

PLEASANT VALLEY PLANNING BOARD MINUTES

MAY 9, 2017

A regular meeting of the Town of Pleasant Valley Planning Board was held on May 9, 2017 at the Pleasant Valley Town Hall, located at 1554, Main Street, Pleasant Valley, New York 12569.

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| Present: | Chairperson: | Rebecca Seaman |
| | Boardmembers Present: | Trish Prunty |
| | | Michael Gordon |
| | | Joy Dyson |
| | | Heather Patterson |
| | | Robert Fracchia |
| | | 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.

A motion was made by the Chair to go into executive session, Ms. Dyson was recused, motion was 2nd by Ms. Prunty and approved 6-0.

A motion was made by the Chair to exit the executive session it was seconded by Mr. Gordon and approved 6-0.

First item on the agenda was:

Cosenza/Curtis Lot Line Adjustment

Mr. Cosenza presented this application.

The Chair invited Mr. Setaro to offer his comments:

1. Proposed Lot Line Adjustment would not affect any remaining archeological resources.

2. The project is an unlisted action, Planning Board is the only approving agency, and therefore, this will be an uncoordinated review.
3. Clarify the discrepancy conveyed between the lots
4. Resulting lot area should be shown in the Site data table
5. Note any preexisting conditions on the map
6. Add actual building height values in feet for the tallest structure on each resulting lot in the row for maximum height
7. Check and correct Curtis parcel address
8. The planning Board approval “Block” should read “2017”
9. Waivers requested seem reasonable as both existing complying lot areas will remain complying with a more reasonably sized lot for Cosenza; and no physical changes are proposed on either lot.

The Chair added for the record that there will be no land disturbance.

A motion was made by the Chair to approve the Negative Declaration, it was seconded by Mr. Mackay and approved 7-0.

A motion was made by the Chair to approve grant the Final Approval, it was seconded by Mr. Gordon and approved 7-0.

J. P. McHale Pest Management Inc.

Mr. Douglas McHale presented this application and stated that the monument sign is preexisting he just needs to change the sign.

Mr. White state that the sign is code compliant.

Mr. Setaro added that some repairs and paint job needs to be done on the sign structure.

A motion was made by the Chair to approve the sign permit application, it was seconded by Ms. Prunty and was approved 7-0.

Four Brothers Pizza – Sign Permit

Mr. Stephanopoulos presented this application and stated that they were before the Planning Board in November 2017 and wanted to place the sign on the roof, which was rejected by the Board, therefore they came back with the new place where the sign will be placed on the canopy on the door.

Mr. White stated that the sign was code compliant.

The Chair stated for the record that this Board may grant permission to businesses to have 2 signs when conditions indicate a second sign would be beneficial. As this is a faster moving traffic area on Route 44, higher signs are more visible.

A motion was made by the Chair to approve Four Brothers Pizza to put the sign over the doorway entrance because of better visibility of the sign, motion was seconded by Ms. Patterson and approved 7-0.

The Chair added for the record that only gooseneck or back lighting is approved as per the Town Code.

Pleasant Valley Free Library

Ms. Dyson recused herself from this item on the agenda.

The Chair stated for information that this is a continuation of the Public Hearing. She invited Mr. Setaro to offer his comments.

Following were Mr. Setaro's comments:

Morris Associates reviewed the Shared Parking Analysis prepared by the Applicants Architects dated April 7, 2017. Although they agreed with the general conclusion of the study, Morris Associates carried on their own parking analysis and calculated the parking requirements a little differently.

Mr. Setaros stated that regardless of any conclusion, there will be times during weddings, funerals and possibly other church activities where the Library and the Church will have to cooperate and work together to accommodate these special events. Following is their parking analysis from Morris Associates:

1. Keeping in mind the Square Footage of the Library, which is 7200 sq.ft. After going thru (i) Institute of Traffic Engineers – Parking Generation publication, which allows 2.61 spaces per 1000 Sq.Ft. and (ii) Town of Poughkeepsie Zoning Codes which allows 2 spaces per 1000 square feet. They used 3 spaces per 1000 square feet. Therefore there are 22 spaces required for the additional space.
2. The Presbyterian Church on Thursday night would need 31 spaces, total spaces required by the Library and the Church will add up to 53 spaces.
3. As per the Applicants engineer there are 45 available spaces on site for both the entities.
4. Based on the above there are 53 spaces required on Thursday night, as there are 57 spaces available per the analysis conducted by Morris Associates, there appears to be adequate spaces available for Thursday nights.
5. The applicant is requested to pursue shared parking with the Pleasant Valley Shopping Center as a “buffer” plan.
6. In addition they should pursue a shared parking agreement with St. Stanislaus Church as part of their negotiations for the permanent easement for construction of the sidewalk on their property and the temporary easement for the work area to construct the Library addition footings. This agreement should be considered by the Planning Board as a condition of site plan approval.

The Chair stated that the Board was in receipt of the Letter from St. Stanislaus Kostka Church, dated May 2, 2017, stating that the Church has no objection to the Planning Board continuing to review the application, including a draft site plan showing the proposed parking lot expansion onto the Parish’s property.

A Motion was made by the Chair to re-open the Public hearing it was seconded by Mr. Gordon and approved 6-0.

Hearing no one approach to speak, the Chair made a motion to close the public hearing, it was seconded by Ms. Prunty and approved 6-0.

Mr. Tinkelman, applicant's engineer, thanked the Board for arranging the meeting between the Presbyterian Church and the Library regarding the parking issues. He further added that he appreciates the Planning Board's Engineers very conservative comments. Mr. Tinkelman stated that the applicant is not comfortable stipulating an exact number of recorded parking spaces specified by easement with St. Stan Church for the library in the final resolutions. He was hesitant that the library will not be able to reach an agreement from the archdiocese for a recorded number of spaces subject to a permanent parking easement.

The Chair explained that the Planning Board cannot remove a condition the Board feels is necessary on the basis that the condition may not happen. The Library has a couple of years to do more research on the parking issue. This condition is something the Board feels is necessary for the overall benefit to the site plan. Library will need a recorded easement for the construction of the sidewalk anyways. Plus a new entrance towards the east will be created, therefore we need to put recorded parking spaces on the site plan to facilitate that entrance. These conditions should be added as a permanent easement, in case the Church ceases operation and the land is sold you will still have the parking access as a permanent easement would run with the land.

Mr. Kruger informed the Board that the easterly entrance will be used as an exit only. He further stated that the Library is collaborating with the St. Stan Church to remove the "Asbestos" house.

Mr. Tinkelman stated that if the cottage belonging to the Presbyterian Church is removed at some time in the future, there is will more parking spaces available.

Mr. Nelson added a clause "4.a." to the conditional approval resolution set forth in the resolutions attached as an exhibit.

Mr. Setaro stated that once the house is demolished the amended site plan should be submitted to the Planning Board.

Mr. Nelson stated that the Planning Board would be more comfortable with the range of recorded parking spaces to be added to the conditional approval.

A motion was made by the Chair to approve the Negative Declaration, it was seconded by Ms. Prunty and approved 6-0.

Mr. Nelson dictated the additional 4.a. clause to the conditional final approval and further noted for the record that the actions taken by the Planning Board do not affect anyway to the rights of the Church pursuant to the lease agreement between the Presbyterian Church and the Library.

A motion was made by the Chair to approve the Conditional Site Plan Approval, it was seconded by Mr. Mackay and approved 6-0.

A motion was made by the Chair to grant a 5 year period expiry period for completion of substantial construction plus 2 one year extensions (total of 7 years), motion was seconded by Ms. Prunty and approved 6-0.

A motion was made by the Chair to close the meeting it was seconded by Ms. Patterson and approved 7-0.