

**PLEASANT VALLEY PLANNING BOARD MINUTES**  
**JUNE 14, 2016**

A regular meeting of the Town of Pleasant Valley Planning Board took place on June 14, 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
		Robert Fracchia
		Heather Patterson
		Trish Prunty
		Joy Dyson
Board Members Absent:		Norman Mackay
Staff:		Michael White
		Sonia James
	Consultants:	Jim Nelson, PB/ZBA Attorney
		Liz Axelson, PB Engineer

Chairperson Ms. Rebecca Seaman called the meeting to order at 6:15 p.m. The Chair informed all present that the public hearing for Central Hudson will start at 6:30 as announced.

First Item addressed was:

**Gina's Orchard Sub-division, Located @ 191 Gretna Road**

Mr. Joe McGowan, represented his client and requested extension of the Subdivision Final Plat Approval.

A motion was made by the Chair to extend the approved site plan for another six months. The motion was seconded by Ms. Prunty and was approved 6-0.

**Health Quest Medical Practice – Sign Permit, located @ 2510, Route 44, Salt Point**

Mr. Joseph Sinisi represented Health Quest. Health Quest added a panel sign to the monument directory sign for the plaza located at 2510, Route 44, Salt Point which incorporated the three color logo of Health Quest. The applicant failed to apply for a permit for the sign and is now before the Board.

The Chair explained that it was the practice and precedence of the Board to require conformity of color on directory signs. This is for aesthetic reasons and for consistency in approach to maintain a certain appearance in commercial

areas. The Chair explained that a wall sign for the business would be acceptable as presented, but the Chair informed the Applicant that the Board requested that the Applicant change the directory sign to green and white to match the already existing signs

The Applicant stated that the logo was important to generate business traffic to the business location in the plaza. The Chair stated that all business's would have the same desire to attract clientele; for that reason the wall signs for each individual establishment are not uniform, but incorporate the individual coloring and or logo of each business.

It was determined by the Planning Board and has been the consistent practice under the current zoning code, that directory signs with a uniformity of color are more aesthetically pleasing and are consistent with the desire to improve the appearance of the commercial areas of the town. The Planning Board should observe the precedence set with previous

The Chair suggested green letters with white background. After discussion with the board, it was agreed that there was precedence to allow the applicant to switch the coloring from green background with white lettering, to a sign with white background and green lettering.

Mr. Sinisi stated that he would have to go back to his executives for their approval for the change in colors. In the meanwhile the Board agreed to approve the sign so that the applicant could proceed if desired.

A motion was made by the Chair to approve the sign with the lettering in Green that would match the existing green on the sycamore plaza with white background. The motion was seconded by Ms. Dyson and was approved 6-0.

#### **O'Hallaran Circle Fence, located @ 410 North Avenue**

Mr. Daniel R. Flannery represented O'Hallaran Circle requesting installation of stockade style fence 300' long. Fence will be 6' high and sits on top of a 2-3' manicured earthen berm to buffer noise.

Ms. Axelson stated that this was a minor site plan modification.

Ms. Prunty asked the applicant why they were not planting trees instead of a fence.

Mr. Flannery's response was that it would take a long time for trees to grow, but they do plan to plant trees as well.

Ms. Dyson and Mr. Fracchia were not in the favor of stark white fence and suggested darker shade.

The Chair suggested amending the color to dark brown instead of white.

It was noted that this application met the requirements for a minor modification to site plan as there would be no major structural change, no change in traffic, lighting, or in the nature of the business. The action was a Type 2, not requiring SEQRA review and any requirement for a public hearing was waived by the Board. So moved by the Chair, motion was seconded by Mr. Gordon and was approved 6-0.

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

The Chair reminded all present that this was a continuation of last month’s public hearing. She stated that the Applicant will not respond to any comments made by the public at tonight’s continuation of the public hearing. The Chair further added that the Public Hearing will be re-opened tonight and then adjourned until July 12, 2016 Planning Board meeting. Notice for the public hearing will not be re-circulated as the Public Hearing was never closed.

A Motion was made by the Chair to open the public hearing, it was seconded by Ms. Prunty and was approved 6-0.

The Chair invited the Public to offer their comments.

Mr. Richard Barrett of 151 Pleasant View Road inquired ~~that~~ when did the SEQR process opened/closed.

The Chair explained that the Town of Pleasant Valley’s Planning Board did not have a vote as to the SEQR determination as Town of LaGrange is the Lead Agency. They do not need Pleasant Valley’s approval to close the SEQR process.

She further added that all the comments will be forwarded the Town of LaGrange, we have already submitted the Boards comments to LaGrange. Mr. Barret stated that in April 21<sup>st</sup> minutes of LaGrange Planning Board meeting stated that the Central Hudson met with all the property owners. I have never been contacted by any of Central Hudson’s officials. No one met me at my premises.

The Chair stated that once Central Hudson provides us with the updated Site Plan we will be in a position to question them. We can request Central Hudson through their lawyers to meet with you at your premises, and discuss pole placement and debris issues.

Mr. Barret requested the Planning Board members along with the Central Hudson representatives to meet with him and few of his neighbors at their premises, to see his property and other neighbor's property in disaster, by the mess created by the Central Hudson clearings.

The Chair stated that this would be discussed with Central Hudson and the Board to visit the sites.

Mr. Barret further added that there was a material storage that does not show the right of the way. It looks like they will work out from there for next 12-18 months. Also Central Hudson is spraying and killing the trees. I am not in a favor of them spraying on my property.

He also added that the right of the way is not cleared properly.

The Chair stated that the Board has no right to stop Central Hudson from clearing their right of the way.

Mr. Arthur Sirois of 117 Valley View Road, stated that few years back, Central Hudson trimmed the whole growth of trees, so I had Central Hudson plant flowers, those are dying and the privacy fence too is gone, that used to keep our dogs from getting into others properties.

Mr. Fracchia commented the a Central Hudson lineman should be present at the premises when the Board visits the sites

Mr. Nelson stated that the Board has to be careful during the site visit, what can and cannot be done while visiting a site. There are rules and protocols we need to follow. We cannot promise if the meeting can arranged before July 12, 2016 PB meeting.

The Chair added that the Board member cannot comment on their finding, they will just be there to observe.

Robert Renda of 156 Pleasant Valley Road, stated that he has a 6' fence on his property and was not sure whether that would stay or not.

Mr. Barret stated that the Town of LaGrange had an understanding that Pleasant Valley did not have noise ordinance. Central Hudson should work Monday thru Thursday 10 hours a day.

Mr. White stated that Town of Pleasant Valley definitely has a noise ordinance from 8 a.m. to 8 p.m.

Mr. Barrett said they Central Hudson cut 25' into his property now he can see into his neighbor's yard, maybe they can put a 500' fence or any type of landscaping to ensure privacy.

A Motion was made to adjourn the Public hearing till July 12, 2016 @ 6:30 p.m. it was seconded by Mr. Gordon and was approved 6-0.

**Four Brothers Pizza, Located at: 1890 Rt. 44 – Side Entrance**

The Applicant Requests approval for 7x7 feet Exterior Entrance Foyer on the Side of the Building.

Mr. Apostolos Stefanopovlos presented this application along with his Engineer Mr. George Tsinias. He stated that they needed this extension in order to conserve energy in winters to keep the heat inside the building.

The Chair invited Ms. Axelson to share Morris Associates comments.

Ms. Axelson stated that the proposal to construct a new foyer appears to be acceptable, and shall be treated as a minor modification, no SEQRA or Dutchess County Planning referral was required.

A Note for record was made by the Chair that this application was in compliance with the requirements of the Zoning Code for a minor modification to the site plan.

A Motion was made by the Chair to waive the Public Hearing and to treat this application as a Type 2 action not requiring SEQRA review, it was seconded by Ms. Prunty and was approved 6-0.

A Motion was made by the Chair to approve the minor modification site plan under conditions specified as per the attached resolution. The motion was seconded by Mr. Michael Gordon and was approved 6-0.

**Camp Nooteming – Site Plan - Located at: 116 Scout Road, Salt Point**

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, and Mr. David Horton, Scout Executive/CEO of Boy Scouts of America 6, Jeanne Dr. Newburg NY 12550, represented Notteming 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 alter the site plan by adding the following:

- Medical Center
- STEM Building
- Dining Hall
- Swimming Pool plus Bath House
- Storage room

They seek approval for all buildings.

Ms. Dyson wanted to know the storage for ammunition. She was concerned about accidents.

Mr. Horton informed that in last 40 years since the camp started there has never been any incident involving the fire arms. Storage building will be fire proof with fireproof safes for storage of ammunition and archery material. There would be around 200-250 overnight residents.

The Chair was concerned about the overflow of the parking, and impervious surface.

She was told that most of the parking spaced would not be paved.

Ms. Axelson read a letter from Mr. Setaro (attached).

A Motion was made by the Chair to close the Planning Board Meeting, it was seconded by Ms. Patterson and was approved 6-0.