed on Sundays, to accommodate the churches parking needs.

Mr. Gordon commented that they would need more parking space if they are planning to expand the library.

Mr. White suggested that the applicant should speak to their neighbors, get their inputs incorporated, and invite them to their Board Meetings.

Mr. Tinkleman further added that the setbacks are zero. They plan to add more impervious surfaces, and thus would need to consult a civil engineer.

Chair, Ms. Seaman suggested that they should try to reach some agreement with the Catholic Church, if they did put a walkway. The Planning Board can waive the parking

**SUBDIVISION RESOLUTION
SKETCH PLAN APPROVAL**

TOWN OF PLEASANT VALLEY PLANNING BOARD

DATE: March 10, 2015

RESOLUTION OFFERED BY: Ms. Rebecca Seaman

SECONDED BY: Mr. Michael Gordon

WHEREAS, A FORMAL APPLICATION FOR THE APPROVAL OF A SUBDIVISION TITLED Glennview Farm Subdivision

LOCATED AT 797 North Avenue (DC Route 72), Salt Point

WAS SUBMITTED TO THE PLANNING BOARD ON March 2, 2015.

WHEREAS, THE REQUIREMENTS FOR SKETCH PLAN IN ACCORDANCE WITH CODE SECTION 82-27 OF THE ZONING ORDINANCE OF THE TOWN OF PLEASANT VALLEY HAVE BEEN MET BY SAID SUBDIVISION, PLAN DATED January 16, 2015.

NOW THEREFORE BE IT RESOLVED, THAT SKETCH PLAN APPROVAL BE ACCEPTED, AND THAT THE FOLLOWING CONDITIONS MUST BE ADDRESSED WITHIN THE PRELIMINARY PLAT.

1. Payment of any outstanding fees.
2. Address any remaining comments of the Town's Consulting Engineer, including payment of rec fee decision.
3. Dutchess County Department of Health signature.

AND FURTHER BE IT RESOLVED, THAT THE APPLICANT MAY ADVERTISE FOR A PUBLIC HEARING TO BE HELD ON April 14, 2015 CONDITIONED UPON SUBMISSION OF A PRELIMINARY PLAT FOUND TO BE IN ACCEPTABLE FORM BY THE PLANNING BOARD ENGINEER.

SHOULD INFORMATION PRESENTED BY THE APPLICANT OR HIS REPRESENTATIVE, EITHER WRITTEN OR VERBAL, BE FOUND TO BE ERRONEOUS, THE APPROVAL GRANTED HEREIN WILL BE SUBJECT TO INVALIDATION BY THE PLANNING BOARD.

PLANNING BOARD CHAIRMAN

VOTE: 6 AYES
0 NAYS
0 ABSTENTIONS

CC: TOWN CLERK
ZONING ADMINISTRATOR
APPLICANT

PLEASANT VALLEY PLANNING BOARD

FORM OF MOTION

Sketch Plan Approval – Glennview Farm Subdivision

“I move that the Planning Board grant sketch plan approval with regard to the application of Glenn and Cindy Daley for the Glennview Farm Subdivision , in the form of the attached resolution dated March 10, 2015, prepared by the Board’s Engineer and now before the Board, subject to the following conditions: (See Resolution).”



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March 6, 2015

Town of Pleasant Valley Planning Board
Town Hall
1554 Main Street
Pleasant Valley, NY 12569

Attn: Rebecca Seaman, Chairperson

RE: Glennview Farm Subdivision
797 North Avenue (DC Route 72), Salt Point
Tax Parcel ID: 6465-02-639557
Project #: 215602

Dear Chairperson Seaman and Planning Board Members:

We have completed a review of the materials listed at the end of this letter, including Subdivision of Land requirements as per the Code of the Town of Pleasant Valley, Chapter 82. We offer the following comments:

General Comments

1. This subdivision involves breaking a 139.5-acre parcel into 2 lots corresponding generally to the road bisecting the parcel. Lot 1 on the west side of North Avenue is shown with complete boundary information. It is my understanding in speaking with the project surveyor, Lot 1 will be sold, and Lot 2 containing the farmhouse, barns, and mining operation will be retained by the Daley's. Subdivisions of large lots typically don't have to be surveyed in their entirety to subdivide. I spoke to the project surveyor and he has filed similar type plats in the DC Clerks office without issue. I spoke to our surveyor and he concurred.
2. Correct the zoning table on the plans; subdivision application; and agricultural data statement (description of project) to reflect the site's location in the RA (Residential Agricultural) zoning district, which requires 5-acre lots.
3. In the zoning table, correct the requirements for:
 - a. Front and side yard setbacks;
 - b. Lot width; and
 - c. Maximum impervious coverage.
4. Correct the Short EAF; subdivision application; and agricultural data statement to identify the tax parcel number: 639557.
5. Correct the owner's statement on liens and encumbrances to reflect the Daley's.

Code Related Comments

6. A waiver of the Resource Analysis Phase (Code section 82-26) and related plan information was requested and seems appropriate as no site disturbance or land development activities are proposed.

**RE: Glenview Farm Subdivision
797 North Avenue (DC Route 72), Salt Point
Tax Parcel ID: 6465-02-639557
MA# 215602.00**

7. A waiver of the following Preliminary Plat requirements (Code section 82-28) and related plan information were requested and seem appropriate as no site disturbance or land development activities; or notable parcel reconfiguration are proposed. Therefore, the following should be waived (exceptions noted):
 - a. Topography (Code section 82-28, F.);
 - b. Rock outcrops, forest, wildlife habitats, and single trees (section 82-28, J), **do not waive wetlands, streams, and floodplains** (see below);
 - c. Conceptual future subdivision or development plans (section 82-28, N.); and
 - d. Reservations of park or public land (section 82-28, O.).
8. Revise the plan to address the following Preliminary Plat requirements:
 - a. Note the remaining acreage for Lot 2 in the area map.
 - b. While adjoining property owners are shown, check the following and revise the plan/list as needed: unnumbered lot south of Lot 1; lot with the site's tax ID north of Lot 2; and unnumbered lot southeast of Lot 2;
 - c. Label any easements or deed restricted areas if applicable.
 - d. Show the general location of the minor federal wetlands on Lot 1 and Lot 2, along with the floodplain on Lot 2 either on the Vicinity or Area Map. These features are available on Parcel Access.
 - e. Add notation on each lot, indicating no site disturbance or land development activities are proposed; and that natural features and any related easements restricting disturbance would be delineated as part of the approval of any future subdivision or site development; and
 - f. List the Dutchess County Agricultural District in the zoning table under "Districts".

SEQR and Short EAF Comments

9. The Short Environmental Assessment Form (EAF) is generally acceptable. Correct the responses to the following EAF questions:
 - a. Number 12.b should be marked "Yes" reflecting location in an archeologically sensitive area.
 - b. Number 13.a should be marked "Yes" as there are federal wetlands and streams on the site; and
 - c. Number 16 should be marked "Yes" as Lot 2 includes 100-year floodplain area.
10. The proposed subdivision is an Unlisted action under SEQR. As the Town is the only involved agency, the review can be uncoordinated, and no circulation to other agencies is required. The EAF should be revised prior to the next meeting.

We have prepared a Sketch Plan Resolution for the Board's consideration. If Sketch plan is approved, the applicant can advertise for a public hearing.

Town of Pleasant Valley Planning Board
Pleasant Valley, NY 12569

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RE: Glenview Farm Subdivision
797 North Avenue (DC Route 72), Salt Point
Tax Parcel ID: 6465-02-639557
MA# 215602.00

If you have any questions, please contact me at (845) 454-3411 extension 29.

Very truly yours,
MORRIS ASSOCIATES
Engineering & Surveying
Consultants, PLLC



Peter D. Setaro, PE
Partner

PDS/LA/dm

Cc: Michael White, Zoning Administrator
James Nelson, Esq.
Brian Franks, LS

Materials Reviewed

- Subdivision application form, PREPARER NOT INDICATED, UNDATED;
- Agricultural Data Statement with attached list, map and project information, PREPARER NOT INDICATED, UNDATED;
- Waivers Requested by the Applicant, PREPARER NOT INDICATED, UNDATED;
- Short EAF, PREPARER NOT INDICATED, UNDATED; and
- Plan entitled Subdivision Plat of Glennview Farm, prepared by Brian Franks, LLS, Land Surveyor, PC, dated January 16, 2015.