

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	July 18, 2007
Present:	Michael Grogan, Chairman Taren Tanner, Member Michael Cerny, Member Stan Mersand, Member
Also Present:	Larry Tomasso, Building Inspector Curt Johnson, Engineer for the Applicants Gene Richards, Engineer for the Planning Board

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD

8/8/07

On Wednesday, July 18, 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. Dr. Coulter was absent.

CONCEPT DISCUSSION**Pawling House Site Plan and Special Use Permit**

Mr. Grogan thought it best to review Mr. Hayes's Memo of 7/18/07 first. Mr. Cerny believed it best to enter the entire Memo into the record. At the 7/11/07 Meeting of the Planning Board, there remained a number of conditions that needed to be addressed before the Board could give approval to the Site Plan & Special Use Permit. Mr. Cerny reviewed Mr. Hayes's memo with the Board. One of the missing conditions was the executed sewer tenancy agreement. At this time, copy of the executed agreement was sent to Mr. Hayes along with the approval memo from the engineer for the PJSC. Mr. Hayes, upon review, concluded the applicant has adequately demonstrated compliance with the relevant municipal sewer requirements. This pending condition has been satisfied.

The condition concerning the driveway access and the lot boundary information was to be addressed in a revised site plan. Mr. Hayes stated, in his memo, that if Stantec concludes that the revised site plan adequately addresses these issues then, that condition has been satisfied.

Mr. Hayes, then, stated in his Memo that if all the technical issues have been satisfied, then the Planning Board may vote to approve both the application without any additional conditions. However, if the separate technical comments have not been adequately addressed, then the Board can only grant conditional approval authorizing the Planning Board chairman to sign the site plan and special use permit once the Planning Board Engineer certifies that the outstanding technical comments have all been adequately addressed.

Mr. Cerny concluded that the remainder of the considerations should be turned over to Mr. Richards for comments.

Mr. Richards reviewed his Memo of 7/18/07. He stated that the cover memo was a listing of the issues that, for the most part, have been resolved. There still remained technical concerns which need to be addressed before the site plan and special use permit can be signed by the Chairman. Mr. Richards stated that on the legend of the revised site plan of 7/13/07, the water service connection is listed as "Proposed". It should be listed as "Existing". Since the parking area has been reconfigured, a minimum of two (2) additional bushes be planted to provide additional screening. The Board will need a memo from the Fire Marshall regarding the emergency pull-off. The use of swales with check dams should be incorporated in the project's stormwater design. The Enkamat® Root Reinforcement matting, to be used to stabilize the embankment, should be referenced on the site plan and the width of the swale should be 7' not 5' as shown on the plan.

At this time, Mr. Cerny made a Motion to approve the Special Use Permit for the Pawling House B&B conditioned on the changes to the drawing as indicated in the 7/18/07 memo from Stantec. These conditions are:

1. Eliminate the word "Proposed", insert "Existing".
2. The addition of at least 2 bushes in the parking area
3. Memo from the Fire Marshall approving pull-off
4. Reinsert check dams into the design with calculations for Swale A. The map should show Watersheds 6S and 7S, which are analyzed in the calculations. The map should clearly identify Swale A and B. The project Engineer should also confirm that the FlowMaster calculations submitted previously for the swale designs are now void.
5. Identify the products used and correct width of swale.
6. All fees must be paid.

Mr. Mersand asked Mr. Tomasso if he had any problems with the project. Mr. Tomasso said, "NO". Mr. Mersand, then, seconded the Motion and all Members were in favor.

Mr. Cerny made a Motion to approve the Site Plan. This approval will be conditioned on the same conditions stated in the Motion for the Special Use Permit. Mr. Mersand seconded the Motion and all Members were in favor.

OTHER BUSINESS

Mr. Mersand asked about the monies owed by Baxter Green. The Secretary explained that any money owed the Building Department was paid before a C/O could be issued.

Page 3

Minutes of the 7/18/07 Planning Board Meeting

Mr. Berelson owed Stantec \$42,000.00. He met with Mr. Gainer and Mr. Gainer settled for \$21,000.00. All fees, also, were paid to the PJSC before any hook-up or C/O. It was suggested the Secretary ask Mr. Gainer for a letter stating all engineering fees have been paid in full.

ADJOURNMENT

Mr. Mersand 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



DANIELS AND PORCO, LLP
ATTORNEYS AT LAW

517 ROUTE 22, P.O. BOX 668
PAWLING, NEW YORK 12564
TEL: (845) 855-5900
FAX: (845) 856-5945
www.danielsporco.com

To: Village of Pawling Planning Board
From: Michael Hayes
Date: July 18, 2007
Re: Pawling House B&B Site Plan and Special Use Permit Application

At last week's meeting, I advised the Planning Board that it could not approve (or conditionally approve) the Pawling House B&B Site Plan and Special Use Permit Application because:

- (1) the applicant had not submitted an executed sewer tenancy agreement for my review for compliance with the municipal sewer requirement contained in the bed-and-breakfast supplemental special use permit regulations (see Local Law No. 1 of 2006); and
- (2) the applicant had not yet submitted a revised site plan for review by Stantec addressing the "Driveway Access" and "Lot Boundary Information" sections of the Stantec review memo dated June 7, 2007.

Earlier this week, the Pawling Joint Sewer Commission provided me with a copy of the fully executed sewer tenancy agreement, and a copy of the July 12, 2007 approval memo from the engineer for the Pawling Joint Sewer Commission (Article V of the executed sewer tenancy agreement stated that the agreement would not take effect until this approval memo was received).

Based upon my review of the executed sewer tenancy agreement and the engineer's approval memo, I conclude that the applicant has adequately demonstrated compliance with the relevant municipal sewer requirements contained in Local Law No. 1 of 2006. Accordingly, item #1 has been satisfied.

It is my understanding that the applicant also presented Stantec with a revised site plan earlier this week. If Stantec concludes that the revised site plan adequately addresses the issues that were raised in the "Driveway Access" and "Lot Boundary Information" sections of its June 7, 2007 review memo, then item #2 will also be satisfied.

Once items #1 and #2 are satisfied, then the Planning Board may vote on the respective site plan and special use permit applications. If the technical issues raised in Stantec's separate June 7 site plan technical comments have all been satisfied, then the Planning Board may vote to approve the applications without attaching any additional conditions. However, if those separate technical comments have not been adequately addressed, then the Planning Board can only grant conditional approval authorizing the Planning Board

Chairman to sign the site plan and the special use permit once the Planning Board engineer certifies that the outstanding technical comments have all been adequately addressed.

Let me know if you have any questions.

cc: Gene Richards
Curt Johnson