

**THE VILLAGE OF PAWLING PLANNING BOARD MINUTES**

<b>Date:</b>	April 23, 2008
<b>Present:</b>	Michael Grogan, Chairman Michael Cerny, Member Taren Tanner, Member Dr. George Coulter, Member Stan Mersand, Member
<b>Also Present:</b>	Larry Tomasso, Building Inspector Curt Johnson, Agent for Jacobs Properties John Shanley, Agent for St. John's Michael Hayes, Village Attorney

**APPROVED BY**  
**VILLAGE OF PAWLING**  
**PLANNING BOARD**  
5/14/08

On Wednesday, April 23, 2008 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:****Jacobs Property Site Plan**

Mr. Tanner excused himself due to a conflict.

Mr. Johnson said the applicant has been working with Mr. Hayes on the wording to be entered on the plat which will be submitted for final approval. The applicant wished to discuss with the Board the wording concerning the signage.

The language, approved by Mr. Hayes, for the temporary nature of the two signs and the sunset date of 11/15/08, would read as follows:

“Site Plan approval of existing signs A & B expires 11/15/08. At that time, the applicant would be required to obtain Planning Board approval prior to 11/15/08 for externally illuminated signs that would compliment the historic nature of the Village”

Mr. Johnson requests clarification from the Board that the applicant would be allowed to keep the existing Verizon sign until the November, 2008 date. Mr. Hayes thought the Board approved the temporary existing sign if trim was added to make it look smaller.

There was some discussion concerning the existing sign and the look of the new sign.

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Mr. Johnson said the reason he came before the Board tonight was to wrap up the conditional part of this approval so he can work with the Board towards the 11/15/08 date. Mr. Grogan said what the Board was looking for was for the applicant to put trim on the existing sign to shrink its appearance. This would give the applicant time to come up with a smaller sign by 11/08.

A Motion was made by Mr. Cerny authorizing the applicant to go forward with the existing sign without the trim on the condition the applicant come forth with a sign with the trim by 11/15/08. Mr. Mersand seconded the Motion. Dr. Coulter voted "Nay" and Mr. Tanner excused himself. The final vote was 3 yeas, 1 nay and 1 excused.

Next, Mr. Johnson spoke of the landscaping. There was some discussion concerning all the proposed landscaping. There will be a "DO NOT ENTER" sign on the Verizon side of the building. There will also be a painted arrow on the pavement. Azaleas and yews will be planted against the back of the building on the right side. Bradford pear trees will also be planted on that side. The applicant proposed changing the guide rail to wood.

Dr. Coulter made a Motion to accept the new landscaping plan on the condition the applicant replace the existing guide rail with one approved by the Board by 4/1/10. Mr. Cerny seconded the Motion and all Members were in favor except Mr. Tanner who excused himself.

Mr. Grogan suggested there be some sort of a diary note for November, 2009 calling the attention of the Board and the applicant to the landscaping completion date of 4/1/10. Mr. Hayes said his software can do that.

Mr. Hayes and Mr. Johnson left the Meeting.

#### St. John's Revised Site Plan

Mr. Shanley explained to the Board that the applicant wishes to install a second lamppost at the right side as you face the church. This lamppost will match the one previously installed between the church and the parish hall. It will balance out the look at the front of the church and also give more light to the area.

Mr. Cerny made a Motion to accept the installation of the second lamppost. Dr. Coulter seconded the Motion and all Members were in favor.

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**OTHER BUSINESS:**

Minutes from the 3/12/08 Meeting

Mr. Cerny made a Motion to approve the Minutes of the 3/12/08 Meeting. Dr. Coulter seconded the Motion and all Members were in favor.

Lombardo Site Plan

The Secretary and Mr. Tomasso, on the advice from Mr. Hayes, explained to the Board that since the Planning Board assigned lot coverage percentages to each lot in Baxter Green, the applicant should come before the Planning Board first. Because the proposed project will exceed the lot coverage, the Planning Board would refer the applicant to the Zoning Board of Appeals (ZBA) for a variance. The Planning Board, if it was inclined to approve the project, would give the project a favorable recommendation to the ZBA. If not inclined to approve, the Planning Board would give the project an unfavorable recommendation.

**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