

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	June 11, 2008
Present:	Michael Grogan, Chairman Michael Cerny, Member Stan Mersand, Member
Also Present:	Larry Tomasso, Building Inspector Bruce Lombardo Bruce Major, Owner of Allison Close Estates John Boyle, Owner of Allison Close Estates Joseph Zarecki, Village Engineer

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APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD
6/25/08

On Wednesday, June 11, 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. Mr. Tanner and Dr. Coulter were absent.

CONCEPT DISCUSSION:

Allison Close Estates Extension Request

Bruce Major explains why the applicants were requesting two 90-day extensions. He said they are still negotiating with Mr. Morgan, neighbor, for the site of the right-of-way road to his property. They are, also, waiting approval of the project from the Dept. of Health and the Village is doing a water tap of the property. If all goes well, the applicants will be cutting off a piece of the property for the proposed well. It is for these reasons, the applicants are requesting the extensions. Mr. Major said they have a Conditional Site Plan approval conditioned on the few open concerns such as Dept. of Health approval. Once, all the conditions are met, the applicants can request the Final Site Plan Approval. Mr. Cerny suggested the Board grant a 90-day extension and if the applicants need it, they can request another 90-day extension.

Mr. Mersand made a Motion to grant a 90-day extension to Allison Close Estates. Mr. Cerny seconded the Motion and the three present Members were in favor.

PUBLIC HEARING:

Lombardo request to revise the approved Baxter Green Site Plan

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

Mr. Grogan called the Board's attention to the fact that the Zoning Board of Appeals (ZBA) has granted an area variance for the project. The minimum lot size for the rear yard in an R-1 zone is 40 feet. The Lombardo pool and deck project would reduce the rear yard to 26 feet. The area variance allowed the 26 feet rear yard setback.

The second part of the project is the allowed lot coverage. The allowed lot coverage for this lot on the approved Site Plan for Baxter Green was 19.7%. The current lot coverage is 19.6%. The pool project, if approved, would increase the lot coverage to 30.1%. The Lombardos are requesting the Board revise the approved Baxter Green Site Plan to reflect this increase for their lot.

Mr. Zarecki came forward. Mr. Tomasso asked if he, Mr. Zarecki, was representing the client. Mr. Zarecki stated he was representing the Village. Mr. Zarecki distributed copies of the plot plan for Baxter Green to the Board. Mr. Tomasso went on to explain to the Board that the Lombardo's plot plan and the Baxter Green's Site Plan would have to be revised to show the pool, deck and lot coverage increase. He said he stated the procedure in his memo of 5/15/08. Mr. Zarecki mentioned the percentages represented actual square feet. Mr. Tomasso, reading from his 5/15/08 memo, stated:

1486 SF = 19.7%

1474 SF = 19.6% - the actual square feet of the Lombardo's home

2259 SF = 30.1% - the proposed increase with the pool and deck

The deck extension will be 110 SF.

Mr. Zarecki, then, spoke of the drainage swale that runs along the back of the lots. He showed on the plan where the swale runs. The Board was not provided with the actual architectural drawings of the swale. Mr. Zarecki stated the Board should include in its resolution that the property owner must maintain the swale. A continuous flow of stormwater should be maintained through the properties. Mr. Tomasso explained to Mr. Lombardo that there is a bad drainage situation up at Baxter Green and the Lombardos cannot make it worse by erecting the pool.

Mr. Grogan said the Board received letters in favor of the project.

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

Mr. Cerny made a Motion that the Planning Board recognize that the ZBA performed a SEQRA and the short form was signed by Michael Keupp, Chairman of the ZBA, concluding this project a Negative Declaration

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Minutes from the 6/11/08 Planning Board Meeting

Mr. Cerny made a Motion to approve the Lombardo's revised Site Plan with the condition that the drainage swale is maintained on the property as determined by the Village Building Inspector. Mr. Mersand seconded the Motion and all three present Members were in favor.

OTHER BUSINESS:

Minutes from the 5/14/08 Meeting

Mr. Cerny made a Motion to approve the Minutes of the 5/14/08 Meeting. Mr. Mersand seconded the Motion and all present Members were in favor.

ADJOURNMENT

Mr. Mersand made a Motion to adjourn the Meeting. Mr. Cerny seconded the Motion and all present Members were in favor.

Submitted by
Mary Heubel
Planning Board Secretary