

# Village of Pawling Planning Board Minutes

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**Date:** October 10<sup>th</sup>, 2023

**Present:** Robert Pfister Jr., Chairman  
Lou Musella, Member  
Peter Pennelle, Member

**Also Present:** Caren LoBrutto (Village Planner)  
Dave Daniels (Village Attorney)  
Brian Senno, Applicant (28 Walnut Street)  
Jean Senno, Applicant (28 Walnut Street)

APPROVED BY THE  
VILLAGE OF PAWLING  
PLANNING BOARD

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On **Tuesday, October 10<sup>th</sup>, 2023, at 7:00 PM**, the Planning Board met at the Village Hall. The Meeting was called to order by Robert Pfister, Chairman, and began with roll call as indicated above and The Pledge of Allegiance.

## **Approval of Minutes**

***Member Peter Pennelle motioned to approve the minutes of the September 12<sup>th</sup>, 2023 Planning Board meeting. Member Lou Musella seconded the motion. The motion passed with all present members in favor.***

## **Subdivision Application**

**Project Name: 28 Walnut Street Major Subdivision**

**Owners: Brian & Jean Senno**

**Location: 28 Walnut Street**

**Parcel ID/Zoning District: 6957-20-971145/R-3**

Village Planner Caren LoBrutto recommended that the Board conclude the public hearing and then make a SEQR determination.

***Member Lou Musella motioned to open the public hearing. Member Peter Pennelle seconded the motion. The motion passed with all present members in favor.***

The secretary stated that she had not received written comments by mail, email, or otherwise. There were no further comments to be heard.

***Member Lou Musella motioned to close the public hearing. Member Peter Pennelle seconded the motion. The motion passed with all present members in favor.***

Applicant Mr. Senno reviewed the items addressed at the September 12<sup>th</sup> Planning Board meeting, showing the following changes to the Site Plan. First, to satisfy Urban Regulations, a new driveway wrapping around the back of the house was added to the existing Lot 1. Second,

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the retaining has been removed entirely since construction will no longer occur within the boundaries of the wetlands' adjacent area. Third, an elevation map was added to the Site Plan for the new construction on Lot 2, showing that the height of the new structure is just under 25 feet, which is 7 feet under the 32.5 feet maximum required by Urban Regulations. Chairman Pfister thanked the Applicants for their patience during this process and referred to the Board for comments before voting on the SEQRA determination. Member Musella commented that he favors issuing a negative declaration for SEQRA. Ms. LoBrutto commented that the applicant went to the trouble of demonstrating that there are existing non-conformities with the zoning well apparent in the neighborhood. Under the circumstances, there is a balance here that is met.

***Member Musella motioned to issue a Negative Declaration for SEQRA. Member Pennelle seconded the Motion. The motion passed with all present members in favor.***

Village Attorney Dave Daniels advised the Chair that he needs to recommend to the ZBA to either approve or disapprove the variances in writing. Discussion ensued.

***Member Peter Pennelle motioned that the Planning Board make the recommendation to approve the required area variances and referred the Applicants to the Zoning Board of Appeals. Member Lou Musella seconded the motion. The motion passed with all present members in favor.***

Ms. LoBrutto instructed the Applicants to complete the application to the ZBA and include a copy they have of the SEQR determination (Part 3 of the FEAF) along with the site plan that includes a rationale and description of non-conforming properties in the area. She further explained that following that ZBA meeting, the Applicants will return to the Planning Board for final subdivision approval.

Mr. Senno asked for confirmation on the following area variances the Planning Board has determined are required:

- Road frontage for Lot 2.
- Minimum frontage buildout of 50% for Lot 1 (existing house).
- Urban regulations garden wall or fence at frontage line for Lots 1 and 2.

The Board concurred. The Applicants then dismissed themselves from the meeting.

## **Other Business**

Discussion ensued amongst the Board regarding the application status for the subdivision of 81 Lakeside Drive. Ms. Nikolatos said the Applicant had not submitted an application as they had follow-up work with DEC Wetlands/Wildlife beforehand. The Board confirmed the application fee of \$400 to be submitted with their next application to the Planning Board.

An application for a site plan amendment to include additional parking is still on the horizon for Pawling Commons.

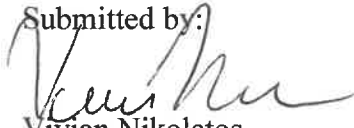
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## Adjournment

***Member Pennelle motioned to adjourn until the next Planning Board meeting scheduled for Tuesday, November 14, 2023. Member Musella seconded the Motion. The motion passed with all present in favor.***

Submitted by:



Vivian Nikolatos

Planning Board Secretary