

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

 **DRAFT**

Date:	January 24, 2007
Present:	Michael Grogan, Chairman Stan Mersand Taren Tanner
Also Present:	Gene Richards, Stantec , Village Engineer Michael Hayes, Daniels & Porco, Village Atty. Mr. Boyle, Owner of Allison Close Mr. Major, Owner of Allison Close Theresa Ryan, Insite Engineering for Allison Close

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD

2/28/07

On Wednesday, January 24, 2007 at 7:00 PM, the Planning Board met in the conference 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. Coulter and Stan Mersand were absent

PUBLIC HEARING

Allison Close Estates

Mr. Grogan made a Motion to open the public hearing. Mr. Tanner seconded the Motion and all Members were in favor.

Mr. Liffland, Mayor, said he was in favor of the project. There was some discussion about putting in a well and the need for two acres for well protection. Mr. Richards was not sure of the amount of acreage required. He said he would review the Code. A site was discussed for the well. Ms. Ryan said possibly just outside the wetlands would be a good site. Mr. Liffland said the Village would find a way to get to the proposed well to service it.

Mr. Boyle, applicant, spoke of the liability attached to the land. He said he would rather sell or donate the land to the Village than own it and lease it to the Village. Mr. Boyle said he had no problem giving the land to the Village for the well as long as he doesn't lose a house. Since the land cannot be used, the Village could dig the well on the wetlands parcel. The applicant would pay less taxes and the Village would get another well.

Mr. Mersand made a Motion to close the public hearing. Mr. Tanner seconded the Motion and all Members were in favor.

The notices, indicating the Planning Board's intent to declare itself Lead Agency, were sent to the interested agencies on or about 12/22/06. As of 1/24/07, there were no responses. Mr. Hayes said the Board could now declare itself Lead Agency.

Mr. Tanner made a Motion to declare itself Lead Agency. Mr. Mersand seconded the Motion and all Members were in favor.

Mr. Hayes stated as Lead Agency, the Board completed the vote, conducted the public hearing and could now conduct the SEQRA review. Mr. Grogan asked Mr. Hayes to conduct the review. The applicant completed Part I of the review and the Board completed Part II as follows:

Part II – Environmental Assessment

- A No
- B Yes
- C 1 No All Members were in agreement
- 2 No All Members were in agreement.
- 3 No All Members were in agreement.
- 4 No All Members were in agreement.
- 5 No All Members were in agreement.
- 6 No All Members were in agreement.
- 7 No All Members were in agreement.
- D No All Members were in agreement.
- E No All Members were in agreement.

The proposed action would NOT result in any significant adverse environmental impacts.

Mr. Mersand made a Motion to accept the Negative Declaration of the SEQRA review. Mr. Tanner seconded the Motion and all Members were in favor.

Mr. Tanner made a Motion to accept the Preliminary Approval for the Subdivision. Mr. Mersand seconded the Motion and all Members were in favor. Mr. Hayes said the applicant can now work on the plan for final approval.

OTHER BUSINESS

Minutes of 12/20/06 Meeting

Mr. Mersand made Motion to approve the Minutes of the 12/20/06 Meeting. Mr. Tanner seconded the Minutes and all Members were in favor.

MS4

Mr. Hayes spoke of the new MS4 regulation. The Village must have the regulation adopted by 1/1/08. This adoption will put the Village in compliance. The process is at a point now where the Village Board must look to the Planning Board for its input. The new regulation will be implemented through the Site Plan process and Special Use permits. Mr. Hayes suggested the Board hold a couple of workshop Meetings with Bart Clark whereby he can explain the Regulation and how it must be a part of the Site Plan review. Once the law is adopted by the Village Board, the actual implementation falls to the Planning Board. Mr. Richards stated as Allison Close does their final plan, soil erosion will be a factor in their final plan. The Members were all in agreement to hold a workshop Meeting on 2/21/07 with Bart Clark. The Secretary will confirm with Mr. Clark.

Creitoff

The Mylar has not been signed by the Town. There is a mortgage on the property and the Town wants an OK from the bank holding the mortgage before the transfer of the pieces of property.

Adjournment

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

Submitted by

Mary Heubel
Planning Board Secretary