

PLEASANT VALLEY PLANNING BOARD MINUTES

AUGUST 11, 2015

A regular meeting of the Town of Pleasant Valley Planning Board took place on August 11, 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 Janet Gross Robert Fracchia
	Boardmembers Absent:	Norman Mackay Eileen Quinn
	Staff:	Michael White Sonia James
	Consultants:	James Nelson, ESQ PB/ZBA Attorney Peter Setaro, PB Engineer

Chair, Ms. Rebecca Seaman called the meeting to order at 6:30 p.m. First item on the agenda was:

PUBLIC HEARING - GINA'S ORCHARD

Mr. Peter Andros represented Gina's Orchard. He explained that originally 4 lots were proposed. After a resource analysis was done the lot was estimated at 16 1/4 acre. There will be a common driveway with a single exit. The drive will be split into 3 to serve each lot. This will be a single house dwelling with 1 existing lot and 2 new lots

The Fire Advisory Boards had reviewed the plans and had no objection to the driveways as there are pull offs for emergency vehicles. Sewerage will be separate for each house.

Mr. Michael Gordon commented that the Lot 1 – which is existing house - seems to be closer to the existing barn.

Mr. Andros explained that they were about 50 feet away from each other.

The Chair invited Town Engineer Mr. Pete Setaro for his comments.

Mr. Setaro, stated that he had nothing more to add to his previous comments, as all his concerns have been addressed. The driveway is awaiting the Highway Superintendents Approval. He further added that assuming that they do not see any issues in the future, there are still steps to be covered.

A motion was made by the Chair to open the Public Hearing section of the Planning Board Meeting, Motion was seconded by Ms. Janet Gross and was approved 4-0.

The Chair invited the public to offer their opinions, concerns and inputs.

Mr. Chris Dyson, of 167 Gretna Road, Pleasant Valley NY, was concerned about the height of the new buildings.

Mr. Andros assured him that the new structures would be built within the town codes and will meet all zoning codes.

The Chair Ms. Seaman inquired if there was any vegetation along the property lines that need to be preserved.

Mr. Andros replied that there was an old tree forest around the property lines.

Mr. Dyson wanted to know the status of the application.

Ms. Seaman explained that the Planning Board needed to make a SEQRA determination following that a preliminary hearing for the sub-division.

Mr. Dyson's concern was that, if the present owner moved and sold his property, would the new owners change things drastically.

The Chair Ms. Seaman suggested that Mr. Dyson should talk to the owner – his neighbor – regarding this, but the subdivision could not change without coming before the Planning Board.

Ms. Seaman again reiterated the fact that the present meeting was for a preliminary approval. The applicant will have to appear before the board for the final approvals. She invited any further comments from the public. concerns. No one spoke or responded.

At this point the motion was made to close the Public hearing was seconded by Mr. Michael Gordon and was approved 4-0.

Next step was SEQRA Determination on the application.

Mr. Jim Nelson, Planning/Zoning Board lawyers suggested that Driveway should be approved between the Preliminary and the final approvals.

Chair Ms. Seaman read out the SEQRA Determination motion –attached – it was seconded by Mr. Robert Fracchia and was approved 4-0.

Motion was made to approve "Preliminary Approval" (attached) seconded by Ms. Gross and was approved 4-0.

SIGN CODE AMENDMENTS

Next Item on the Agenda was Discussion on Sign Code Amendments. The Town Board requested Planning Board's input re this matter.

Mr. Michael White, circulated his response to the Dutchess County Planning Review of 7/24/15.

Earlier the Board had supported the "OPEN" sign for the gas Stations, red in color and not flashing.

The Chair informed the Board they need to send their comments to the Town Board. It was decided that the Board members will go thru the material handed out to them by Mr. White and will forward their comments to the Chair, she will compile all responses together and will forward it to the Town Board.

A Motion was made by the Chair to Close the meeting was seconded by Ms. Gross and was approved 4-0.