

Village of Pawling Planning Board Minutes

Date: July 11th, 2023

Present: Robert Pfister Jr., Chairman
Lou Musella, Member
Peter Pennelle, Member

Absent: Jean Milord, Member

Also Present: Dave Daniels (Village Council)
Caren LoBrutto (Village Planner)
Curt Johnson, J Group Designs LLC/Architect (Applicant Representative)

**APPROVED BY THE
VILLAGE PAWLING
PLANNING BOARD**

On, **Tuesday, July 11th, 2023 at 7:00 PM**, the Planning Board met at the Village Hall. The Meeting was called to order by Robert Pfister, Chairman and began with roll call as indicated above and The Pledge of Allegiance.

Approval of Minutes

Member Lou Musella made a motion to approve minutes of June 13th, 2023 Planning Board meeting. The motion was seconded by Member Peter Pennelle. The motion passed with all present members in favor.

Sketch Conference Application

Owner: KJ Rant Realty

Project Name: Pawling Commons

Location: 63, 67 & 71 East Main Street

Parcel ID/Zoning District: 7056-05-101917/B-1

The existing site plan consisting of a mixed use development (residential, multi-family and commercial) was amended and approved February 8, 2022. Current Sketch Plan application is for Site Plan Amendment for the expansion of parking from 112 (5 handicap) parking spaces to 156 (7 handicap) parking spaces.

Mr. Johnson presented the proposal to the Planning Board stating that in addition to increased parking, he feels it will offer better circulation around the buildings. The Board agreed.

Village Planner, Caren LoBrutto said there is a good amount of buffer for the adjoining properties to the north but should also include landscaping for screening. Discussion ensued regarding the different options for landscape screening including the installation of fencing. Mr. Johnson agreed.

Ms. LoBrutto said with the expansion of parking creating additional impervious, she asked Mr. Johnson how the applicant will address storm water runoff. Mr. Johnson replied there's no underground detention on site presently, there are catch basins that funnel storm water to the street. This would give us the opportunity to install underground detention. Mr. Daniels asked Mr. Johnson to touch on the past issue with runoff on

Village of Pawling Planning Board Minutes

Sunset Avenue. Mr. Johnson explained that a catch basin was installed which is now running drainage to the front of the site on East Main Street away from Sunset Avenue alleviating the problems with runoff onto to Sunset Avenue. I think that issue has gotten a lot better for the residents on Sunset, I haven't heard any complaints. We're looking to upgrade that system and potentially install underground drainage structures which will assist with drainage on the entire site. Ms. LoBrutto mentioned that storm water should be reviewed by Village Engineer, Ed Larkin. Mr. Johnson agreed and said we're also going to have inside engineering looking at this as well.

Ms. LoBrutto asked why the applicant feels they need more parking. Mr. Johnson replied that it would improve circulation around the site; provide more parking for guests of residents and future occupants of the commercial spaces as well as possibly provide additional parking for the Village center. Ms. LoBrutto pointed out that sometimes tenants don't want to share their parking. This is something that should be considered moving forward.

Ms. LoBrutto asked what has changed on the site since they last appeared before the Planning Board. Mr. Johnson replied that the bank closed and left the site leaving the possibility for potential restaurant with outdoor dining space. He also stated that the layout of the 67 (old AG Market) building was reduced to provide for a more realistic footprint for residential units, the units were extra deep and unusable. Ms. LoBrutto said you have to stick with the footprint because that's part of the historic approvals. Mr. Johnson, correct.

Ms. LoBrutto asked Mr. Johnson to confirm that area variances will not be needed for lot and building coverage. Mr. Johnson replied, yes, but I think we're good with that.

Ms. LoBrutto asked if the pass through area by the former bank to the right on the north side of this site is proposed to be one way or two way. Mr. Johnson replied it is the applicant's intention to keep it one way.

Ms. LoBrutto commented about the dumpsters being placed in multiple location and suggested the applicant consider the idea of placing the dumpsters in a centralized location to minimize the "gross effect" of a refuse enclosure. She said it obviously makes it inconvenient for one or another entity but refuse enclosures have to be enclosed with something and its best if they're landscaped but we might just consider whether it makes sense to combine some. Mr. Johnson replied, yes, we can think about that. Ms. LoBrutto said what about propane tanks. Mr. Johnson said we'll have to relocate them somewhere.

Ms. LoBrutto commented that the amendment of a site plan provides Planning Board with the opportunity to re-address landscaping and lighting. She stated that because the prior amended site plan was approved and the changes that were sought didn't affect lighting, the Planning Board didn't really take a hard look at that as part of the last amended site plan review. At that time the Planning Board felt it was under lit in some places, so as part of this review the Planning Board will be providing greater guidance on what is acceptable lighting. Mr. Johnson agreed.

Planning Board Chair Rob Pfister commented that he believes the additional parking would be an improvement to the site. His only suggestion would be to separate residential and commercial parking so they're not fighting over spaces. Mr. Johnson said we might be able to isolate some of these blocks.

Village of Pawling Planning Board Minutes

Overall the Board agreed that additional parking will benefit the site and agreed that it would be feasible for the applicant to move forward with an amended site plan application. Initial escrow for the project was set at set \$6,000.00.

Old Business

Subdivision Application

Project Name: 28 Walnut Street Major Subdivision

Owners: Brian & Jean Senno

Location: 28 Walnut Street

Parcel ID/Zoning District: 6957-20-971145/R3 Zoning District

Ms. Nikolatos informed the Board that she is in receipt of email confirmation that New York State Historic Preservation Office (SHPO) has received the applicant's submission. She is also in receipt of DEC Wetlands and Bog Turtle correspondence forwarded to her by the applicant. She said the applicant is waiting on finalization on these before submitting to the Planning Board for further review.

Adjournment

Member Pennelle made a motion to adjourn until the next Planning Board meeting scheduled for Tuesday, August 8th, 2023. Member Musella seconded the Motion. The motion passed with all present in favor.

Submitted by:

Vivian Nikolatos
Planning Board Secretary