DRAFT

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	July 23, 2008
Present:	Michael Cerny, Acting Chairman Dr. George Coulter, Member Stan Mersand, Member Taren Tanner, Member
Also Present:	Kim Nau, Engineer for Jacobs Properties Michael Hayes, Village Attorney Larry Tomasso, Building Inspector Mr. Conti, Applicant

APPROVED BY VILLAGE OF PAWLING PLANNING BOARD 9/2/08

On Wednesday, July 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. Mr. Grogan was absent.

CONCEPT DISCUSSION:

Jacobs Properties Revised Site Plan

Mr. Cerny said that tonight's discussion will be concerning the changes in the Verizon sign from the drawing on the approved site plan. Ms. Nau of Zarecki Engineering showed the Board the changes which included the molding on the top and bottom, the smaller lettering and the fluting that will be painted on the steel beam holding the sign. This fluting will make the beam look like a column. Mr. Cerny asked about the base. Ms. Nau said the base will be painted also. Mr. Tomasso said the site plan has the notation about the painting of the beam and base. Ms. Nau said Verizon has signed a three year lease. Mr. Hayes said the applicant is due back at the end of November for a final approval of the signage.

There was some discussion regarding the lighting on the sign. There will be exterior lighting. It will be attached to the bottom of the sign and shine up.

Mr. Cerny polled the Board regarding the type of lighting that would be acceptable. Mr. Tanner excused himself because of a conflict. Mr. Cerny suggested the Members walk over and take a look at the project. The remaining Members said the changes were acceptable. Mr. Cerny asked about the colors on the sign. Ms. Nau said it would be black with white lettering and the red Verizon logo. Mr. Hayes suggested the materials to be used should be listed on the site plan.

Mr. Cerny said that the next time the applicant comes before the Board, the lighting details, colors and materials should be indicated on the Plan. Dr. Coulter suggested that something be done with the exit driveway as it has become a hangout for teens. He suggested a chain across the drive.

Conti Revised Site Plan – Change in Use

Mr. Conti reviewed his plan to open a men's barber shop which will also sell hair products. The previous leasee was a sport shop (retail) so he would need a change of use because his shop would be mostly service. Mr. Conti went on to explain that not too much work was done to the interior – just painting and the barber chairs installed. He doesn't have his sign yet. The plan indicates what the sign will look like.

Mr. Mersand asked him if he was open yet. Mr. Conti said he didn't have a "Grand Opening" but was cutting hair. He stated the Mayor said he could open. Mr. Tomasso said he was in violation of about 12 state codes.

Mr. Cerny asked Mr. Tomasso if he had a chance to look at the plans. Mr. Tomasso said he hadn't but the sign looks to adhere to the Code. Mr. Conti would need to install a smoke detector.

Mr. Hayes asked what it was before. Mr. Cerny said it was retail. Mr. Hayes checked the Code to see if there was a change in the parking allowance. There was none.

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

There was some discussion about the present lighting on the building. Dr. Coulter suggested that the lighting be changed to look similar to the lighting at the Prudential store across the street. Mr. Conti said that was not a problem. He would talk to Mr. LaMorte (owner of the building).

Next, the Board took up the SEQRA review. Page 2 of the form was previously completed. Mr. Hayes explained that if the Board was in agreement with the answers on Page 2, the Board could declare a Negative Declaration for this project.

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

Mr. Cerny made a Motion to approve the Conti Site Plan for 23 East Main Street conditioned upon within 60 days the applicant provide a proposed lighting fixture similar to the Prudential building across the street. Mr. Tanner seconded the Motion and all present Members were in favor.

OTHER BUSINESS:

Minutes from the 6/25/08 Meeting

Mr. Cerny made a Motion to approve the Minutes of the 6/25/08 Meeting. Mr. Tanner seconded the Motion and all present Members were in favor.

Escrow Accounts

The Board reviewed the accounts. There was a question concerning the Stone Hill Accounts. The Secretary explained there were 2 accounts – one for inspections and the other a regular escrow account. The project is about finished. Mr. Tomasso said the owners have a punch list to complete before the final C/O is issued. They have a conditional C/O now.

ADJOURNMENT

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

Submitted by
Mary Heubel
Planning Board Secretary