

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	December 20, 2006
Present:	Michael Cerny, Acting Chairman Taren Tanner Dr. Coulter Stan Mersand
Also Present:	Theresa Ryan, Insite Engineering for Allison Close Estates Bruce Major, Owner of Allison Close Estates John Boyle, Owner of Allison Close Estates Mr. Morgan, Owner of adjacent property to Allison Close Estates Michael Hayes, Village Attorney Gene Richards, Village Engineer

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD

1/24/07

On Wednesday, December 20, 2006 at 7 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. Grogan, chairman, was absent.

CONCEPT DISCUSSION**Allison Close Site Plan Application**

Mr. Cerny said the reason for calling the Meeting was to give Mr. Hayes an opportunity to explain his letter of October 25th to the attorney for Mr. Morgan and his letter of November 6th to the Planning and Village Boards. The Board, also, asked Mr. Hayes to comment on the December 6th letter from Mr. Morgan's attorney concerning the easement agreement.

Mr. Hayes said his letter of October 25th was to explain to Mr. Morgan and his attorney that the Planning Board reviewed Mr. Morgan's request to have the cul de sac end at Mr. Morgan's property line. The Planning Board concluded that the cul de sac at the property line would not be the best location and the site plan location of the cul de sac was acceptable.

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Mr. Mersand stated that Mr. Morgan was at the last Meeting on December 13th and he attested to the correctness of his attorney's letter of December 6th to Chairman Grogan. He asked Mr. Hayes if he was satisfied with the December 6th letter and Mr. Hayes said: "Yes".

Mr. Cerny, then, asked Mr. Hayes to help the Board through the SEQRA review. Mr. Hayes said the Planning Board should declare itself the Lead Agency. The Planning Board should, then, circulate among the other agencies a notice that the Planning Board wants to act as the Lead Agency. Mr. Hayes stated the DEC, as a minimum, would be the second involved agency. The other agencies have 30 days to accept or deny the Planning Board as Lead Agency. There should be one SEQRA review done in a coordinated fashion. The Planning Board would make a motion to declare its intent to act as Lead Agency. The Secretary would, then, circulate the notice to all involved agencies. After 30 days, the Board, at a Meeting, assume Agency status and perform the SEQRA review. Mr. Mersand asked about the Water & Sewer Commission. Ms. Ryan said they want to hook up to both. Mr. Hayes indicated it would be better to include the Commission as one of the interested agencies.

Mr. Tanner made a Motion to have the Planning Board act as Lead Agency for the SEQRA review for the Allison Close Estates Sub-division. The Motion was seconded by Dr. Coulter and all Members were in favor.

Mr. Cerny asked Mr. Richards and Mr. Hayes if the application is complete. Mr. Richards said the Site Plan and Application have been submitted. The Members need to determine whether to use the long or short EAF. Mr. Hayes asked if there was any chance this project would be a Type 1 declaration. Assuming the project is unlisted, they have the option to use either the short or long form. Mr. Cerny asked the Members of the Board if they were comfortable with the short form and all the Members were. Mr. Hayes states that before the Board could deem the project complete, they would need to schedule a public hearing. He went on to say the public hearing should be 31 days from this Meeting and that the Board can declare themselves Lead Agency on that night and then proceed with the hearing.

Mr. Mersand made a Motion to hold a public hearing on January 24th for the Allison Close Estates sub-division and at that time declare the Planning Board the Lead Agency. Mr. Tanner seconded the Motion and all Members were in favor.

There was some discussion about dedicating the road and cul de sac to the Village. Mr. Hayes said the Village would probably not accept the dedication.

Ms. Ryan stated the applicants have had Insite Engineering prepare descriptions for the easements and cross easements. Insite has presented the descriptions to the applicants' attorneys so the descriptions may be incorporated into the documents.

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Mr. Hayes stated the Board has 62 days from when the application is complete to approve the Site Plan. The application is not completed until the SEQRA review is concluded.

Mr. Major said the responsibility for the bridge will fall to the owners of the B & B. Letters to that effect have been circulated. There was some discussion about the bridge repairs. Mr. Hayes stated the owners' intent is to repair the bridge so emergency vehicles can safely cross over the bridge. Mr. Major, also, said the owners of the B & B and Allison Close share the maintenance of the water and sewer lines.

Adjournment

Mr. Cerny made a Motion to adjourn. Dr. Coulter seconded the Motion and all Members were in favor.

Submitted by:
Mary Heubel
Planning Board Secretary