

PLEASANT VALLEY PLANNING BOARD MINUTES

JANUARY 10, 2017

A regular meeting of the Town of Pleasant Valley Planning Board took place on January 10, 2017 at the Pleasant Valley Town Hall, located at 1554, Main Street, Pleasant Valley, New York 12569.

Present:	Chairperson:	Rebecca Seaman
	Boardmembers Present:	Michael Gordon TrishPrunty Robert Fracchia
	Board Members Absent:	Norman Mackay Heather Patterson Joy Dyson
	Staff:	Michael White Sonia James
	Consultants:	Peter Setaro, PB Engineer

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

Appointment of Planning Board Engineers and Lawyers

A motion was made by the Chair to Approve Van de Water to continue to act as Planning Board Lawyers for 2017, motion was seconded my Mr. Gordon and approved 4-0.

A motion was made by the Chair to Approve Morris Associates to continue to act as Planning Board Engineers for 2017, motion was seconded my Mr. Fracchia and was approved 4-0.

Pleasant Valley Free Library

Mr. Dave Kruger, represented the library. He requested to postpone the public hearing till February 2017, as the Library Board and Lawyers are in a process of meeting with the Presbyterian Church's Board and Lawyers.

A motion was made by the Chair to authorize the public hearing for either February or March 2017, the library will coordinate with the Planning Board Secretary as to which month will denigrate. Motion was seconded by Ms. Prunty and was approved 4-0.

Dunkins Donuts

Mr. Scott Stanton of DASCO signs represented the applicant. He stated that they were applying for two signs:

- (i) Monument: 2'x6' – 12 sq. feet
- (ii) Wall: 35" x 95" – 24 sq. feet

The Chair invited Mr. White, Zoning Administrator for his comments.

1. All existing signs non-compliant must be removed prior to action on the part of the board pursuant to the town code.
2. Adding Dunkin Donuts sign to the Monument will make it not increase the overall size of the monument sign but will increase the size of signage display
3. Proposed wall sign is code compliant in size but the space occupied by the words and logo is larger they allowed by ordinance
4. Both signs are externally lit, which complies with the town code.

Mr. Stanton stated that the town ordinance refers only to lettering, which does not exceed 60% as the symbols are not counted.

Mr. White clarified that the symbols are counted as lettering as well.

The Chair stated, in absence of Planning Board legal counsels the Board would accept the interpretation that the logo is not part of the restriction on space coverage for lettering. As this sign is prior non-conforming sign, which is not being rebuilt or modified in overall size, the panel may be added at this time.

A motion was made by the Chair to approve two signs as submitted, the panel to be added to the monument sign as part of a pre-existing non-conforming Monument Sign. Motion was seconded by Ms. Prunty and approved 4-0.

Snyder's Sub-Division

Mr. Brian Franks represented the applicant. He stated that he was before the Board with the revised sketch plan for approval.

A motion was made by the Chair to approve the sketch plan and to approve Snyder's Sub-Division to advertise for a Public Hearing to be held on for February 14, 2017, it was seconded by Ms. Prunty and approved 4-0.

ECM Realty LLC

Mr. Brian Franks represented the applicant. He stated that his client wanted to build a warehouse, they would need Special Use Permit as well as Area Variance approval from the Zoning Board of Appeals.

Mr. Setaro's comments:

1. The EAF is acceptable, the ZBA will need to issue a variance for the side yard setback.
2. The application will need to be submitted to the Dutchess County Planning for a 239M referral.

3. Highway Superintendent should be contacted for approval of the new driveway access and to discuss drainage.
4. Applicant should review past drainage/infiltration
5. Grading of the parking lot should be reviewed further
6. Landscaping plan should be reviewed

A Motion was made by the Chair to assume lead agency status, it was seconded by Mr. Gordon and approved 4-0.

A motion was made by the Chair for a positive recommendation to the Zoning Board of Appeals for approval of the side yard setback variance and for the Special Use Permit. It was noted that any change in the site plan would void the Special Use Permit, as the permit will be specific to this site plan. The Motion was seconded by Ms. Prunty and approved 4-0.

Minutes of PB Meeting

A motion was made by the Chair to approve Minutes of December 13, 2016 Planning Board Meeting, it was seconded by Mr. Fracchia and approved 4-0.

A motion was made by the Chair to close the meeting it was seconded by Mr. Fracchia and approved 4-0.