

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	September 26, 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 Wendy Mackensie, Agent for MizzenTop John Shanley, Agent for St. John's Theresa Ryan, Engineer for Pawling Commons Robert Morini, Owner of Pawling Commons

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VILLAGE OF PAWLING
PLANNING BOARD

11/14/07

On Wednesday, September 26, 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.

PUBLIC HEARING:**Pawling Commons Site Plan**

Mr. Morini reviewed the project with the Board. He, then, showed the Board an architect's drawing of the proposed building. He explained the thought was to have it look like a residential building. He said the building will have a 6000 SF footprint. Mr. Mersand asked about lighting in the front which faces East Main Street. Mr. Morini said they didn't propose any lighting in the front because there are just windows and no entrance on that side. The main entrance will be in the rear off the parking lot. There will also be a side entrance into the parking lot. The north and west sides will have lighting over the entrance doors. The east and south sides will not have lighting. Mr. Tanner asked about lighting on the sidewalks. Mr. Morini said the sidewalks would be lit with low lights and the parking lot will have the same lights as the Village has on the Green. Mr. Tanner asked Ms. Ryan if she could have more stakes added to the site so the Board, on their site walk, could get an idea of the layout of the parking lot. She said it could be done.

Ms. Ryan said the Fire Department could get the trucks on the three sides of the building and the south side could be reached without difficulty. The exterior of the building will be clapboard not brick. It will look more residential. Mr. Richards asked about awnings on the street side windows. Mr. Morini did not think it would work and Dr. Coulter thought the awnings would be too high because of the size of the windows.

Mr. Mersand asked the people present for their thoughts on the design. Mr. & Mrs. Morgan, Mr. Liffland, Mr. Shanley, Ms. MacKensie and Mr. Slocum all liked the design very much. They thought the awnings should just be over the entrances. Mr. Mersand, then, asked the Members of the Board for their opinions. Mr. Tanner and Dr. Coulter, both, liked the design and asked Mr. Morini to bring in the designs for the other two sides of the building. Neither member wanted the awnings on the East Main Street side.

Mr. Tomasso asked Mr. Morini for a state code analysis of the building before the site plan is approved.

Mr. Mersand said the Public Hearing was suspended and will continue on 10/10/07 and he is hopeful the other Members will be present and then the Board can move the project forward. Dr. Coulter asked to go on record opposing the awnings on the East Main Street side. He will not be able to attend the 10/10/07 Meeting.

Mr. Mersand asked the Secretary to set up the site walk. Ms. Ryan said she could have everything staked and ready for 10/6/07. The site walk was set for 10/6 at 9 AM.

CONCEPT DISCUSSION

Mizzentop Amended Site Plan

Ms. MacKensie reviewed the project with the Board. She explained that the 4' high fence around the soccer field indicated on the original Site Plan needed to be changed to a 6' high chain link fence for safety and insurance purposes. Ms. MacKensie stated the Board asked her to produce a drawing or a visual item of what the fence would look like and she was also asked to produce a letter from the neighbor who will be affected by the 172' fence stating he was in agreement with the change and the color of the slats in the fence. She gave the letter to the Board. The chain link fence will be black vinyl coated with green slats.

Dr. Coulter made a Motion to approve the change as requested. Mr. Tanner seconded the Motion and all Members were in favor. Mr. Tanner asked for a correction on the Amended Site Plan to show the use was educational and it remains educational.

Mr. Tanner made a Motion to approve the short form SEQRA on the Mizzentop project. Dr. Coulter seconded the Motion and all Members were in favor. It was deemed an unlisted action and the Board granted a negative declaration under SEQRA.

St. John's Amended Site Plan

Mr. Shanley reviewed the project with the Board. He proposes erecting an 8' tall double light post between the parish hall and the church steps. The area is dark and it is a safety issue for the children attending religious classes in the evening. The lamp post will resemble the lamp posts on the Village Green. Mr. Tanner asked if the light will be on a time clock. Mr. Shanley said the lights will be on between 6 and 8 PM during religious class times only.

All Members of the Board were in agreement with the project but they would like to see an architectural drawing of the lamp post. Mr. Mersand asked Mr. Shanley to return to the next planning Board Meeting on 10/10/07 with a drawing of the lamp post. Mr. Shanley said he would and he would, also, supply the footing information.

Mr. Richards stated it was up to the Board whether to schedule a public hearing. He did not think a public hearing was necessary.

Mr. Tanner made a Motion not to hold a Public Hearing. Dr. Coulter seconded the Motion and all Members were in favor.

OTHER BUSINESS

Minutes of the 8/22/07 Meeting

Dr. Coulter made a Motion to approve the Minutes of 8/22/07. Mr. Tanner seconded the Motion and all Members were in favor.

ADJOURNMENT

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

Submitted by

Mary Heubel
Planning Board Secretary