

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	January 12, 2005
Present:	Michael Grogan, Chairman Dr. George Coulter Michael Cerny Janet Couch
Also Present:	Phil DeRosa, Village Building Inspector
In the Audience:	Pete Monteleone Matt Moran, P.M. Herbert Lackner, R.A. Nicholas Pouder, ASLA

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD

On Wednesday, January 12, 2004 at 7:00 PM, the Planning Board met for a regularly scheduled meeting in the first floor meeting room in the Village Hall at 9 Memorial Avenue. The meeting was called to order by Chairman Michael Grogan and began with the roll call as above indicated and conducted by the Planning Board Secretary, Jennifer Zamora.

New Business

Christine Polesovsky Monteleone, Stone Hill Developers Inc.

Rte. 22 and Pine Drive, Grid Number: 7057-17-236132

The team working for Pete Monteleone wanted to present their project to the Planning Board and wanted to get feed back. Matt Moran stated that he had previously spoken with Phil DeRosa and was told that the property was in an R-1 district zone and was told that the Planning Board would probably pass the project over to the Zoning Board. Mike Grogan asked what type of building they are planning to build. He was told a Commercial/Professional office building, 2 1/2 stories. Dr. Coulter asked if the small building would be remaining, the answer was yes. The architect then showed the board the plans for the building. He stated that the drawing has been changed

dramatically. They are maintaining all of the residential yards 60" rear, 20" side. Mike Cerny asked Phil if he was familiar with the master plan and Phil stated that yes he was. Mike wanted to know what Phil's opinion of the project was. Phil said the structure was non conforming and would need a use variance or possibly a special use permit. Mike Cerny said it looked as though there was not one that would apply to the R-1 Zone for an office. Mike asked Phil if there was any topic in the Master Plan about offices. Phil answered yes and that the individual spaces would have to be at least 1500 sq ft. or larger. Phil said he encourages people to try to build structures that confirms with the Master Plan which should then confirm with the zoning. Many individual discussions were taking place at the same time. Phil said that the master plan has helped to turn the village around. Dr. Coulter asked where dose this team go from here? Phil answered that they must go to the Zoning Board to get a use variance. Mike Cerny said that the Zoning Board would attach whatever conditions they want to a use variance and then the team would have to come back in front of the Planning Board for a site plan approval. Mike Cerny asked how long the property was a commercial lot. Dr. Coulter answered for a long time. Mr. Cerny said he drove by the property and noticed that there was a lot of work done there already. Phil said that they had done a lot of clearing. Phil said there was no erosion control put up until the Building Department went to check it out and then it was taken care of. Mike Cerny asked what the law was for that. Phil stated there are steps that are supposed to be taken that were not. Mike C. said that that concerns him greatly how work is done in the village and then applied later. Janet asked what would be happening to the small building. The architect said it would be staying as an office. Mike C. asked how many sq ft. are in that building? The answer was 300. The team asked how they felt about the idea of a residential building on the site vs. offices? Dr. Coulter said it would be best as offices and stores. Mike Grogan also agreed stating it would help the residences of the Village and Town of Pawling. Mr. DeRosa feels a restaurant could also draw business into the village. Mike Cerny is concerned that this building they are proposing could draw small retail business out of the village and would like to avoid that issue. There was a discussion about the widening of Rte. 22. Dr. Coulter told the team to first, go to the Zoning Board all agreed. The architect asked if any paper work was needed. The secretary stated yes

and told them the sewer permit application and sewer hook up application was completed and paid for, but the water permit application was not completed or paid for. Mike Grogan told the team to get in touch with the Zoning Board Secretary Bob Bexley to get on there agenda to present the plan. The secretary told Matt she would give them the phone number and the Zoning Board application. Jennifer asked the team for their business cards. There were several individual discussions going on. Matt said he would come into the office to purchase the Comprehensive Plan. Christine Monteleone walked in with the completed water application and the check. The Board thanked the team for there presentation and they left.

Other Business

Mike Cerny asked the secretary to mail each board member a copy of the Comprehensive Plan. Phil let the board know that there are potential projects that will be coming up to the Planning Board in the near future. There was a discussion of the invoices from Daniels and Porcos. The \$30.00 Parrino bill will be paid from the Planning Board Checking account. The secretary was asked to send an invoice to the Johnson's for \$10.00 and to bill Tom Nicks for \$255.00. Mike Cerny stated that we should only have the attorney and engineer present if necessary to avoid bills. The board agreed. Phil has an appointment with Michael Hayes, the new town attorney and will brief him about the Planning Board. Mike Cerny stated that the board cannot have legal fees occur without an escrow account set up. Mike Grogan feels that the attorneys presence may not be necessary at all, that if an legal opinion is desired we can sent the documents to the attorneys office for the attorneys review and then the attorney could sent us back their comment. Phil said sometimes the attorney needs to be present for discussion. Mr. Cerny suggested we can also ask for an estimate when sending them documents. Mr. DeRosa said once an application is completed and an escrow account is set up, by law and code the Planning Board has a right to bring in professionals to give the Planning Board opinions and the applicant has to pay for those fees accrued. Dr. Coulter asked what the fee for a conceptual meeting is. Jennifer answered \$100.00. Dr. Coulter wanted to know when an escrow account gets to what dollar

amount does it need to be replenished. Dr. Coulter said the attorney and engineer should give an estimate of what the fees will be. Mr. Grogan said once an escrow account gets down to 50% the client should replenish the retainer. The board all agreed to this amount. Dr. Coulter said if there is a surplus when completed the applicant will get a refund. Mike Cerny asked if the Planning Board is given a budget? The Chairman said no. Dr. Coulter said at the next meeting all the members need to be sworn in. The secretary stated that she asked the Mayor and was told no. Jennifer will check with the Village Clerk. Phil suggested that the board together study the Dutchess County Land Use Leaders Training and Certification Program to be able to educate our selves and to become certified with the county. The secretary will mail the packages to the board members. Phil said you have to do 5 out of 8 chapters to become certified and once corrected, you must be certified through the county. The Chairman asked the secretary to check with the village clerk if an outstanding escrow fee could be added to the year end taxes with interest.

Approval of Minutes

Motion to approve the minutes of September 8, 2004 meeting was made by Mike Grogan and approved by Janet Couch. All were in favor and the motion carried.

Adjournment and Next Meeting Date

MOTION by Dr. Coulter to adjourn the meeting. **SECONDED** by Mike Cerny. There was no discussion; all were in favor and the motion carried. The next meeting is scheduled for January 26, 2005 at 7:00 PM.

Submitted by:

Jennifer Zamora
Planning Board Secretary