

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	November 28, 2007
Present:	Michael Grogan, Chairman Michael Cerny, Member Taren Tanner, Member Stan Mersand, Member Dr. George Coulter
Also Present:	Larry Tomasso, Building Inspector Gene Richards, Stantec Engineer Robert Morini, Owner of Pawling Commons Robert Marvin, Attorney for the Planning Board Theresa Ryan, Engineer for Pawling Commons

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD

12/12/07

On Wednesday, November 28, 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.

CONCEPT DISCUSSION:**Pawling Commons Site Plan**

Ms. Ryan said she met with Mr. Richards to go over his comments. The amended plans, now, include the comments from Mr. Richards, Mr. Tomasso and Mr. DiRusso, Fire Marshall. They address the technical issues, crosswalks and signage issues as well as fire lanes signage.

The proposed building was adjusted on the plans to reflect the 10' back on the Duffy side, 15' back in the center of the building and 5' back on the north side. Mr. Morini said that moving the building back brings it more in line with the Duffy house and other houses on the street.

At this point, Mr. Morini and the Board decided on a site walk with a balloon test for Saturday, 12/1 at 9:30 AM. Notices would be put on the Village bulletin boards.

The Board reviewed Mr. Richard's memo. Mr. Morini said they would be using the same design for the light poles as the poles on the Village Green. Ms. Ryan said all lighting on the building would be recessed. Mr. Tanner said lights in the bushes in the front would be a nice effect.

Mr. Morini said, if the Duffys want him to plant on their property, he would do that to insure their privacy and to restore the property.

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Mr. Cerny had concerns with the north exit. Ms. Ryan said they plan on removing some of the wall and the brush at this exit. Mr. Tanner had some issues with the walkways through this north exit. Mr. Tanner showed the Board a few alternate ways to construct the walkways. Mr. Morini suggested the Board walk the proposed walkways on Saturday at the site walk.

There was a discussion about the use of the alley behind the mall building. Ms. Ryan said that alley would be used for trucks etc. servicing the stores in the mall. It would not be an exit for the public.

At this point, Mr. Richards continued reviewing his memo. He said the modifications made to the current plan will enhance the appearance. He had a few adjustments noted on the "Site Plan Comments" memo.

The sewer connection will be into the existing onsite 6" sewer line. The problem with the connection was solved.

Mr. Richards said the Board should determine the amount of the performance guarantee. Mr. Tomasso stated Stantec should remain engineers on the project to its completion. He, also, relayed this to the Mayor. Mr. Grogan said it would save the applicant a lot of money by keeping Stantec on the project.

Mr. Richards said Ms. Ryan will review the cost estimate and give it to Stantec who will review it. Stantec will make a recommendation to the Planning Board and the Planning Board will pass the recommendation to the Village Board because it is the Village Board who sets up the guarantee. Ms. Ryan said the applicant must post the erosion control side of the bond because the Village is not going to use the performance side of the bond to restore the site. The bond covers all facets concerning the health and safety of the citizens (paving, erosion etc.). It does not cover the building itself.

Mr. Grogan said the Planning Board wants Mr. Richard's office (Stantec) heavily involved in the SEQRA determination because this is a high profile building in the heart of the Village. Mr. Grogan wants the determination to be as perfect as possible.

Mr. Tanner asked if there was plans for a flag pole. Mr. Morini said he would love to put in a flag pole.

Mr. Grogan asked if there were any comments. Mr. Mersand thanked Mr. Morini and Ms. Ryan for being so cooperative.

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There was a discussion about the back building. At this point, it would be better if work was not started on this building until the new building was up, Mr. Morini explained. But, he would refer to his tenant if that happened. Dr. Coulter told Mr. Morini the rock on the property was sandstone. Mr. Morini was happy to hear that.

Mr. Richards asked Mr. Morini when he thought work would start. Mr. Morini said work would probably start in the fall of '08. Mr. Grogan said the Planning Board work should be mostly finished at the 12/12 Meeting. Ms. Ryan said the applicant would be before the Sewer Commission on 12/13.

OTHER BUSINESS

Minutes of 11/14/07 Meeting

Mr. Mersand made a Motion to approve the Minutes of the 11/14/07 Meeting. Mr. Cerny seconded the Motion and all Members were in favor.

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