

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

APPROVED BY

Date:	October 11, 2006
Present:	Michael Grogan, Chairman Michael Cerny Taren Tanner
Also Present:	Phil DeRosa, Village Building Inspector Michael Hayes, Village Attorney Mr. Galindo & Mr. Jimenez, owners of 29 Memorial Ave. Harriett & Ed Brogan

**VILLAGE OF PAWLING
PLANNING BOARD**

12/13/06

On Wednesday, October 11, 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. Mr. Mersand and Dr. Coulter were absent

CONCEPT DISCUSSION

**Harriett and Ed Brogan
Village Market to a restaurant**

Mr. & Mrs. Brogan introduced themselves to the Board and went on to explain why they asked to come before the Board. The Village Market business is for sale and before they make an offer to buy they wanted to know if it was feasible to change the market into a 40 or 50 seat restaurant. They thought they could fit that many patrons and also they would need to make the existing kitchen larger.

Mr. Grogan thought it was doable. Mr. Cerny stated it was in a B-1 zone and a restaurant was permissible and the Village could use a restaurant like the one proposed. The number of seats depends on the size as per the Code according to Mr. DeRosa. Mr. Tanner suggested the Brogans discuss with the owner of the building their plans. Mr. Cerny said the Brogans should, as Mr. Tanner said, talk to the owner, determine the size of the store and then set up an appointment with Mr. DeRosa to go over the Code and determine how many seats the store can accommodate.

Galindo and Jimenez Site Plan Application

Mr. Grogan reviewed the Site Plan application submitted by the applicants. The second floor, according to the plans, consisted of 5 bedrooms, a kitchen and one bath. There was no living room on the second floor. The third floor consists of three bedrooms, a living room, a kitchen and one bath. Mr. Hayes stated the plans, presented, constitutes a boarding house and a boarding house is not legal in a B-1 zone. Mr. Hayes went on to say that he didn't know the square footage of the floor and there is in the Code a section which states the number of square feet per person in the apartment.

Mr. Cerny, then, stated there are a number of deficiencies in the Site Plan and therefore the Board cannot continue reviewing the application until these deficiencies are cleared up. Mr. Cerny explained that the Site Plan would need to show besides the overall square footage, the size of each room on both floors and the plan should also include the floor plan for the first floor – the deli. The Site Plan must also explain what the applicant plans to do about the parking, lighting, where will be located the windows and closets.

The parking contract for the original bed and breakfast lapsed after the first year. The contract was between the owner of the bed and breakfast and the Durkins.

Mr. Hayes suggested to the applicant that the best way to handle this application would be to have an architect or engineer draw up the plans. These professionals know what the Village requires for a successful application and quick approval. The Board Members agreed with Mr. Hayes that the applicant should use a professional. Mr. Cerny said the applicant should be back in 4 weeks at the latest with the Site Plan. Mr. Cerny, then, stated the applicant needed an escrow of \$2000 with the credit of \$400. They would need to present a check for \$1600,

Mr. Tanner suggested the applicant address the landscaping to soften the look around the building.

Other Business

Allison Close Site Walk

All the Members who took the site walk were very comfortable with the way the project was laid out and the layout corresponds to the drawings presented to the Board.

Mr. Cerny discussed the possibility of putting in sidewalks along Allison to West Main Street and onto the Village proper. Mr. Hayes said the Board can require the Developer to put in sidewalks on the site. They cannot require the Developer to put in sidewalks off site. There was some discussion about the sidewalks. What it comes down to is the

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Developer cannot be made to make improvements off site. The Developer may elect to do the improvements but he is not required to make the improvements.

Mr. Tanner stated the Board should go on record and state the Board does not want to see the cul-de-sac extended to the end of the property. Mr. Hayes said he spoke with Theresa Ryan and he will draft a letter to Mr. Morgan stating the Board's intention. Mr. Grogan said the applicant will not go forward with the project if there is no meeting of the minds. Mr. Grogan said the Board wants the project to move forward.

Adjournment

Mr. Cerny made a motion to adjourn. Mr. Tanner seconded the motion and all Members were in agreement.

Submitted by:
Mary Heubel
Planning Board Secretary