

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	October 10, 2007
Present:	Michael Grogan, Chairman Michael Cerny, Member Taren Tanner, Member Stan Mersand, Member
Also Present:	Larry Tomasso, Building Inspector Robert Marvin, Attorney for the Planning Board John Shanley, Agent for St. John's Theresa Ryan, Engineer for Pawling Commons Gene Richards, Stantec Engineer Robert Morini, Owner of Pawling Commons

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD

11/14/07

On Wednesday, October 10, 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. George Coulter was absent.

PUBLIC HEARING:

Pawling Commons Site Plan

Mr. Marvin is representing the Village Planning Board for the Pawling Commons project only.

Ms. Ryan began by stating she met with Mr. Richards regarding the technical issues and she knows what needs to be accomplished. She will have all the issues completed shortly. All these issues will be reflected on the amended site plan.

Mr. Morini, briefly, reviewed the project using architectural drawings of all sides of the proposed building. There will be no entrance facing East Main Street. The main entrance will be in the rear of the building facing the old IGA building. There will be a canopy over this entrance. There will be an entrance on the side facing the parking lot. The building will be white and there will be a green awning over the side entrance. As a result of the site walk, the Board Members thought the building would look better if it was pushed back 10' to be in line with the Duffy's house. Mr. Grogan states the plans show the building to be 90' by 70'. Mr. Morini said it will be less than 1000 SF. Mr. Grogan said the doors face the north and west sides. Ms. Ryan said there will be a door on the south side (the Duffy side) of the building.

There was some discussion about the coppola on the proposed building and the IGA building. Mr. Morini said they will be working on making the coppolas on all the buildings look alike, thus, tying in all the designs.

There was some discussion regarding the fire lanes. Initially, the plans called for the fire lanes to be behind the north building. The Fire Marshall, John DiRusso, reviewed the site and sent a note to the Planning Board stating the area behind the north building was too narrow at 12' wide. The lane should be at least 20' wide. Ms. Ryan said she would indicate on the plans the areas east and west of the north building as fire lanes. These lanes are 20' wide. One suggestion would be to make the lane behind the north building one-way and also make the exit at the north end also a one-way exit.

The Board had some questions about the flow of traffic in the parking lot and also about the plans for the back (IGA) building. Mr. Morini said he would abide by the Board's suggestions and as far as the back building, the tenants have been paying rent for two years. The tenants have just about completed their plans for the building and should be coming before the Board shortly.

There was a discussion about making it easy for the employees working at the site to walk into the Village. Mr. Cerny asked Mr. Morini to prepare the area in such a way to make it easy and accessible for everyone to walk out of the site and into the Village.

Mr. Grogan asked if anyone present had any comments. Mr. Liffland, the Mayor, thought it was a good project and that business would be coming into the Village. Mr. Liffland suggested the Fire Chief should look at the plans for the fire lanes and perhaps bring a truck up to the property.

Mr. Mersand made a Motion to close the Public Hearing. Mr. Cerny seconded the Motion and all Members were in favor.

The Board, further, discussed the fire lane issue, a possible sprinkler system in the new building and the fire code. Both Mr. Marvin and Mr. Tomasso stated they would do more research and would have suggestions as to what would be the best plan for fire coverage.

CONCEPT DISCUSSION:

Revised Site Plan for St. John's

Mr. Shanley reviewed the project with the Members of the Board. He, also, distributed pictures of the proposed lamp post. Mr. Cerny asked if it was like the lamp posts on the

Village Green. Mr. Shanley said it was similar. The lights on the St. John's lamp post face upwards because the height of the post is only 8'. The lights in the Village face downward because of the height of the post. Mr. Richards asked about the color of the bulbs as high pressure podium lights have a pink tone. Mr. Shanley said the lights would be white. Mr. Grogan inquired about the set back from the sidewalk. Mr. Shanley said the set back would be 7'. The lights would be on a timer.

Mr. Richards stated the Board should do SEQRA first before putting forth the Motion to approve. Mr. Grogan asked Mr. Richards to conduct the SEQRA.

The sponsor is JTS Construction Inc. of Dutchess for St. John's.

The project is a new light pole outside the parish hall.

#5 Modification to original Site Plan

#7 No land affected

#8 Yes

#9 Other – Church education center

#10 No

#11 Yes – site plan

#12 Yes

#A No

#B No

#C 1 through 7 No

#D No

#E No

Part III – Negative Declaration

Mr. Cerny made a Motion to declare a Negative Declaration for this project. Mr. Mersand seconded the Motion and all Members were in favor.

Mr. Mersand, based on the information provided by the contractor, made a Motion to approve the Revised Site Plan. Mr. Tanner seconded the Motion and all Members were in favor.

Mr. Tomasso instructed Mr. Shanley to start the project because the application was submitted and he would issue the permit on Thursday.

OTHER BUSINESS

Minutes of 9/12/07

Mr. Cerny made a Motion to approve the Minutes of the 9/12/07 Meeting. Mr. Mersand seconded the Motion and all Members were in favor..

The Board discussed the projects coming before the ZBA. Mr. Grogan thought a letter should be sent to the ZBA stating the Planning Board's supports the area variance for Mr. Morini's Arch Street project.

Mr. Cerny made a Motion for the Secretary to construct a letter supporting the approval of the area variance before the ZBA based upon the submissions previously provided to the Planning Board on this project. Mr. Tomasso suggested also adding that the building will have a brick facade and, therefore, would require the extra footage. The Motion was seconded by Mr. Tanner and all the Members were in favor.

Mr. Grogan suggested the letter for Allison Close also be submitted.

ADJOURNMENT

Mr. Cerny 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