

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	December 10, 2008
Present:	Michael Cerny, Acting Chairman Dr. Coulter, Member Michael Cerny, Member Stan Mersand, Member
Also Present:	Jeff Asher, Agent for Public Radio Rob Liffland, Owner of RPI of Pawling Larry Tomasso, Building Inspector Robert Morini, Owner of Pawling Commons

On Wednesday, December 10, 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, Chairman, was absent.

EXTENSIONS:

PAWLING COMMONS SITE PLAN TIME EXTENSION

Mr. Cerny made a Motion to extend the Conditional Site Plan approval for Pawling Commons from 6/08 to 12/31/08. Mr. Mersand seconded the Motion and all Members were in favor.

Mr. Cerny made a Motion to extend the Conditional Site Plan approval for Pawling Commons from 1/1/09 to 6/30/09. Dr. Coulter seconded the Motion and all Members were in favor.

Mr. Morini said they had a potential tenant for the second floor of the new building but the economy dictated the tenant withdraw for now. The bank is still paying rent on the back building but has not submitted plans to the Board. Mr. Morini discussed his plans for 2009. He will be upgrading the facades on the existing buildings and changing part of the parking lot as per the site plan. Mr. Mersand asked if there was anything the Board can do to help Mr. Morini move the project along. Mr. Morini said his problem is the skateboarders, graffiti and the kids breaking into the back building. He said he will install the new doors and board up any open spaces when he finds out from the tenant where the doors will be located. Mr. Tanner suggested installing cameras.

ARCH STREET PARTNERS SITE PLAN EXTENSION

Mr. Morini had hoped to start this project before now. He said the two upstairs apartments will be high-end apartments. He has been approached by someone who wants to put a restaurant on the ground floor. Mr. Morini would rather have retail. The smells from the restaurant would drift up into the apartments above. He would like to tie its construction with the Village Green project. Mr. Liffland said the Village Green project should begin in the spring and into the summer.

Mr. Cerny made a Motion to extend the Conditional Site Plan approval for Arch Street Partners from 6/08 to 12/31/08. Mr. Mersand seconded the Motion and all Members were in favor.

Mr. Cerny, then, made a Motion to extend the Conditional Site Plan approval for Arch Street Partners from 1/1/09 to 6/30/09. Mr. Mersand seconded the Motion and all Members were in favor.

Mr. Asher came forward to inform the Board about the project for public radio's office in Pawling Commons' mall. He said Mr. Morini donated the space to house the operations. It will be internet driven and the students from the high school will be participating in its operation. Mr. Asher came to the Planning Board Meeting to meet Mr. Morini and thank him and to ask Mr. Tomasso's guidance as how to proceed.

CONCEPT DISCUSSION:

RPI OF PAWLING SITE PLAN

Mr. Liffland apologized to the Board for failing to submit a site plan in a timely manner. He did submit a building permit application and he obtained the permit and a C/O when the project was completed. Mr. Tomasso said it, recently, came to his attention that a site plan was not presented to the Board for approval. He asked Mr. Liffland to correct the oversight and that is why the Site Plan was being presented at this time. Mr. Tomasso said a variance was not obtained when the original application was submitted and he doesn't feel it needs to be granted now.

Mr. Mersand said the original use of the land was a gas station. Mr. Liffland stated he removed all 9 gas tanks before he started work on the property.

Mr. Liffland said they plan to cement instead of using blacktop on the parking area. The cement would fit better with the stone wall that was erected. The storage area will be fenced in. They plan on putting in planters rather than planting in the ground.

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There was a discussion about the sign on the northwest corner of the property. Mr. Liffland stated the sign will look like the lampposts that will be in the Village Green. The top of the post will be cut to the top of the existing sign and a decorative ball will top the pole.

Dr. Coulter made a Motion to waive a Public Hearing. Mr. Mersand seconded the Motion and all Members were in favor.

Mr. Cerny, then took up the short form of SEQRA. The responses to Part II are as follows:

- A. No
- B. No
- C 1-7 No
- D No
- E No

Part III – This project will not result in any significant adverse environmental impact.

Mr. Cerny made a Motion to declare a Negative Declaration. Mr. Tanner seconded the Motion and all Members were in favor.

Mr. Cerny made a Motion to approve the Site Plan contingent upon submission of a drawing of the sign on the northwest corner of the property which will include a showing of the painting of the pole and as ornamental top. The submission shall be in 60 days. Mr. Tanner seconded the Motion and all Members were in favor.

OTHER BUSINESS

MINUTES FROM THE 8/27/08 MEETING

Mr. Cerny made a Motion to approve the Minutes from the 8/27/08 Meeting. Dr. Coulter seconded the Motion and all present Members were in favor.

MINUTES FROM THE 9/3/08 MEETING

Mr. Cerny made a Motion to approve the Minutes from the 9/3/08 Meeting. Dr. Coulter seconded the Motion and all present members were in favor.

BARBERSHOP ON EAST MAIN STREET

Mr. Cerny asked about the outside light on the barbershop. Mr. Tomasso said the shop needs an inspection. At that time, the lights will be discussed. If not changed in a reasonable time, a violation will be issued.

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29 MEMORIAL AVENUE

Mr. Tomasso said the building is closed. He said Mr. Hayes deserves a lot of credit for the work he did. It is extremely difficult to complete the work he did. Mr. Liffland gave a lot of credit to the Board and Mr. Tomasso for the way everyone handled the situation.

OTHER CONCERNS OF THE BOARD

There was also some discussion of other properties in the Village namely, Bakla Java, garbage cans on East Main Street, Ammaturo's parking lot on East Main and overcrowding in 39 West Main Street. Mr. Tomasso said he and Karl Pfister, building inspector, will look into the Board's concerns and report back to the Board.

ADJOURNMENT

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

Submitted by
Mary Heubel
Planning Board Secretary