

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	July 12, 2006
Present:	Michael Grogan, Chairman Stan Mersand Michael Cerny Taren Tanner
Also Present:	Phil DeRosa, Village Building Inspector

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD

9/13/06

On Wednesday, July 12, 2006 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. Dr. George Coulter was absent.

WORKING SECESSION**PAWLING COMMONS**

Mr. Cerny asked that Pawling Commons be added to the secession. He informed the Board that Pawling commons received their area variance from the ZBA to build a third building on the lot at 63 East Main Street. The Developer will be using the Site Plan with the building towards the front of the property. Mr. Cerny asked the Board Secretary to let the Duffys and the Kellys know when Pawling Commons comes before the Planning Board. It will adventitious for the Developer and the Village to keep the lines of communication open. Mr. Cerny stated the ZBA did a great job and he was pleased that Pawling Commons was granted the variance. He, also, went on to say that many issues discussed at the ZBA public hearing would need to be addressed by the Planning Board.

There was some discussion as to whether the Planning Board gave approval for the architectural changes to the back building. Mr. DeRosa asked the Secretary to pull the Minutes of any Planning Board Meetings concerning Pawling Commons.

FIREWORKS DISPLAY

Mr. DeRosa explained the need for the application. The Board Secretary obtained a copy of the Town of Pawling's application and configured it for the Village. Mr. DeRosa

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thought license numbers and expiration dates should appear on the application. Mr. Mersand believes a photocopy of the licenses attached to the application would be better. All Members agreed.

Mr. Grogan reviewed the Town Code. In Section 99-7, he thought the liability coverage was too low. Mr. Grogan suggested \$4,000,000 as a more realistic number. All Members agreed. In Section 99-14, Mr. Grogan believed the distances from structures, highways etc. would need the attention of the Village Board. In Section 99-11, the penalty fine was also too low. The Board agreed the fine should be at least \$500. There was some discussion regarding Section 99-16. This Section called for the paying for the services of the local fire department. The Board concluded that the applicant cannot be required to pay a volunteer fire department. Perhaps a suggestion of a donation for the fuel used by the fire engine would be in order. All agreed to take up the issue with Mr. Hayes, Village Attorney. All Board Members agreed that the changes should be forwarded to the Village Board.

Mr. Cerny made a motion that the Board Secretary prepare a list of the suggestions agreed upon by the Planning Board and submit the suggestions to the Village Board for their review. Mr. Mersand seconded the motion and all Members were in favor.

LARGE HOUSE vs SMALL HOUSE

Mr. DeRosa explained the problems connected with the lack of a definition of a small house in the urban regulations in the Village Code. He went on to say that at Baxter Green, the developer put large houses on the lots leaving no room to expand, not even to put up a shed. If these owners want to expand in the future, they will not be able to do so because of the set-back restrictions. Every owner was given an as-built survey at the time of closing with the set-backs clearly marked. This will prevent the owner from coming before the ZBA requesting a variance. With the 6 foot clearance between the houses, the fire department will have a difficult time getting to the back of the buildings.

There was a great deal of discussion about what the size of a small house should be in the urban regulation. Mr. Cerny said the Board should try to adapt the same wording as is in the Code to define a small house. After the Members agreed on a reasonable size for a small and large house, Mr Cerny proposed the following wording:

“A type-4 small house as defined in the urban regulations shall have a total building footprint of no greater than 1200 square feet and a total building square footage of no greater than 2400 square feet.”

“A type-5 large house as defined in the urban regulations shall have a building footprint of greater than 1200 square feet or a total building square footage of greater than 2400 square feet.”

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Mr. Cerny made a motion to recommend to the Village Board the definitions of a small house and a large house asking the Village Board to consider them with the possibility of adding them to the Village Code. Mr. Tanner seconded the motion and all Members agreed. Motion was carried.

MULTI BUILDINGS ON A LOT IN A BUSINESS ZONE.

Mr. Cerny stated the Zoning Board process for such issues is a good thing. The Pawling Commons project worked well before both Boards. The real problem, Mr. Cerny believes, is multiple residences on a lot. Mr. Grogan agreed that the residential issue needs to be addressed. He suggested this issue be taken up at the next Planning Board Meeting. Mr. Grogan said the Board can plan on reviewing any Site Plan project that are scheduled for the next Meeting and then brake for a working secession in the upstairs meeting room. All Members were in favor.

ADJOURNMENT

Mr. Mersand made a motion to adjourn the Meeting. Mr. Tanner seconded and all Members were in favor.

Mary Heubel
Planning Board Secretary