

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date: January 14, 2020

Present: Michael Cerny, Acting Chairman
Lou Musella, Member
Rob Pfister, Member
Adam Muroski, Member
Scott Nickerson, Member - Absent

Also Present: Earl Slocum, Trustee
Laurie Taylor, Trustee
Joe Berger, Engineer
Dan Stone, Chazen Companies
Caren LoBrutto, Chazen Companies
Chris Round Chazen Companies
Kelly Libolt, KARC Planning Consultants, Inc.
Peter Beck, Pawling Downtown

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD

On, *Tuesday January 14, 2020* at 7:00 PM, the Planning Board met in the first floor meeting room in the Village Hall at 9 Memorial Avenue. The Meeting was called to order by Jennifer Strehle, Secretary, and began with role call as indicated above and The Pledge of Allegiance.

Minutes from

Mr. Musella made a Motion to accept the Minutes from the 12/10/19 Meeting for the Planning Board. Mr. Pfister seconded the Motion and all present Members were in favor.

Other Business

Dan Stone of The Chazen Companies gave a presentation about the Village water. Please see the attached document.

Heinchon Place

Mr. Cerny asked Mr. Berger to discuss the email received by Dan Stone of Chazen regarding the water supply. All documents are on file at the Planning Board Department.

Mr. Musella made a Motion directing the Village Attorney to do a resolution for a Negative Declaration on Sequor for Heinchon Place property with the understanding that there will be a resolution that will indicate the condition that no certificate of occupancy will be issued unless the Village Engineer has certified adequate water available for the project. Mr. Muroski seconded the Motion and all present Members were in favor.

Mr. Cerny said that the next step for the applicant is to go to the ZBA. Mr. Pfister had questions about the floor area ratio and if a yard was required for each building and what the primary use for the property is.

Mr. Cerny asked what variances are needed. Ms. Libolt said for density.

Pawling Downtown LLC

Mr. Cerny said that the application has been revised. He asked the applicant to give a presentation of the changes to the plans.

Peter Beck introduced himself and his partner Mark Bitta of White Birch Development there architect Ed Vogel, Kathleen Gallagher from Insite Engineering and Dan Leary, Attorney.

Mr. Bitta said that there are many changes to the scale, scope and design of the project. It is a mixed use residential building. Mr. Bitta stated that the project is no longer geared for seniors with age restrictions and will not be providing residents services by Hudson River Housing or any other service provider. The building will be for working professionals.

Mr. Cerny asked Mrs. Gallagher if parking on the Village street front (Charles Colman Blvd.) is necessary. She said it is not necessary for the project.

Mr. Cerny said to Mr. Berger that it looks like this is a complete site plan application and he agreed. Mr. Cerny said that the package needs to be reviewed by the parking consultants to get Maser Consultants feedback and to have them at the next meeting to give a presentation and to schedule a public hearing. Mr. Cerny asked the secretary where Pawling Downtown is with escrow. She said the current escrow amount is \$5,321.74. Mr. Cerny said that the escrow needs to be set at \$8,000-

Mr. Pfister made a Motion to set the escrow amount at \$8,000.00. Mr. Muroski seconded and all present Members were in favor.

Mr. Musella made a Motion to declare this a complete application from Pawling Downtown LLC. Mr. Muroski seconded and all present Members were in favor.

Mr. Musella made a Motion to schedule the Public Hearing for Pawling Downtown LLC for the February 11th meeting. Mr. Muroski seconded and all present Members were in favor.

Adjournment:

Mr. Musella made a Motion to adjourn the meeting. Mr. Muroski seconded and all present Members were in favor.

Submitted by:

Jennifer Strehle, Secretary

Pawling Planning Board Meeting

Village of Pawling Water Supply

January 14, 2020

THE

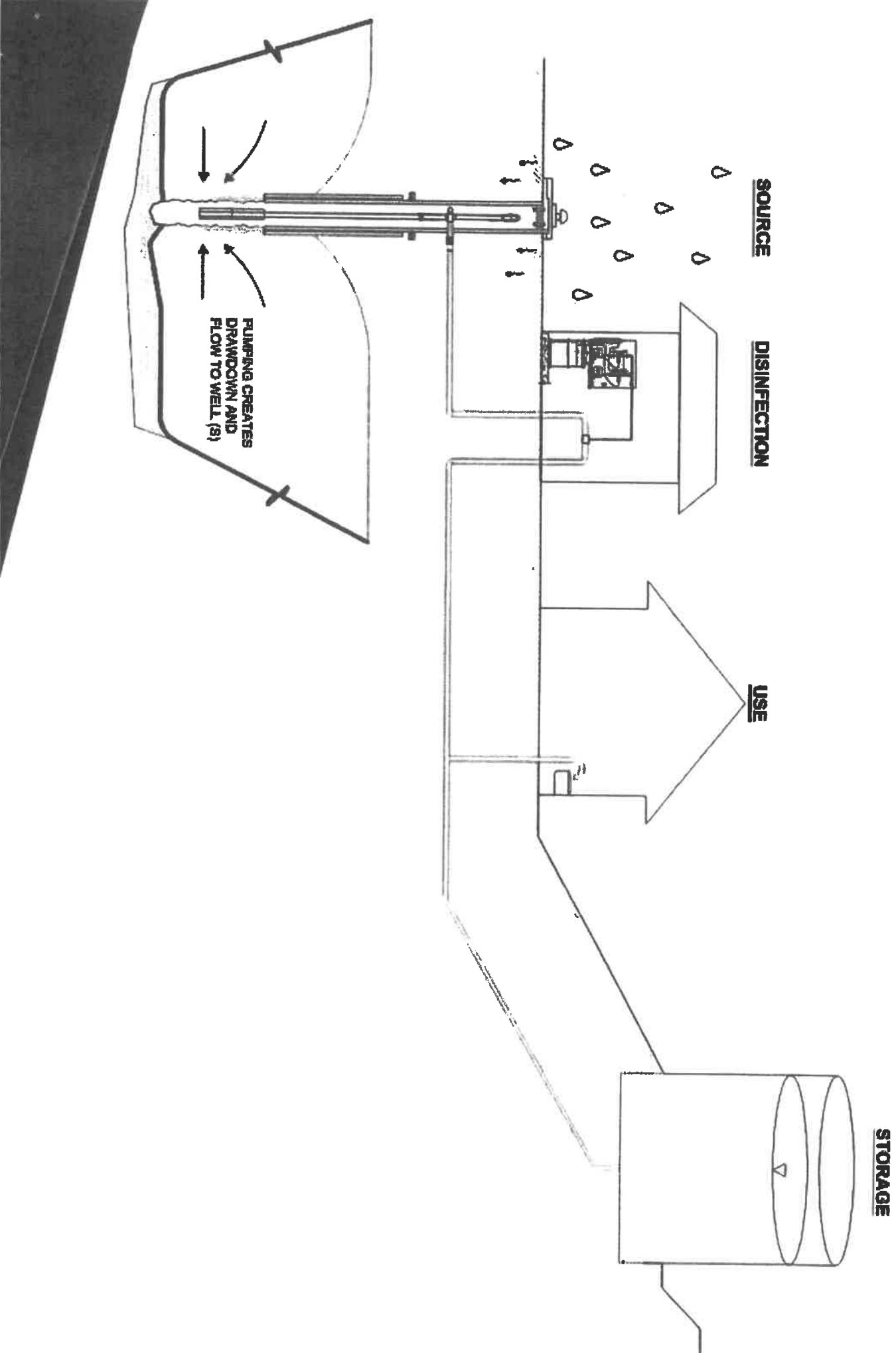
Chazen COMPANIES[®]

Proud to be Employee Owned

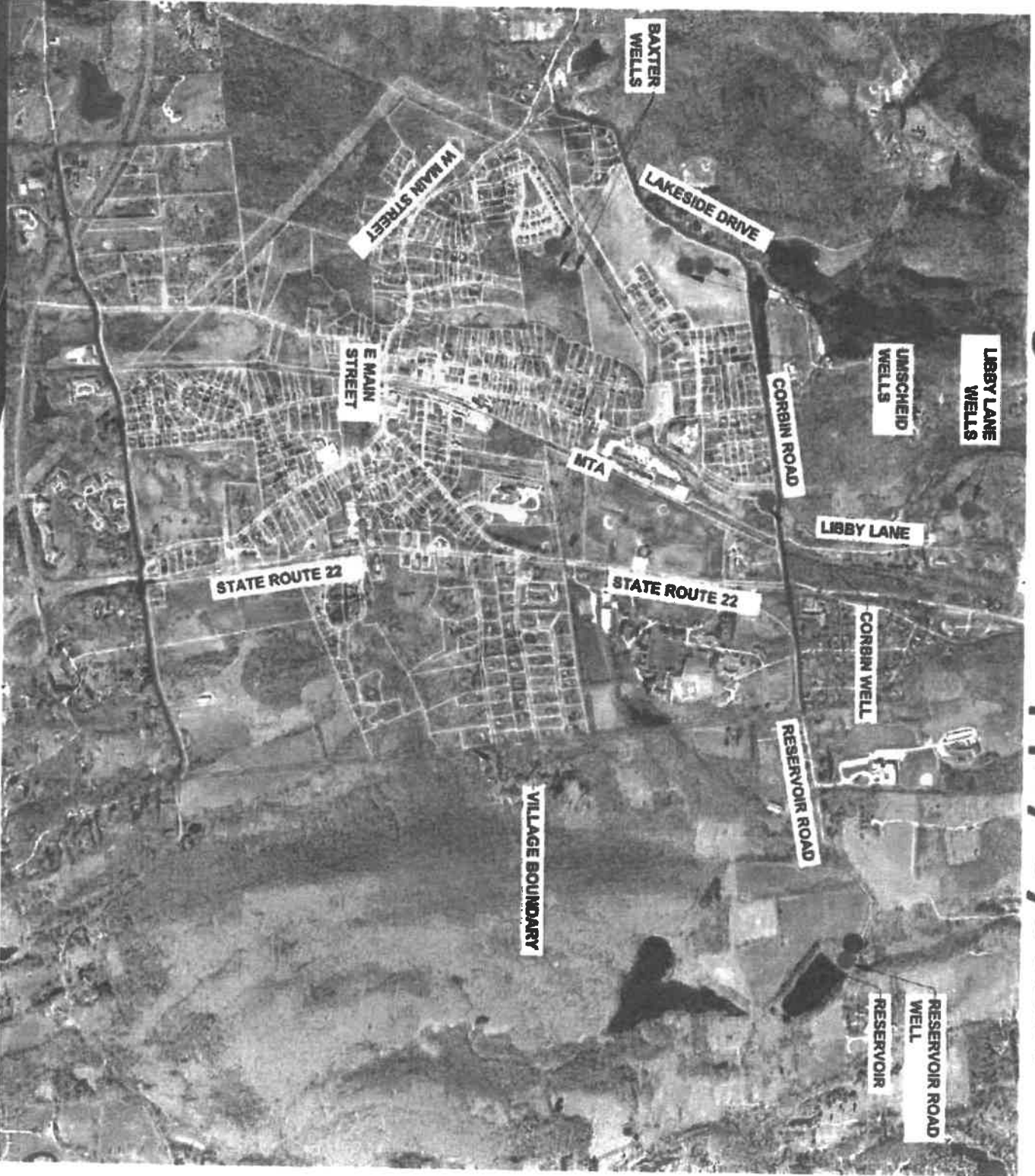
Discussion Topics

- How Groundwater Supplies work
- Pawling's Water Supply an Overview
- Pawling's water supply-- Why We are Where We Are
- Source Yield Summary
- Project Water Needs Summary
- Proposed Umscheid Wellfield
- Impact of Umscheid Wellfield on Villages Water Supply
- Recommendations

How a Groundwater Supply System Works



Pawling's Water Supply System



Village's Water System

- A 3-4 decade Long Issue...
- 1980s Discontinued Reservoir Use, added Corbin '86
- 1990s Looked for New Sources – NYSDOH Consent Order
- 2000s Baxter Green Satisfied Consent Order
- 2010s Baxter Green and other wells exhibited diminished yield
 - Fracking, dissolution and redevelopment marginally successful
 - 2010's Investigated Filtration of Reservoir
 - 2018 Filtration Alternative Deemed Too Expensive
 - 2019 – Present Umscheid Sand and Gravel evaluation

Well Yields

(*Max Day)

Sources	Approved gpm	2019 yield gpm	2020 Yield gpd	Cap. Loss gpm
Libby #1	40	33	40,000	
Libby #2	30	25	40,000	-12 to 16
Corbin	100	55	59,000	-45 to 59
Baxter #1	35	18	17,000	
Baxter #2	80	22	22,000	-140 to 148
Baxter #3	60	0		
Reservoir	20	18	14,400	-2 to 10
Total	365	171	192,000	-199 to 233
Village's Replacement wells			288,000	0 to 200+

Pawling Projects Summary

Name	Status	Current flow	Design flow	comments
Pawling Commons	Approved '18	780	20,900	58 bdrms
5 Broad	Co '19	600		
7 Oak	Permit '19	155	660	3 apts
10 E. Main	CO '19	300		2 nd bread co
23-25 E. Main	CO '19	164	Approx 5000	4 story bldg
One Memorial	Approved '19	50	220	2 bdrms
Heichon	SEQR	200	21,271	170 bdrms 50 seat restaurant 2500 retail
68 Charles Coleman	Discussion	60	6,600	50 bdrms
McGrath's	Discussion	900	6,000	Resturant
Arch st	2006?	0	580	4 bdrms, 140
Total			62,000	

Village's Umscheid Well Site

- 2018 Soils Evaluations determined depth, saturation and Particle Size of Sand and Gravel
- 2019 Installed Two Test Wells which:
 - Proved reliable Yield
 - Proved Water Quality
- 2019 Completed SEQR
- 2020 Expect to Receive Permit
- Early 2021 New Supply will be On-Line

Umscheid Well's Impact

	Daily flow, gallons
Current Demand	192,000
Current well yield	192,000
Umscheid Wells	288,000

➤ WHAT THIS MEANS TO PAWLING

- Full Compliance with Part 5
- Source Maintenance
 - Rest wells
 - Redevelop Wells
 - Pump at Sustainable Rates
- Distribution Maintenance
- Adequate Capacity for Current and Future Needs

Conclusion and Recommendation to Pawling Boards

**We Have a Water Supply Solution is in the
Works**

- **Applicants need to be appraised of the project time line and then:**
- **Decide for themselves if they wish to continue planning and accept a conditional approval**
- **Village can (Counsel may recommend a formal agreement) continue with SEQR and other planning decisions but should not issue CO's until the new wells are on Line**