

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	August 10, 2005
Present:	Michael Grogan, Chairman Dr. George Coulter Michael Cerny Stan Mersand
Also Present:	Phil DeRosa Robert Morini – Owner of Pawling Commons Theresa Ryan – Insite Engineering

APPROVED BY

**VILLAGE OF PAWLING
PLANNING BOARD**

On Wednesday, August 10, 2005 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 Jen Osborn and began with the roll call as above indicated and conducted by the Village Clerk, Jen Osborn.

Pawling Commons

Mr. Grogan opened the Discussion Meeting for Pawling Commons. Mr. Morini, owner and Ms. Ryan of Insite Engineering introduced themselves to the Board and started the meeting by presenting very early sketches of the proposed new building on the Pawling Commons site and Ms. Ryan gave an overview of what was planned for the site and the existing buildings. Ms. Ryan explained that the entrance would be moved to the south of the existing sign thus permitting a better traffic flow. Dr. Coulter and Stan Mersand questioned moving the entrance as it would then be directly opposite private homes. The proposal also called for erecting a new 12, 600 sq.ft. two-story building on the southeast corner of the property. Mr. Morini stated the new building will be essentially office space with light office retail use on the first floor. There will be no change to the footprints of the existing buildings. The use of the back building will be changed from a grocery store to office space. The building will be completely empty out, including the air conditioner units on the roof, and refurbished. They will need a demolition permit. Mr. Mersand defined demolition of the existing building as gutting the inside and removing the existing windows and replacing them with new windows. The architecture of the back building will be slightly changed to conform to the look of the other buildings on the property. The bank will use this existing building and it will house about 35 employees.

The new building will house an investment firm on the second floor and light retail office space on the first floor and an elevator. There will not be much night time traffic. Mr.

DeRosa was concerned about the loading and unloading of trucks. The light retail will be small office retail etc. There would be no concern about loading trucks. Michael Cerny is concerned about drainage, commercial usage and multiple buildings on the lot. Mr. DeRosa had concerns about fire access to the new building and that the proposed new entrance might need to be moved. There will be a lot less traffic than if there were retail as opposed to office building. Mr. Morini confirmed that there would be very few cars coming and going during the day and that there would be adequate parking.

Mr. DeRosa cited Article 13, section 98:65 of the Zoning Code of the Village of Pawling stating that a Site Plan Approval was necessary to move forward. There was much discussion as to whether the project should be looked at as a whole project or should it be taken piece by piece. The majority of the Board agreed it should be viewed as one whole project. Mr. Morini produced pictures of different buildings in village situations. There was discussion as to which one would fit best with the rest of the village and the neighboring houses. Most liked the New England style. Ms. Ryan said the new building would be close to the road and would be landscaped with shrubs and grass. The new building would block the main parking area from the road. Mr. Cerny asked about the lighting. Mr. Morini said there would only be security lights.

Mr. Grogan **MOTIONED** in favor of the project. **SECONDED** by Dr. Coulter. Mr. Mersand approved stating that the few issues can be addressed at a later date. Mr. Cerny approved and stated that the project should be viewed as one project. Mr. DeRosa did not believe a variance was necessary and that the project should be looked at in three steps: 1) Is the project not subject to Site Plan Approval; 2) Is it subject to Site Plan Approval; 3) Must advise applicants what to submit to obtain the approval. Ms. Ryan stated they had a short form environmental study done and she asked about doing the long study. Mr. DeRosa said to use the short form for now and that the board would advise if the long study was necessary once the blacktop was removed.

All board members are in favor of the project. The Secretary asked about an escrow account. Escrow was set at \$2500.

The discussion was opened to the public. Mr. Earl Slocum stated he had a problem with the proposed entrance. The driveway should be off-set and not in front of residential property. This same problem surfaced when the IGA store was proposed. Mr. Morini stated he had no problem with leaving the entrance where it is now. Ms. Tracy Durkin, Village Trustee, would like to see the new building closer to the road to conform to the existing residential buildings on the road. This would also hide the parking. Mr. DeRosa stated he cannot give Site Plan Approval without an OK from the board. He has no problem issuing a building permit for the existing building if he gets an OK from the board. Mr. Morini told the board he could have a plan ready in 30 days or unofficially by August 24th, the next Board Meeting. He was told that the plan must be approved by the Village Engineer, Gene Richards. Dr. Coulter believes that a public hearing would not be necessary for the existing building. Mr. Benson wanted to know why the project needed a Site-Plan approval. Mr. DeRosa referred him to page 35, section 98.65 of the zoning code.

MOTION by Mr. Grogan to approve the minutes of May 11, 2005. Mr. Mersand asked about letters from the neighbors of the Donelan Realty concerning the fencing and landscaping. Mr. DeRosa assured him that the neighbors had signed off on the landscaping project. Mr. Mersand **SECONDED** the motion to approved contingent on the board members receiving a copy of those letters.

The Secretary informed the Board that the Stone Hill Developers replenished their escrow and all bills have been paid.

GEORGE A. APAP, JR.

The Secretary informed the Board that there will be a meeting of the Zoning Board on August 25th at 7:00 P. M. Mr. Cerny, who will not be able to attend the meeting, stated that there should be a more concise description of the plans . The members of the Board asked him to submit his thoughts in writing so they may be presented to the Zoning Board.

MICHAEL CREITOFF

Mr. DeRosa informed the Board that Mr. Creitoff has submitted a Lot Line Realignment proposal for the Board's review. This proposal will be taken up at the next Planning Board Meeting.

ADJOURNMENT AND NEXT MEETING DATE

MOTION by Dr. Coulter to adjourn the meeting. **SECONDED** by Mr. Grogan. There was no discussion, all were in favor and the motion carried. The next meeting is scheduled for August 24, 2005 at 7:00 P.M.

Submitted by:

Mary Heubel
Planning Board Secretary