

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	January 14, 2009
Present:	Michael Grogan, Chairman Michael Cerny, Member Dr. Coulter, Member Taren Tanner, Member Stan Mersand, Member
Also Present:	Rob Liffland, Owner of RPI of Pawling Larry Tomasso, Building Inspector Mr. & Mrs Pisano, Neighbors

On Wednesday, January 14, 2009 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.

CONCEPT DISCUSSION:

RPI OF PAWLING SITE PLAN

Mr. Grogan asked Mr. Cerny to review what was accomplished at the last Meeting of the Planning Board. Mr. Cerny said the Site Plan was reviewed by the Board. Each item was discussed and suggestions were made by the Board.

The SEQRA proceeding resulted in a Negative Declaration concerning the environment and the Resolution for a Conditional Site Plan Approval was accepted by the Board. The Site Plan was approved contingent on the changes to the sign as discussed by the Board.

Mr. Mersand added that a building permit was issued as well as a Certificate of Occupancy when the project was finished. At that time, the applicant was not required by the Building Inspector to come before the Planning Board with a Site Plan for approval. Mr. Tomasso, upon learning no Site Plan was produced for this project, asked the applicant to come forward and correct the mistake by submitting a Site Plan.

Mr. Tomasso explained that the problem resulting from Ms. Pisano's complaint about not attending the initial Concept Discussion of this project was that of communication. The initial complaint was filed in early summer and it wasn't until December that the Site Plan was ready for review. The Board voted on waiving the public hearing because the building was erected, a C/O was issued and the building was being occupied.

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Mr. Cerny, then, told Ms. Pisano that each one of her concerns was addressed in the Site Plan. He said the property was terrible before Fountain Plumbing erected the new building and the property in question is far better looking now that the work was done. The improvements also helped the value of her property.

There was much discussion between Members of the Board and Ms. Pisano about her concerns namely:

1. Fixing the existing free standing sign to conform to the Village Green concept and regulations.
2. Erecting fence and gates to hide the storage of plumbing supplies
3. Cleaning up the property, cementing the parking area in front of the building and painting parking stripes

Ms. Pisano said there wasn't a problem until the trees between the properties came down. Then, all the plumbing storage and the ugly sign became very visible.

Ms. Pisano said that nothing would be done if she didn't speak up. Mr. Tomasso stated that was not correct. Eventually, the property maintenance issues would have been addressed. The Building Department, right now, was concentrating on health and safety matters.

Mr. Grogan summed up the discussion by listing the three major issues and that they were all addressed on the Site Plan. He said the applicant will be coming before the Planning Board on 1/28/09 for a final review of the sign. If everything is correct, at that time, the Site Plan will be approved and a building permit application will be filed with the Building Department for the repairs stated on the Site Plan.

Mr. Grogan asked Mr. Liffland if he had anything to add. He said, "No". Mr. Grogan asked the Members if they had any comments. Mr. Tanner stated he didn't see any indication on the Site Plan for painting the pole black.

Mr. Grogan asked about doing the clean up now. Mr. Liffland said the yard is cleaned twice a week. He, also, said they would need to wait until spring for the cement work. Dr. Coulter asked him about the parking. Mr. Liffland said six (6) trucks park there in the evening.

Mr. Mersand said the properties are much more appealing now than they were 20 years ago.

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OTHER BUSINESS

MINUTES FROM THE 12/10/08 MEETING

Dr. Coulter made a Motion to approve the Minutes from the 12/10/08 Meeting. Mr. Cerny seconded the Motion and all Members were in favor.

ADJOURNMENT

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

Submitted by
Mary Heubel
Planning Board Secretary