

2/8/06

 **DRAFT**

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	September 28, 2005
Present:	Michael Grogan, Chairman Dr. George Coulter Stan Mersand
Also Present:	Phil DeRosa, Building Inspector Gene Richards of Dufresne-Henry Engineers Robert Morini, Owner of Pawling Commons Theresa Ryan of Insite Engineering

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD

On Wednesday, September 29, 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 Mary Heubel and began with the roll call as above indicated and conducted by the Planning Board Secretary, Mary Heubel. Mr. Cerny was not present

PAWLING COMMONS

Mr. Morini presented the 2 plans to the Board. Ms. Ryan described the 2 plans in detail. As discussed at an earlier meeting of the Board, the entrance to the property will remain where it is now located. Plan One shows the building up close to the road with landscaping on the road side. Ms. Ryan had sketches from a site in Poughkeepsie. Plan Two has the building set back about 84 feet from the road with parking near the road.

Mr. Grogan expressed the Board's desire to have the property look like the other properties on the road with lawns up front and the parking spaces in the rear. Mr. Grogan questioned whether the building in Plan One could be moved back a little. Ms. Ryan explained that moving the building back a little would cut down on the parking spaces needed to comply with the Code. Mr. Mersand asked about moving the building back 60 feet. Mr. Morini replied that there would be parking spaces lost. He went on to say that Plan Two doesn't work. There would be traffic flow issues if the parking is up front. He believes Plan One with the building up front looks better and that a variance would not be needed if Plan One is used. Plan One will afford better parking and traffic circulation. There was some discussion as to how many feet was needed for parking and turning. Ms. Ryan reported that 43 feet was needed. Dr. Coulter asked about the entrance and Ms. Ryan assured him that the entrance is to remain where it is. Mr. Richards affirmed the photos of the architecture were stunning and in keeping with New England style.

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With everyone agreeing with Plan One, Mr. Grogan explained that putting a lawn and shrubbery up front will keep the property looking like the other properties on the road and the fire trucks will have access to the building. Mr. DeRosa suggested that the applicant talk to the Fire Marshall about access to the building. Ms. Ryan advised the Board that the plans were sent to the Fire Marshall for comment. Mr. DeRosa suggested that Ms. Ryan contact the Fire Marshall letting him know that the Board has accepted Plan One.

Mr. Mersand asked to hear from the neighbors. Mr. Slocum mentioned the lot next to Mr. Duffy's property. Mr. Morini said the lot will be cleaned up.

There was some discussion about the driveway and the idea of moving it a little north. The discussion ended with the driveway staying in its present position.

The Board then discussed the architecture of the 2 existing buildings. Mr. Morini presented rough sketches of the changes to the back building. He explained that the tenant had changed architects and as soon as the new plans are finalized, they will be presented for review and approval. There will also be small cosmetic changes to the side building. In the end all three buildings will look like they all belong together as a village.

Mr. Morini said that progress is being made cleaning out the back building. There was a lot of shelves, refrigerators etc. that needed to be removed.

The Board then took up the number of people that would be using the buildings. Mr. Morini believes the number will probably start around 50 and climb as time goes by.

The Board settled on Plan One. Ms. Ryan asked if the Board would be agreeable to declaring their intent for lead agency for the project to start the review under SEQRA. After some discussion, Mr. Mersand motioned to accept Plan One, and for the Planning Board to declare their intent for lead agency under SEQRA. The motion was seconded by Dr. Coulter, and all were in favor. It was requested that Insite Engineering provide the necessary materials to the Planning Board. Once received, the Board will then circulate the materials to the appropriate County and State agencies.

DONELAN REALTY

Mr. DeRosa commented that the original site plan for landscaping the site was amended. He spoke with Mr. Richards and Norm Benson, the Town Planner/Environmental Director about the amended plans. Mr. Benson was in agreement that the amended plan was better than the original. Mr. Richards reminded Mr. DeRosa that the Planning Board must approve the change as they approved the original site plan. Mr. DeRosa spoke with Mr. Cerny and Mr. Grogan who suggested going ahead with the amended landscaping plan.

Mr. DeRosa explained the differences in the plans. Mr. Mersand questioned the southbound turn out of the property. Mr. Richards replied that the DOT approved the entrance/exit from the property.

Mr. Richards recommended that since the original site plan had the approval of the Board, that the Board should also vote on the amended plan. Dr. Coulter made a motion to approve the amended landscape design, Mr. Mersand seconded and all were in favor. It was noted that the revised design should be attached to the approved site plans.

HEINCHON DAIRY

Mr. DeRosa explained to the Board the steps one must take to put a piece of property in an agricultural (AG) district. He contacted the Farmers' Protection Bureau for information and the Bureau further directed him to check the grid numbers with the county. The large piece with the barn is in an AG district. The smaller piece is not. Mr. DeRosa has also spoken with Mr. Hayes, Village attorney, about Heinchon using part of the barn as an ice cream parlor. Mr. DeRosa went on to say that until site plans are submitted for the ice cream parlor, we can only speculate. He wanted to have as much information possible before the plans were submitted.

Both Mr. Richards and Mr. DeRosa were commended by the Board for all their work.

Dr. Coulter made a motion to adjourn, Mr. Grogan seconded and all were in favor.

Submitted by

Mary Heubel
Planning Board Secretary