

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

APPROVED BY

| | |
|----------------------|--|
| Date: | August 22, 2007 |
| Present: | Stan Mersand, Acting Chairman Dr. George Coulter, Member Taren Tanner, Member |
| Also Present: | Gene Richards, Stantec Engineer for Planning Bd. Larry Tomasso, Building Inspector Curt Johnson, Engineer for Lopez/Morini project Mr. & Mrs. Morini, Owner |

**VILLAGE OF PAWLING
PLANNING BOARD**

9/26/07

On Wednesday, August 22, 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. Cerny & Mr. Grogan were absent.

CONCEPT DISCUSSION

Lopez/Morini Site Plan

Mr. Mersand opened the Concept Discussion by asking Mr. Richards if he had any comments. Mr. Richards said he would comment after Mr. Johnson reviewed the project.

Mr. Johnson stated the project first came before the Board in the spring. The original owner, Mr. Lopez, obtained an area variance from the ZBA to increase the impervious surface on the lot to accommodate the two parking spaces. Upon obtaining the variance, the applicant, then, obtained from the Planning Board a conditional Site Plan approval for the project. There were a couple of conditions which needed to be included before Final Approval would be granted.

Mr. Johnson reviewed the two options set forth by the new owner, Mr. Morini. One option would be to extend the entire building another 20' and doing away with the two parking spaces. The other option would be to extend the second & third floors to 75' and leave the first floor at 50'. This would make a carport for the two parking spaces. Mr. Morini explained as the project now stands, the retail space is too small to house any substantial retail store. He would like to connect the first and second floors and have them operate as retail and leave the third floor as an apartment.

There was some discussion about the number of parking spaces required for the building and the lack of parking in the Village. It was determined that this project would require at least 5 spaces. Mr. Tanner said the Village really needs the retail and he believes the

building should keep the proposed brick front to continue the Dutcher House look along the avenue. Mr. Slocum was in favor of the expanded building (Option 1). He asked the Board not to get caught up in the parking issue. The Village is working on the problem as they plan for the Village Green. Dr. Coulter suggested Mr. Morini go back to the ZBA requesting an area variance on the first proposal. If the variance is granted, Mr. Morini can then return to the Planning Board. Mr. Mersand and Mr. Tanner were still concerned about the parking. Mr. Richards explained the new option would not increase the impervious surface. The owner would not be able to use a dumpster for the garbage. There would be no room for it. There, also, will be no room for loose landscaping. Mr. Johnson said they would only be able to use the window boxes in the front of the building. Mr. Morini said he would go before the ZBA for the area variance for the extended building and return to the Planning Board with a more detailed site plan.

OTHER BUSINESS

Escrow Accounts

The Secretary reviewed the Escrow Accounts with the Board. It was determined that Mizzen-top and Allison Close needed to add to their accounts. The Secretary stated she sent an email to Ron Gainer asking for a letter stating that the Baxter Green account was paid in full. To date, there has been no response.

Site Walks for Pawling Commons and Lopez/Morini projects

Mr. Mersand asked the Secretary to coordinate with Ms. Ryan and Mr. Johnson to stake out the proposed buildings on both sites and set dates for the Board Members to walk the sites. Mr. Mersand asked Mr. Richards to accompany the Board on the site walks.

ADJOURNMENT

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

Submitted by

Mary Heubel
Planning Board Secretary