

PLEASANT VALLEY PLANNING BOARD MINUTES
JANUARY 12, 2016

A regular meeting of the Town of Pleasant Valley Planning Board took place on January 12, 2016 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 TrishPrunty
	Board Members Absent:	Robert Fracchia
	Staff:	Michael White Sonia James
	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. First item on the agenda was:

Gina's Orchard

The Chair invited Mr. Pete Setaro to offer his comments.

Mr. Setaro, stated, that he had a field meeting with the Applicant's Representative Mr. Pete Andros, several comments were discussed pertaining to the driveway improvements, and following was agreed:

1. Pull-off can be moved further up the driveway to accomplish same results as making the pull-off larger
2. In December 8, 2015 Planning Board meeting, the Board agreed that given the driveway is existing with one dwelling, the trigger to install the common driveway improvements could be delayed until prior to the Certificate of Occupancy being issued for either Lot 1 or 3, whichever comes first.

Mr. Jim Nelson added that a driveway agreement will be signed before the signing of the final plat by the Chair.

A Motion was made by the Chair to grant Gina's Orchard the final approval as per the resolution – Attached. Motion was seconded by Mr. Michael Gordon and was approved 4-0.

At this point, The Chair introduced the new Planning Board member Ms. Trish Prunty.

Next item on Agenda was:

ACME - Sign

The Chair informed all present that ACME was coming back to the Planning Board after getting an approval from the ZBA for the size and length of the sign.

Mr. Gary McCoy represented ACME at the meeting, he showed the fresh drawing of the signs with few changes recommended by the Boards.

Size: 58.5 Sq. Ft.
Illumination Type: Halo – not interior lit as earlier proposed by the applicant

A Motion was made by the Chair to approve the “Sign Permit”, motion was seconded by Mr. Norm Mackay and was approved 4-0.

MT6 LLC

Mr. Brian Franks, represented the client and informed the Board that only change made to the plan was to add a 21 feet buffer created at the entrance.

The Chair, requested confirmation that the buffer will not be used as a parking lot.

Mr. Franks informed that this was to stabilize the ground in case cars or trucks turned there.

The Chair suggested addition greenery/shrubbery on the buffer for cosmetic reasons.

Mr. Pete Setaro, stated that the applicant had asked for the waivers, as this is a Type 2 action under SEQR. Building is under 2000 sq. ft. He recommended a conditional Site Plan approval.

Mr. Gordon remarked on the comments received from the Dutchess County Planning, and stated that they recommended a side walk.

The Chair, Ms. Seaman, commented that as the sidewalks were not required at the time the buildings were built. Therefore there are no existing sidewalks.

The Chair further informed that as there was an error in the Publication of Notices that went out for the 1/12/16 PB meeting, the Notices will be re-published and re-circulated. And that public hearing will be opened and adjourned for now.

A Motion was made by The Chair to open the Public Hearing, it was seconded by Mr. Gordon and was approved 4-0.

No one was present in the public therefore, a Motion was made to adjourn the public hearing and the re-open it on February 9, 2016 Planning Board Meeting. The motion was seconded by Mr. Norm and was approved 4-0.

Next item was:

**Central Hudson – G Line North Transmission Lines Rebuild Project
Public Hearing**

The Chair informed that last month the public hearing was opened and was adjourned till January 12, 2016 PB meeting. But as the Central Hudson has not provided us with the responses, the Public Hearing will be re-opened and adjourned until February 9, 2016. Notice for the public hearing will not be re-circulated as it was never closed.

A Motion was made by the Chair to open the public hearing, seconded by Mr. Mackay and approved 4-0.

No one was present who wished to speak, therefore the Public Hearing was adjourned to February 9, 2016, Planning Board Meeting. The motion was seconded by Mr. Gordon and was approved 4-0.

Minutes of November/December 2015 Planning Board Meeting(s)

The Chair informed the Board as the Board had a new member therefore the quorum was not complete to approve the prior minutes of the meeting. Therefore it was decided that the minutes would be approved in the next Planning Board Meeting

The Chair made a motion to close the January 12, 2016 Planning Board meeting, it was seconded by Mr. Norm Mackay and was approved 4-0.