

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	June 6, 2007
Present:	Michael Grogan, Chairman Dr. George Coulter, Member Michael Cerny, Member
Also Present:	Michael Hayes, Village Attorney Bart Clark, Engineer, Oakwood Environmental

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD

7/11/07

On Wednesday, June 6, 2007 at 7:00 PM, the Planning Board met 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. Tanner and Mr. Mersand were absent.

OTHER BUSINESS

Creitoff Mylar

Mr. Grogan explained to the Board that the Mylar presented to him for signature was not an exact copy of the original. He felt uncomfortable signing the new one without first making the Board aware of the discrepancy and, also, asking Zarecki to comment on the difference in the house size. Mr. Hayes said he was in contact with Mr. Louis Stadler, Town Attorney, concerning the Mylar. Mr. Creitoff's girlfriend's name was on the deed and the question was asked should she, also, sign the Mylar. Mr. Hayes said they would follow whatever the County requires. The County will accept the signature of just one person listed on the title.

There was some discussion about the escrow account for Creitoff. A letter was sent to Creitoff asking for \$2000 escrow. Mr. Creitoff told the Secretary he was giving the letter to the Town. The Creitoffs were short \$8.75 in the account. Mr. Hayes said there would be no new invoices from Daniels & Porco for this applicant. The Board agreed to wait on the extra escrow.

MS4 WORKSHOP

Mr. Clark directed the Board to Article 2, page 16, Maintenance Agreements. This law provides the Village with the structure to collect monies to maintain the stormwater management facilities including inspections. Mr. Clark asked the Board to review Schedule A, page 20. Schedule A contained a sample of the Maintenance Agreement. This Agreement must be part of the approval of a project. Mr. Hayes asked the Board to review # 7 of the Agreement. He stated that the security used would depend on the project and on the means of the applicant. He, further, suggested that when the form is

generated for the Agreement, that all the security structures appear on the form and then a strike-out procedure could be used for the measures that don't apply.

Moving to Article 3, Mr. Clark said he would include the removal of construction material by the owner or contractor as part of this law. Mr. Clark discussed the definition of "Minor Subdivisions". He said the definition as stated in Section 82-3 of the Subdivision Regulations of the Village Code needed to be changed so that no land development activities were involved with the shortened approval process for minor subdivisions.

Mr. Clark spoke about the public acceptance of streets, utilities and reservations on page 18. This section defines more clearly the dedication to the village of all the improvements. It, also, states the Village's role in the snow and ice removal should the project sponsor not remove the snow and ice properly. The sponsor shall submit a Bond in the amount equal to the cost of the snow and ice removal for an average winter.

Mr. Clark, then, discussed the dedication of roads etc. The Village and Planning Board need to agree on a percentage figure of occupied homes before the Village accepts the dedication. There was some discussion about putting a percentage figure on the dedication process. Mr. Hayes suggested removing the "a" and "b" from Section D (1) and adding Section D (5) which would read "Nothing herein shall be deemed to compel the Village to accept any offer of dedication". This is the Law. The offer of dedication can be made but the Village is not obligated to accept it.

Next, Mr. Clark discussed Article 4, Site Plan Review Regulation. He stated that all future Site Plan Reviews must incorporate requirements consistent with Articles 1 and 2 of the SWPPP Local Law.

Mr. Clark said some other things to be considered are:

Who will be the Stormwater (SW) officer?

Will he/she be an employee or hired from the outside?

What will be the relationship between the SW officer and the various Village Boards?

The Secretary said the new Building Inspector, Larry Tomasso, told her Ardsley had the MS4 Local Law in place. The Secretary will ask Mr. Tomasso for a copy of the Ardsley Law and who is acting as the MS4 Officer.

Mr. Clark, then reviewed with the Board a map of the watershed properties.

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Mr. Hayes offered to draft the Resolution to accompany the Planning Board's draft of the MS4 Local Law. Mr. Clark said he would meet with Mr. Hayes on the MS4 Draft and they both agreed everything should be ready by the 6/27/Meeting.

OTHER BUSINESS

Minutes of 4/25/07

Mr. Cerny made a Motion to adopt the Minutes of the 4/25/07 Meeting. Dr. Coulter seconded the Motion and all Members were in favor.

ADJOURNMENT

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

Submitted by

Mary Heubel
Planning Board Secretary