

PLEASANT VALLEY PLANNING BOARD MINUTES

APRIL 10, 2017

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

Present:	Chairperson:	Rebecca Seaman
	Boardmembers Present:	Trish Prunty
		Michael Gordon
		Joy Dyson
		Heather Patterson
		Robert Fracchia
	Board Members Absent:	Norman Mackay
	Staff:	Michael White
		Sonia James
	Consultants:	Pete Satero, PB Engineer
		Jim Nelson, PB Attorney

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

ALKL

Mr. Jim Klein presented this application.

The Chair invited Mr. Nelson for his input, he stated that this site plan goes back number of years. Originally the site was owned by Mr. Gasparo than it was bought by Mr. Klein. As per code, the site plan can only be extended for one year. Site plan was approved in 2015 and was given an extension in 2016. Now this will be treated as a new site plan with new fees, which were submitted by the applicant to the Zoning Administrator along with the new application, with the understanding that

a request is made for a site plan extension in 2018, the anniversary date will be will be April 14th.

The Chair added for the record that as our code does not allow more than 1 extension. This is not subject to a waiver or variance by the ZBA. We can accept this as a new application, while recognizing the former site plan as there has been no change.

A motion was made by the Chair for Ratification of the SEQR review of the previous plan, also to waive the Public Hearing and other procedures, the motion was seconded by Ms. Prunty and approved 6-0.

A motion was made by the Chair to approve the Site plan in the same form as initially submitted, it was seconded by Ms. Dyson and approved 6-0.

Atkins/Town of Pleasant Valley – Lot Line

A Motion was made by the Chair for Mr. Gordon to act as the Planning Board Chair as Ms. Seaman had to recuse herself, the motion was seconded by Mr. Fracchia and approved 6-0.

Mr. Kirk Horton represented the applicants. He stated that 0.9 acres of land was to be donated to the Salt Point Fire Company by the Owner Ms. Elizabeth Atkins. Therefore the lot line has to be realigned.

Mr. Setaro's Comments:

1. No comments on EAF as no land disturbance is propose. The project is unlisted action Planning Board is the only approving agency, therefore this will be an uncoordinated review.
2. Consent form from the Town of Pleasant Valley is required

3. The submittal and plans show consistency with the criteria for a waiver, therefore no need for a public hearing.

A motion was made by Ms. Prunty for the approval of the Negative Declaration it was seconded by Ms. Dyson and approved 5-0.

A Motion was made by Ms. Prunty for the Final Approval of the Lot Line adjustment, it was seconded by Mr. Fracchia and approved. 5-0.

Camp Nooteming – Welcome Center

Mr. Fellenzer represented his client Camp Nooteming and explained that they are proposing 2100 sq. ft. welcome center consisting of administration offices, camp store, kitchen, bunk room and great room on upper level and comfort station with toilets and showers on lower level.

Following were Mr. Setaro's comments:

1. The RA (Rural Agricultural) zoning district; and supplemental zoning requirements for camps have been addressed.
2. Add an asterisk to the 94.3' setback to properly denote that it is an existing, non-conforming condition.
3. Confirm there will be no wall-mounted lighting; or add wall mounted fixtures to the plans with specification.
4. Dutchess County Health Department approval is required.
5. EAF was revised
6. The site is contiguous to the Taconic State Parkway, which is listed on the National and State registers of Historic Places. Sites easterly border is adjacent to the Taconic State Parkway. However the proposed welcome center and improvements are located on the western side of the site approximately 0.48 miles from the boundary. Due to intervening vegetation

and terrain, the proposed Welcome Center would not be visible from the Taconic State Parkway.

7. This is an unlisted action and an uncoordinated review.

A Motion was made by the Chair to approve the Negative Declaration it was seconded by Mr. Gordon and approved 6-0.

Motion was made by the Chair to grant the final approval it was seconded by Mr. Fracchia and approved 6-0.

Pre-App - Lot Line Adjustment – Mike Cosensa/Ruth Curtis

Mr. Mike Cosenza presented his application and informed that he wanted to buy 0.29 acre of his neighbor's lands and thus was seeking a lot-line adjustment. He was informed by the Chair to submit his application with fees and escrow. As this is not a major project, it is anticipated that a public hearing will not be needed.

Continued - Public Hearing - Pleasant Valley Free Library

Ms. Dyson recused herself for this agenda item.

Mr. Rob Turner, Architect presented the Shared Parking Report for the First Presbyterian Church, St. Stanislaus Church and the Library. He stated that this report is drafted as per the request of the Planning Board Chairperson Ms. Rebecca Seaman.

Shared Parking Report

The Pleasant Valley Free Library entered into a lease with the First Presbyterian church of Pleasant Valley in 1972 and has been operating in its current facility for almost 45 years. The combined parking lot currently contains 35 parking spaces. Parking has also been made available by neighboring St. Stanislaus Church and is also available within the right of way along Route 44. There are about 12 parallel parking spaces available directly in front of the church.

As there is no specific parking code provision for the Library parking spaces. A survey was done within the Dutchess County. In Town of Poughkeepsie 2 parking spaces are required per 1000 new square feet of construction. As per this code the parking spaces required for the 2627 new Sq. Feet will be 6.44 additional spaces will be needed to satisfy the requirement of this new addition. Depending on the final plan to be agreed upon by the Presbyterian Church, 7-10 additional parking spaces can be created. Thus bring the parking lot capacity to 45 spaces from 35 spaces, including existing 5 handicap parking spaces. Also with adding 12 on street parking spaces as previously mentioned the immediate parking space capacity for these two uses will be 57 parking spaces.

It is also important to know that the library is not open on Sundays, or after 4 p.m. on Saturdays or after 6 p.m. on Fridays, times when regular church services occur, Regular scheduled programs at each entity are all low volume events., parking challenges do not exist during the weekdays, it is the evening hours where more parking challenges exist. It appears that Thursday nights has the most regularly scheduled activities, between the hours of 6-9 p.m.

The Chair stated that a consent letter was required from St. Stanislaus Church to consider those parking spaces on the library extension Site Plan., if they will be indicated on the minimum required number.

Mr. Dave Kruger, Chair Library Board, informed that the Library was working on this and have contacted the St. Stanislaus church diocese with the request.

Mr. Setaro stated that his office needed more time to go through the parking report as it was submitted only the Friday before.

Mr. Nelson wanted to know if the ratio for parking would be for the whole building or just the addition.

For the record, the Chair stated that the public hearing has been opened and adjourned a number of times, Planning Board is not trying to delay the site plan approval process but wants to make sure it is done correctly. Once the decision is made it has to be in an agreement with the Church. The Planning Board is still not in a receipt of the Letter of Agreement from the Presbyterian Church.

A Motion was made by the Chair to re-open the Public Hearing, it was seconded by Mr. Gordon and approved 5-0.

Dave Kruger, stated that the library wanted to request a conditional approval, as it is very frustrating not to do anything, the Library cannot start the fund raising until the Site Plan is approved.

The Chair stated that a meeting was arranged by the Planning Board between the Library and the Church for both the parties to look at their parking needs. That study was provided to us Friday night. We cannot make a decision without giving the Planning Board engineer an opportunity to review the report.

Mr. Gordon added that the Board loves the Project, but we are required to do this by the Codes.

Alexandra Hoffman wanted to know if any studies have been done for Sundays parking requirements.

She was told by the Chair that as Library was closed on Sundays the Board would not take this into consideration.

Barbara Shapley, said that the Library has to pay a lot of fees to the consultants. She informed that she arranges seniors Brain games, initially the group would meet at the library but because of the shortage of space they had to move to the Town Hall.

Judith Graddis, stated that the parking problem is only on Thursdays evening for about 3 hours. She added that she would like to see more collaboration between the Church and the Library, as an expansion to the library will be an asset to everybody.

Kathy Kruger stated that she volunteers gardening for the Library and parks her truck towards the St. Stanislaus Church, no one ever raised any objection to that, we all work together. I do not see any big issue with the parking and why we cannot continue to work together.

Linda Morrow stated that the library holds two book sales per year, it is very difficult to carry heavy books up and down the stairs, and therefore an elevator is a necessity also the book sales generate about \$20,000 a year, for the library.

Bethany Lowe informed the Board that the Library is not going to break the ground any time soon. But all the delay in approving the site plan is ridiculous and waste of time, all we want is to get an approval to raise money for the renovations.

The Chair emphasized on the fact that the Board was just following the procedure that is done for every Site Plan application submitted before the Board. The Board cannot take into consideration, the parking lot, unless the Planning Board Engineer agrees with the study which was just submitted before the meeting, thus not allowing enough time for a review of the study. A conditional site plan approval can be granted but we need a letter from St. Stanislaus that there parking spaces can be added to the Library Expansion Site Plan. The Board does not have any right to allow people to park on other property without the owner's consent. The Presbyterian Church supports the project but are worried about their congregation members, as one of their members was injured while crossing route 44. The Library

has a lease on their site, they are not the owners, and Planning Board has nothing to do with the delay as to any consent from the Presbyterian Church.

Bethany Lowe said that the library is trying to do everything correctly.

Mr. Gordon stated that actions of the Planning Board will set a precedence, and the Board must be careful not to set any unlawful precedence.

Faith Vasti stated that she is aware of the facts that the Planning Board has rules and regulations to follow. We are accustomed to being a good neighbor. It seems that the biggest problem is the Presbyterian Church. They had classes there and lots of parking spaces were taken over by those attending.

Alexandra Hoffman stated that the library should go to Church to voice their concern instead of Planning Board.

Gail Rau – trustee of library board - stated that she thought that there was no parking code in the Town of Pleasant Valley.

The Chair informed her that there is a very specific parking code for the Town but a space number is not designated for library use.

Mr. Setaro stated that there is no specific parking code for libraries in the Town of Pleasant Valley.

Danielle Pulice, Library Director, stated that she had compiled most of the statistics for the parking report submitted to the Planning Board. There are enough parking spaces, if Thursday is a problem we are going to close early.

The Chair stated for the record that the Board appreciates all concerns but cannot close the Public Hearing.

Mr. Fracchia stated that as soon as the Library has more information to share with the Planning Board they should submit that right away, instead of waiting till the last moment.

The Chair stated that the Presbyterian Church has to give the library a final approval under the lease, after a conditional approval is given.

The Chair stated that it was good to see the support of the residents are giving to the project.

A Motion was made by the Chair to adjourn the public hearing to May 9, 2017. Motion was seconded by Ms. Patterson and approved 5-0.

A Motion was made by the Chair to Close the April 10, 2017 Planning Board Meeting, motion was seconded by Mr. Gordon and approved 6-0.