

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES  **DRAFT**

Date:	November 11, 2009
Present:	Michael Grogan, Chairman Stan Mersand, Member Dr. George Coulter, Member Michael Cerny, Member Taren Tanner, Member
Also Present:	Michael Hayes, Attorney for the Village Karl Pfister, Building Inspector Robert Marvin, Attorney for Galindo Richard Renna, Engineer for Galindo Susan Macura, Reporter for Pawling Press

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD

12/9/09

On Wednesday, November 11, 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.

The Secretary opened the Meeting by expressing the gratitude and thanks to all our veterans on this Veterans Day. Mr. Mersand said he wanted it on the record that the Planning Board acknowledges, recognizes and appreciates all our veterans have done.

Mr. Hayes explains the Board needs a Motion to go into Executive Secession to seek legal advice from counsel.

Mr. Grogan made a Motion to go into Executive Secession to seek legal advice. Those attending the Executive Secession would be the Board Members and Mr. Hayes, attorney. Dr. Coulter seconded the Motion and all Members were in favor. The Board went into Secession at 7:10 PM and returned to the Meeting at 8:30 PM.

CONCEPT DISCUSSION:

Jimenez Change of Use Site Plan

Mr. Hayes said the Board discussed legal issues that are applicable to site plan review and the parking waiver issue.

The Board discussed the waiver of the 7 parking spots and what could work for the applicant. They were looking at ways to grant the waivers for the 7 spots while looking at the property's capacity of owning 2 spots in front of the store. But, for a variety of

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reasons relating to safety both vehicular and pedestrian and coordinating with the Village Plan, it might be better to look at developing the front of the property with sidewalks and a light pole that is consistent with the light poles in the Village. This would allow expanding the waiver to include 9 spaces but only charge the applicant for 7 spaces. If this is not going to work for the applicant, the Board would need to go back to the drawing board.

Mr. Cerny continued by listing other issues, namely, eliminating the substandard parking spot in the back of the store. The gross floor area needs to be reviewed and if needed be corrected on the plan. Mr. Renna said he did not count the 2 foot wall when measuring the gross floor area. The sign for the deli needs to be included on the plan. Mr. Hayes asked if there would be new signs. Mr. Renna said he believes the applicant will use the original signs.

Mr. Marvin asked if the Board could consider the sign as a separate matter by using a sign permit. He did not want the project held up for a sign. Mr. Cerny said the Board can have the project go forward with the condition of the sign being submitted at a later date. The Board could grant a conditional Site Plan approval.

Mr. Grogan said the Board would like to see the sidewalk pulled out to the property line so the sidewalk can connect with the Village's sidewalk. There was some discussion of the sidewalk and in keeping it within the Village Plan.

There was a discussion about the lighting, placement of lighting present now and what the Board would want. Mr. Tanner said the lighting issue came into play after the Board saw the elevation in the front of the building on the last revised site plan.

Mr. Renna suggested a patio idea in front. Mr. Hayes said that might warrant a change of use again. Mr. Renna, also, suggested putting in some green in the front like flower boxes.

Mr. Grogan asked Mr. Renna to submit the changes about a week before the Meeting so the Board can review them.

Mr. Marvin said, on behalf of his clients, they would consent to extending the 62 day rule to December 9th, the next Planning Board Meeting.

Dr. Coulter thanked the applicant's agents, on behalf of the Board, for their patience.

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OTHER BUSINESS:

Minutes from the 10/28/09 Meeting of the Planning Board.

Dr. Coulter made a Motion to accept the 10/28/09 Minutes. Mr. Cerny seconded the Motion and all Members were in favor.

Escrow Accounts

Mr. Grogan reviewed the accounts. The Board asked the Secretary to return the escrow to Mizzen-top Day School. All other accounts were in order.

There was a brief discussion about the sign at the Quick Stop. The sign that was erected was the original sign.

ADJOURNMENT:

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

Submitted by
Mary Heubel
Planning Board Secretary