


THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	June 25, 2008	 DRAFT
Present:	Michael Grogan, Chairman Dr. George Coulter, Member Stan Mersand, Member Taren Tanner, Member	APPROVED BY
Also Present:	Larry Tomasso, Building Inspector Michael Hayes, Village Attorney Peter Demetrie, Owner	VILLAGE OF PAWLING PLANNING BOARD

7/23/08

On Wednesday, June 25, 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. Cerny was absent.

CONCEPT DISCUSSION:

Demetrie Revised Site Plan

Mr. Demetrie reviews the application to enclose the rear porch at 5 East Main Street. Mr. Grogan stated he reviewed Mr. Tomasso's comments on the project. Mr. Grogan, also, stated he believed the project didn't warrant a Public Hearing. Mr. Grogan asked if the project required a SEQRA review. Mr. Hayes said a Negative Declaration could be declared by the Board.

Mr. Mersand made a Motion to declare a Negative Declaration. Dr. Coulter seconded the Motion and all present Members were in favor.

Mr. Tanner made a Motion to waive the Public Hearing for this project. Dr. Coulter seconded the Motion and all present Members were in favor.

Mr. Mersand made a Motion to approve the revised Site Plan. Mr. Tanner seconded the Motion and all present Members were in favor.

Mr. Hayes stated that any modifications to structures in a B-1 zone are subject to Planning Board Site Plan review as per the Code.

WORK SHOP:

MS4 Revised Regulation

Mr. Hayes explained the DEC has issued new regulations. The Village was aware these regulations were coming. They deal mostly with the East Croton Watershed. The Swamp River side of the Village is not affected. Mr. Hayes said the previous threshold for SWPPP to kick in was 20,000 Square Feet (SF) of disturbance. The new threshold is now 5,000 SF of disturbance. Going over the 20,000 SF disturbance would trigger a Site Plan review. Anything less, barring any other issues, would not trigger the Site Plan review.

There was some discussion on how the Board would like the regulation revised. The Members believed any disturbance from 5,000 SF to 20,000 SF should be supervised by the Stormwater Management Officers (SWMO), Doug Warren and Larry Tomasso. Mr. Tomasso asked if he could request an engineer to confirm his findings. Mr. Hayes said he thought the SWMO could have the engineer review the project. Mr. Tomasso could charge back to the escrow account on the project for the engineer.

The discussion continued as to whether the trigger for a Site Plan review should be 15,000 SF. Mr. Tomasso said he would be more comfortable if the trigger was 15,000 SF of disturbance. Mr. Hayes said any disturbance from 5,000 SF to 14,999 SF would be handled by Mr. Tomasso. Any project with a disturbance of 15,000 SF and up would be subject to a Site Plan review. If there were two applications within the one year from the same owner, the trigger would be 20,000 SF aggregate to require Planning Board Site Plan review. This compromise was arrived at after Mr. Tanner and Mr. Tomasso explained their reasoning on what the trigger disturbance should be.

Mr. Hayes said he would work with Mr. Grogan on constructing a letter to the Village Board (VB) recommending the changes.

Mr. Mersand made a Motion to send a letter to the VB recommending the following changes to the revised MS4 regulation:

- a) To lower the threshold of land disturbance in the East Croton Watershed from 20,000 SF to 5,000 SF.
- b) A project proposing 15,000 SF or more of land disturbance in the East Croton Watershed would require a Site Plan review.
- c) A project proposing 5,000 SF but less than 15,000 SF of land disturbance would require the review and approval of the SWMO only.

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- d) If more than one application is received for the same property in the East Croton Watershed within 12 months and none of the applications exceeds the 15,000 SF but added together exceed 20,000 SF of land disturbance, the application would require a Site Plan review.

Mr. Tanner seconded the Motion and all present Members were in favor.

OTHER BUSINESS:

Minutes from the 6/11/08 Meeting

Mr. Mersand made a Motion to approve the Minutes of the 6/11/08 Meeting. Mr. Tanner seconded the Motion and all present Members were in favor.

ADJOURNMENT

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

Submitted by
Mary Heubel
Planning Board Secretary