

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	December 13, 2006	APPROVED BY VILLAGE OF PAWLING PLANNING BOARD 1/10/07
Present:	Michael Grogan, Chairman Michael Cerny Taren Tanner Dr. Coulter Stan Mersand	
Also Present:	Phil DeRosa, Village Building Inspector Steve Martin Steve Yeno Theresa Ryan, Insite Engineering for Allison Close Estates Bruce Major, Owner of Allison Close Estates John Boyle, Owner of Allison Close Estates Curt Johnson, Zarecki Associates for DeWinter & Lanman B&B Mr. Morgan, Owner of adjacent property to Allison Close Estates Tracy Durkin, Trustee of Village Board Robert Murphy, Trustee of Village Board	

On Wednesday, December 13, 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.

PUBLIC HEARING**Steve Martin Special Use Application**

Dr. Coulter made a Motion to open the Public Hearing. Mr. Cerny seconded the Motion and all Board Members were in favor.

Mr. Grogan asked the Members of the Board if they had a chance to review the Special Use Permit application. All Members answered in the affirmative. Next, he asked if the Members had any questions or comments. There were none. Mr. Grogan, then, asked the public if anyone had any comments. There were none.

Mr. Mersand made a Motion to close the Public Hearing. Dr. Coulter seconded the Motion and all Members were in favor.

Page 2
Minutes of Planning Board Meeting of 12/13/06

Mr. Mersand asked Mr. Martin about the parking. Mr. Martin said he has no employees working at the house and very little client traffic. Mr. Mersand asked about neighbor notification about the public hearing. Mr. DeRosa said the only notification would be in the papers. The Secretary said the notification appeared in both the Pawling Chronicle and the Poughkeepsie Journal.

Mr. Grogan, then, proceeded to review the short SEQRA form as the Planning Board had declared itself as the Lead Agency.

After the review was completed, Mr. Cerny made a Motion to declare a negative declaration. Dr. Couter seconded the Motion and all Members were in favor.

Mr. Mersand made Motion to approve the Special Use Permit for Steve Martin ENT Inc. at 9 Dutcher Avenue. Dr. Coulter seconded the Motion and all Members were in favor.

CONCEPT DISCUSSION

Allison Close Estates Sub-division Site Plan Application

Mr. Grogan stated that the applicants and the Planning Board received good news from Mr. Morgan's attorney that all parties have come to an agreement on the easement issue.

Ms. Ryan of Insite Engineering explained the easement has been changed to a right-of-way with the property lines for lots 1 and 2 on either side of the right-of-way. Ms. Ryan went on to explain the changes in the lot sizes due to the right-of-way. Every lot will have a minimum of 150 foot frontage.

Mr. DeRosa said the bridge, giving access to lot #5 had not been discussed. Ms. Ryan said there will be cross easements between the owners of lot #5 and the DeWinter/Lanman property. The cross easements will be part of the application and Ms. Ryan stated the cross easements will be shown on the plan.

Mr. Cerny stated he would like Mr. Hayes and Mr. Richards to review the plans especially in regard to the cross easements and the bridge replacement. Mr. DeRosa said the Building Department would handle the permit for the bridge.

Mr. DeRosa suggested the applicants put up cement markers on Lots 1 and 2 because the lots are so irregular. This would make it easier for the new homeowners and the Building Department to identify the boundaries to the properties. Ms. Ryan said the installation of the markers would be costly and perhaps they could use the rock wall as a boundary on one side of the lots.

Page 3
Minutes of Planning Board Meeting of 12/13/06

Mr. Grogan stated that the letter from Mr. Morgan concerning the easement was the biggest stumbling block to moving the project forward. Now that the letter has been presented, the Board is anxious to move on the project. Mr. Cerny said he would like Mr. Hayes to comment on the easement letter and the cross easements. He would like Mr. Hayes at the December 20th Meeting. Mr. DeRosa said he would ask Mr. Richards to review the bridge plans before issuing a building permit. A question was raised as to who is financially responsible for the bridge.

The Members of the Board were all in agreement that they wanted to hear from Mr. Hayes and Mr. Richards on the easements and the bridge. A regular meeting was scheduled for December 20th.

DeWinter/Lanman Residence

Mr. Johnson explained the project. The new owners wish to have the residence renovated. They will live at the house after the renovations are completed. Once this phase is done, the new owners plan on making a Bed & Breakfast. The Board had a discussion about the project. The footprint would remain the same and the initial renovations will all be inside the house. The project has two separate parts. The first phase will be for the Board to look at the home as a residence and allow the issuance of a building permit for a single family residence. Phase two, the Board would review the Site Plan converting the single family home into a Bed & Breakfast.

Mr. Cerny made a Motion that the board finds that the issuance of a building permit for a single family dwelling residence only at 105 West Main Street does not require site plan approval or other board action. Dr. Coulter seconded the Motion and all Members were in favor.

DeWinter/Lanman Bed and Breakfast Site Plan Application

Mr. Cerny explained that this phase of the project consisted of a Site Plan application and a Special Use Permit application. Mr. Johnson stated the project will conform to every provision of the new local law. Mr. Johnson said the project meets all the criteria set forth in the new law. Mr. Johnson will obtain a list of who is responsible for each easement. The escrow was set at \$3000.00 for the project.

OTHER BUSINESS

Mr. Cerny asked about the Site Plan application for 29 Memorial Avenue. The Secretary said Zarecki was not ready with the plans. The project will be on the January 10th Agenda.

Page 4

Minutes of the Planning Board meeting of 12/13/06

Dr. Coulter made a Motion to accept the Meeting Dates for 2007. Mr. Tanner seconded the Motion and all Members were in favor.

Adjournment

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

Submitted by:

Mary Heubel

Planning Board Secretary