

**PLEASANT VALLEY PLANNING BOARD MINUTES**  
**MARCH 8, 2016**

A regular meeting of the Town of Pleasant Valley Planning Board took place on March 8, 2016 at the Pleasant Valley Town Hall, located at 1554, Main Street, Pleasant Valley, New York 12569.

Present:	Chairperson:	Rebecca Seaman
	Board Members Present:	Michael Gordon Heather Patterson Trish Prunty Joy Dyson
	Board Members Absent:	Robert Fracchia Norman Mackay
	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:

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

The Chair remarked that this was a continuation of last month’s public hearing. She stated that the Applicant has stated that the Applicant will not respond to any comments made by the public at tonight's meeting. The Chair further added that the Public Hearing will be re-opened and adjourned until April, 2016 Planning Board meeting. Notice for the public hearing will not be re-circulated as the Public Hearing was never closed. Also, April’s Planning Board meeting date will be posted on the Town’s web site.

A Motion was made by the Chair to open the public hearing, seconded by Mr. Gordon and approved 5-0.

The Chair invited Public to offer their comments:

**Mr. Richard Barrett, 151 Pleasant View Road, Pleasant Valley, NY**

“I read through the Central Hudson’s written response, submitted to the Town of Pleasant Valley, as far as I understand it’s like I cannot talk about them.”

The Chair stated that Board is constrained in its power, and advised Mr. Barrett to be more specific.

Mr. Barrett replied that “some of responses provided by the Central Hudson are not correct, I need more information. I request Boards attention to Central Hudson view point # 22 and # 23 from those points the view is good but if you look through view point # 25, that view point is not good. I request the Board member to please walk the line and judge for themselves. Lot of stuff is in the backyard but for me it’s in my front yard and side yard.”

Mr. Michael Gordon requested Mr. Jim Nelson to share his opinion on how the board can take all things into consideration.

Mr. Nelson explained, that the process breaks down into 3 primary parts:

- First - the site plan is under Town of La Grange. Planning Boards authority is within the Town Code. Planning Board will review this as any other site plan.
- Second - the environmental review from all of the input is been handled by the Town of La Grange
- Third is the pole height that will be another process, which will be brought before the ZBA.

Mr. Nelson further added that the Board has to make a rational and fair decision. As far as Central Hudson is concerned this is not a major project.

Mr. Anthony Morando, attorney to Central Hudson clarified that the major plans (such as the proposed large transmission lines from the north) would come before the State and not towns for review.

Mr. Nelson further stated that there are technical things for which the Planning Board does have a role as to site plan review. La Grange will make the determination for SEQRA for both towns.

Mr. Barrett stated that “Central Hudson came back to me telling me I do not need anything. These statements are not true. There are things we are not supposed to talk about.”

Ms. Prunty added that all this confusion could have been prevented by Central Hudson, but they did not communicate enough with the residents.

Mr. Barrett referred to pages 14 and 15 of the Central Hudson response. He stated that he would like the date and time he met with the Central Hudson person to resolve issues specified by Central Hudson.

The Chair explained that. The Board is subject to limitations on their jurisdiction. The Board may be able to have an impact on certain aspects of the line, but not on matters as to pole height and configuration of the electrical load carried.

Mr. Barrett wanted assurance that the tall poles will have 69 KW line and not 150 KW as the tall poles have the capacity to carry higher KW loads.

Mr. Setaro added that if possible the Planning Board would like to get written comments from Mr. Barrett regarding his concerns.

Mr. Barrett agreed to put his concerns in writing.

Mr. Nelson suggested that Mr. Barrett submit his concerns to the board as soon as possible in writing, as we will have to forward the same to the Town of La Grange as well.

The Chair stated that the April Planning Board meeting date may be moved, therefore she asked the applicant if they wanted to adjourn the public hearing to May PB meeting.

Mr. Morando, replied that they would prefer it to be adjourned to April 2016.

Mr. Nelson informed them that as soon as the date is decided the applicants will be informed.

The Chair made a motion to adjourn the public hearing to April 12, 2016, Planning Board at 6:30 p.m., subject to a possible postponement of the meeting to a later date. Motion was seconded by Ms. Patterson and was approved 5-0.

Next item on the agenda was:

**Lot Line Adjustment- Michael Innello & William Fanelli, Located at: 4717 and 4679 Route 82, Salt Point NY 12578**

Mr. Michael Innello and Ms. Mary Lou Wholensky represented lot # 4717 Rt 82, Salt Point, NY and Mr. William Fanelli and Ms. Patricia Kish represented lot # 4679 Rt. 82, Salt Point, NY.

Mr. Fanelli explained that this is an irregular parcel and that is why they decided to adjust the lot line.

The Chair invited Planning Board Engineer Mr. Pete Setaro to offer his comments.

Following were Mr. Setaro's comments:

"SEQR", they had no comments on the EAF, as the project is an unlisted action. Planning Board is the only approval agency, therefore this will be an uncoordinated review.

"PLAT" The combined lots will be in compliance with the lot area and bulk requirements of the HR – Hamlet Residential – zoning district in which the parcels are located. Thus remaining in compliance with the lot area and bulk requirement. Furthermore, the Planning Board is in agreement that there would be no need to hold a public hearing, thus the Board may wish to consider SEQR action.

The Chair made a motion that the Planning Board to determine, as set forth in the attached declaration dated March 8, 2016 (attached) prepared by the Board's Engineer, that the Innello-Fanelli Lot Line Adjustment is an unlisted action under SEQRA, that it will not have a significant effect on the environment therefore no environmental impact statement will be required. The motion was seconded by Ms. Prunty and was approved 5-0.

The Chair made a motion to grant Conditional Final Approval to the Innello-Fanelli lot line adjustment, in the form of attached resolution dated March 8, 2016 prepared by the Board's Engineer (attached and incorporated by reference into these minutes). The motion was seconded by Mr. Gordon and was approved 5-0.

Next Item on the Agenda was:

**Sign Permit - Bertolozzi Physical Therapy, Located at: 1335 Route 44, Pleasant Valley NY 12569**

Ms. Melissa Bertolozzi, represented her application and requested the Board to grant permission to put up her business sign on the existing Monument sign. The Chair invited Mr. Michael White to offer his comments.

Mr. White stated that although this property clearly contains a business/commercial use, the property is nevertheless zoned HDR – High Density Residential. This leads to following scenario that due to existing code the applicant would need to apply for an “Area Variance” with the Zoning Board of Appeals.

Mr. Gordon wanted to know the colors of the sign.

Ms. Bertolozzi informed that the sign will be in black and white.

Mr. White informed the applicant the she will have to re-do the sign, get the consent letter notarized and apply for area variance. He further added that if the applicant needed a temporary permit she has a right to apply for that.

Next Item on Agenda was a:

**Pre App Discussion - Nooteming Camp, Located at: 22 Camp Nooteming Road, Salt Point NY 12578**

Mr. Mark Fellenzer P.E., Principal, Fellenzer Engineering LLP, 22 Mulberry St, Middletown, NY 10940 and Mr. Ray VanVoorhis, AIA, Principal, Liscum, McCormack & VanVoorhis LLP, 181 Church St, Poughkeepsie, NY 12601, represented Nooteming Camp.

Mr. Fellenzer and Mr. VanVoorhis, presented the plan for 270 acres of land used as Boy Scout camp site. Presently the camp offers only day facilities but no overnight facilities are available. The Hudson Valley Council (of the Boy Scouts of America) responsible for this camp represents one million residents. The headquarters are in Newburg, they presently operate 2 camp facilities.

They propose to do following:

- Enhance entrance
- Have modern living facilities – as of now 2,500 scouts from Dutchess County are sent to other facilities
- A soft ball field
- Swimming Pool plus Bath House
- Dining Facility
- Platform for tents
- Covered shelter

Mr. Gordon informed all that he was given a private presentation, and he believes once it is completed this project will be able to provide a cash flow and that will make the project sustainable.

Mr. Fellenzer added that this project will have an ideal swimming facility which can be used by the sports camps as well as training camps. Plus this improvement will benefit the entire facility. He stated that Planning Board will be the lead agency. They will soon be applying for the site plan approval.

Mr. Gordon inquired about the septic and water.

Mr. Fellenzer said that they already have water supply. And everything will be according to the codes.

The Chair wanted to know if the internal roads would be paved or not.

Answer was “No”

The Chair further added that the Fire Advisory Board will certainly have to have a look at the site plans.

Regarding Parking facilities, they answered that they will use existing parking facilities.

Mr. Setaro asked if the work will be done in phases.

Mr. Van Vooser said that the work will be done in phases.

Mr. Setaro further suggested to go ahead with the SEQR process and present the Site Plan to the Planning Board for approval.

Next item was:

**Sub-Division Application, Gloria Deutsch Living Trust, Located at: 64 Ward Road, Salt Point NY 12578**

Mr. Craig Wallace, Applicant's Attorney represented his client and gave a brief background of the parcel.

This is an 86 acre parcel, it is a minor sub-division. It has an existing residence on the parcel.

Gloria Deutsch owned the property and converted it into a trust that went to the University of Albany, as she was an Alumni. Her wish was to transfer 5 acres of land into a separate residential lot and sell that lot and use that money for the University. Mr. Wallace further added that in future the rest of the parcel may be sub-divided. The 5 acre parcel that needs to be sub divided has a house on it which is rented out. The larger parcel will still be owned by the trust.

Following were Mr. Setaro's comments:

1. The sub-division involves breaking up 87 acre parcel into 2 lots. However the sites constraints should be considered.
2. The Planning Board may request conceptual future plans for the larger parcel.
3. Provide a zoning table on the plans consistent with the lot area and bulk requirements for the Residential Zoning. Proposed lot 2 appears to comply with the requirements. However, it was noted that the front yard setback of 63.5 feet appears to be a pre-existing non-complying condition that should be noted in zoning table.
4. Show Special Flood Hazard (SFH) district area on the plans.
5. Add 100 feet NYSDEC wetland buffer to both plan sheets.
6. Clarify, existing and proposed parcel area on both plan sheets
7. Show the approximate locations of the existing well and septic on proposed lot 2
8. Clarify tax parcel numbers on the plans and application exhibit.
9. Add density calculation
10. Revise the plan to address Preliminary Plat requirements
  - a. Add property owners name
  - b. Add name and seal of the engineer
  - c. Add flood plain area
  - d. Show any stream and related easements

- e. Label any easement or deed restricted area
- 11. Clarify the response to EAF question # 2
- 12. Correct the response to EAF question #16
- 13. The proposed subdivision is an unlisted action under SEQ. The review can be uncoordinated, and no circulation to other agencies is required.
- 14. The EAF should be revised prior to next meeting

Mr. Wallace stated that they will have clarification and all issues will be addressed.

Next item on the Agenda was:

**Sign Permit Application – Pleasant Valley Pizza, Antigone Plaza, Located at: 1903 Route 44, Pleasant Valley NY 12569**

Mr. Astrit Gecaj the applicant and Ms. Debbie Maggiacomo of Quick Signs, presented the application.

Mr. White stated that though he cannot open his Pizza place right away, as he has to clear few issues with the Health Department, but he would like to apply for the sign permit. This is a mounted sign on the roof.

Mr. Nelson, stated that the definition of roof in our code does not tell whether it includes the overhead coverage of a porch or sidewalk area.

Ms. Maggiacomo, stated that they would be ok to place the sign on the wall instead of the roof.

The Chair invited board members for their comments.

Mr. Gordon added that the way the building is built there is no place for signs. The entire front is visible from Rt 44.

A motion was made by the Chair to approve the sign with the change that this sign will be wall mounted on the wall of the second story just above the store and not roof mounted. The motion was seconded by Mr. Gordon and was approved 5-0.

A Motion was made by the Chair to change the date of the April Planning Board Meeting from April 12, 2016 to April 20, 2016. The motion was seconded by Ms. Patterson and was approved 5-0.



A motion was made by the Chair to approve January 12, 2016 Planning Board minutes of meeting, with corrections. It was seconded by Ms. Prunty and was approved 5-0.

**Next was – The Fence Code**

Mr. White stated that the Town Supervisor Mr. Figliozzi wanted Planning Boards input/comments regarding the revised Fence Code.

The Board was handed out the copy of the revised sign code. They will be submitting their opinions/comments to the Board Secretary.

A motion was made by the Chair to enter into executive session, seconded by Ms. Dyson and was approve 5.0.

A motion was made by the Chair to come out of the executive session, seconded by Mr. Gordon and was approve 5.0.

**Minutes of January 12, 2016, Planning Board Meeting**

A motion was made by the Chair to approve January 12, 2016 Planning Board minutes with corrections, the motion was seconded by Mr. Michael Gordon and was approved 5-0.

The Chair made a motion to close March 8, 2016 Planning Board meeting, it was seconded by Ms. Trish Prunty and wad approved 5-0.