

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Comment:

Date:	September 3, 2008
Present:	Michael Grogan, Chairman Dr. Coulter, Member Michael Cerny, Member
Also Present:	Bruce Major, Owner of Allison Close John Boyle, Owner of Allison Close Curt Johnson, Agent for Jacobs Properties James Heubel, Agent for Morrissey's Pullman Larry Tomasso, Building Inspector

On Wednesday, September 3, 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 Mr. Mersand were absent.

CONCEPT DISCUSSION:

ALLISON CLOSE ESTATES SITE PLAN TIME EXTENSION

Mr. Major explained that there are three items yet to be completed before the Board can give its final approval. The items are:

1. The Certification from the Department of Health
2. The easement with Mr. Morgan signed by both parties
3. The Performance Bond

Mr. Cerny made a Motion to extend the time another 90 days. Dr. Coulter seconded the Motion and all present Members were in favor.

MORRISSEY REVISED SITE PLAN

Mr. Heubel, agent for Morrissey, stated that the owner wishes to install a shed on the southwest corner of the property. The Board had questions about the set-backs, impervious surfaces and whether there is blacktop on the property. Mr. Cerny asked Dr. Coulter about impact on the properties backing on Morrissey. Dr. Coulter didn't think there would be an impact. The shed will be 12' by 24'. The Board was concerned about the impervious surface coverage. Mr. Heubel said the shed would be closer to the center of the lot. There was a discussion about what is needed to be shown on the Site Plan.

At this point, Mr. Tomasso entered the Meeting. Mr. Tomasso asked the Board to review the Jacobs project and then come back to the Morrissey project.

JACOBS PROPERTIES REVISED SITE PLAN

Mr. Johnson began by explaining the recent changes to the Site Plan. The Verizon sign will be slightly changed because the new tenants will be dealing with the wireless side of Verizon. The sign will include "Mobile TRON". The Members of the Board discussed the colors and the slight changes. Mr. Cerny stated he likes the colonial look and lighting. Dr. Coulter thought it looked quite nice. Mr. Grogan was, also, pleased by the look.

Dr. Coulter made Motion to approve the new revision to the Jacobs Site Plan. Mr. Cerny seconded the Motion and all present Members were in favor.

Mr. Grogan stated that as soon as the acting Village Engineer, Mr. Berger, and Mr. Hayes, Village Attorney, approve the new revised site plan, he, Mr. Grogan, will sign the plan.

MORRISSEY REVISED SITE PLAN – continued

Mr. Tomasso asked about the blacktop on the property. Mr. Heubel was not sure what part of the lot was blacktopped. There was further discussion about the set-backs and the size of the lot. Mr. Tomasso said the shed could be moved to the existing blacktop and thereby staying within the impervious surface percentage.

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

Next, the Board took up the SEQRA review. Mr. Cerny reviewed each section as follows:

Part II:	A	No
	B	No
	C 1-7	No
	D	No
	E	No

Based on the review, Mr. Cerny made a Motion to declare a Negative Declaration. Dr. Coulter seconded the Motion and all present Members were in favor.

Mr. Cerny made a Motion to approve the Revised Site Plan conditioned on a plan that shows the Site Plan will meet the impervious surface requirement and that the shed will be located somewhere in the southwest corner of the property. Dr. Coulter seconded the Motion and all present Members were in favor.

Page 3

Minutes from the 9/3/08 Meeting of the Planning Board

OTHER BUSINESS

MINUTES FROM THE 7/23/08 MEETING

Mr. Cerny made a Motion to approve the Minutes from the 7/23/08 Meeting. Dr. Coulter seconded the Motion and all present Members were in favor.

ADJOURNMENT

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

Submitted by
Mary Heubel
Planning Board Secretary