


THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

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| Date: | July 24, 2018 |
| Present: | Michael Grogan, Chairman Gerald Locascio, Member Sean Dalrymple, Member |
| Also Present: | Earl Slocum, Trustee Curt Johnson, Agent for Pawling Commons Mr. & Mrs. Munoz, Neighbor Ms. Gamache, Neighbor Gary Stram, Neighbor Scott Duthie, Neighbor Thomas Wobogorsky, Reporter for Pawling Record Diana Tomassetti, Owner of 23-25 East Main Street Sean Hilderbrand, Owner of 7 Oak Street Lauri Taylor, Trustee Karl Pfister, Building Inspector for Village JP Pirrello, Architect for the Village Mr. & Mrs. Craig Zottola, Neighbor |

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD
8/28/18



On Tuesday, July 24, 2018 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 Mary Heubel, Secretary, and began with the Pledge of Allegiance and the roll call as above indicated. Michael Cerny and William Foscatto were absent.

Public Hearing:

Home Occupation for 74 Dutcher Avenue

Mr. Grogan asked Mr. Pirrello if he had anything to add before the Board opens the Public Hearing. Mr. Pirrello said he, also, sublets office space in New York City. The office, here, would be mostly where he can do paper work. There would not be any traffic. He has had only one visitor. Mr. Pirrello would like to put a small sign at the end of his driveway.

Mr. Dalrymple made a Motion to close the Planning Board Meeting. Mr. Locascio seconded the Motion and all present Members were in favor.

Mr. Locascio made a Motion to open the Public Hearing. Mr. Dalrymple seconded the Motion and all present Members were in favor.

Mr. Grogan asked if anyone would like to make a comment. Mr. Slocum asked about the sign. Mr. Pirrello will obtain a permit for the sign and follow the code.

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Minutes from the 7/24/18 Meeting of the Planning Board

There were no other comments. Mr. Dalrymple made a Motion to close the Public Hearing. Mr. Locascio seconded the Motion and all present Members were in favor.

Mr. Dalrymple made a Motion to reopen the Public Hearing. Mr. Locascio seconded the Motion and all present Members were in favor

Mr. Grogan asked the Members if they had any problems or issues with the Home Occupation and neither Member did.

Mr. Dalrymple made a Motion to approve the Home Occupation at 74 Dutcher Avenue. Mr. Locascio seconded the Motion and all present Members were in favor.

Extension for Approved Site Plan for Arch Street Partners:

Mrs. Morini has asked the Board to extend the approval for one year.

Mr. Dalrymple made a Motion to extend the approved Site Plan for Arch Street Partners for one year – July, 2019. Mr. Locascio seconded the Motion and all present Members were in favor.

Modified Site Plan for 7 Oak Street:

Mr. Hilderbrand reviewed, with the Board, his plan for the property at 7 Oak Street. He would like to put a small addition on the rear, square off the building and fix the roof line. The basement is fully occupied. The property will allow enough parking for 7 Oak and 16 West Main. The new finished building will have brick on the bottom and the retaining wall and shingles above the brick. Mr. Grogan said the property is in the B-1 zone. It is mixed-use with retail in the front. Mr. Hilderbrand said the property has one retail store and one apartment now and he wants to add 3 more apartments.

Mr. Hilderbrand said the parking space for the existing apartment is grandfathered in so he needs 3 parking spaces for the 3 new apartments. He will, also, need 4 parking spaces for 16 West Main for a total of 7 parking spaces.

Mr. Hilderbrand said there will be a side door with stairs to the 2 apartments on the second floor, a hall to the apartment on the first floor and the pre-existing basement. There will be 4 parking spaces on the lower level and 3 spots on the street level. There was a discussion concerning parking spots.

Mr. Grogan said it is a great looking building and a vast improvement for the area.

Mr. Hilderbrand said the addition will be 18 feet out the back. It will have plank siding, cedar shakes, added lighting and a lantern light on the corner of the parking area. Mr. Grogan asked Mr. Hilderbrand to return on August 14th for finalization of the project.

Concept Discussion:

Modified Site Plan for Pawling Commons

Mr. Johnson said the original site plan was approved in 2007 and extended each year. The new owners wish to make a few changes. They have received approval to change the façade on the commercial building. They want to turn the proposed new building 90 degrees and add 2 extra floors with apartments on the first floor. They, also, want to add 3 floors to the AG building while keeping commercial in the front first floor.

Mr. Grogan asked about the balloon test. Mr. Johnson said the balloons usually stay up 2 days. He will move the test to Wednesday and Thursday, August 1st and August 2nd. He will put the balloons on the AG building also.

Mr. Johnson said, with the turning of the proposed building 90 degrees, they will be losing 3 parking spaces. The number of spaces will be 113 spaces.

The new building will have 20 apartments and the AG building will have 33 offices and apartments. The maximum required parking spaces would be 126 spaces. Many of the spaces would only be used when the retail stores were open and switch in the evening when the tenants return from work. The property has municipal water and sewer. The drainage issue has been corrected and now all drainage will flow into the street drains.

Mr. Grogan wants all the information on this project to go to Mr. Berger, Mr. Morgan and Ms. Libolt. He asked Mr. Johnson to return on August 14th and they will scheduled the Public Hearing on August 28th.

Minutes from 4/10, 4/24 and 6/12/28

Mr. Locascio made a Motion to accept the Minutes from the 4/10, 4/24 and 6/12 Meetings for the Planning Board. Mr. Dalrymple seconded the Motion and all present Members were in favor.

Adjournment:

Mr. Dalrymple made a Motion to adjourn the Meeting. Mr. Locascio seconded and all were in favor.

Submitted by:

Mary Heubel, Secretary

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

| | |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date: | July 10, 2018 |
| Present: | Michael Grogan, Chairman Gerald Locascio, Member William Foscatto, Member Michael Cerny, Member |
| Also Present: | Earl Slocum, Trustee Curt Johnson, Agent for Pawling Commons Joseph Berger, Engineer for the Village Kathleen Snyder, Engineer for Pawling Downtown, LLC Peter Beck, Agent for Pawling Downtown, LLC Daniel Leary, Attorney for Pawling Downtown, LLC Donald Petruncola, Architect for Pawling Downtown, LLC Diana Tomassetti, Owner of 23-25 East Main Street Brian Morgan, Attorney for the Village Lauri Taylor, Trustee Kelly Libolt, Planner for the Village JP Pirrello, Architect for the Village |

DRAFT

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD
8/28/18

On Tuesday, July 10, 2018 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 Mary Heubel, Secretary, and began with the Pledge of Allegiance and the roll call as above indicated. Sean Dalrymple was absent.

Modified Site Plan:

Pawling Commons Site Plan

Mr. Johnson said additional material was added to the mark-up at the site for all to see. Mr. Grogan said the center of the building (main entrance) will be changed from a triangle shape to a rectangle shape. Mr. Johnson showed the Board samples of the materials. He, also, showed the view from East Main Street of the gable which will be installed over the drive-in at the bank.

The dark color, at the main entrance, will be softened by the trees that line the entrance. Mr. Johnson, using plans, explained how the different material will be installed on the other buildings.

Mr. Cerny asked Mr. Pirrello what he thought and he said he was happy with the look. He went on to explain the material will be low maintenance and the porcelain looks like stone and has a contemporary look to it. Mr. Pirrello said the lighting at the main entrance will be larger and that will, also, give it a softer look. Mr. Johnson showed the Board how the signs will be set.

Mr. Cerny likes the materials and the project. The other Members agreed also.

Mr. Cerny proceeded with SEQRA. It was determined the project had a negative effect on the area.

Mr. Cerny made a Motion to declare a Negative Declaration for this project. Mr. Foscatto seconded the Motion and all present Members were in favor.

Mr. Cerny made a Motion to approve the Modified Site Plan for the exterior of the commercial building at Pawling Commons LLC. Mr. Foscatto seconded the Motion and all present Members were in favor.

Concept Discussion:

Pawling Downtown LLC

Mr. Beck said they have addressed the concerns the Board expressed at the last Meeting. He asked Ms. Snyder to show the Board (using the plans) some of the changes that were made. She said the footprint of the building was made smaller to allow more room for the parked cars on the property to maneuver when leaving the parking spot. The parking will be 45 degree angle parking. There are 21 spaces on the property and 12 spaces on the street in front of the building. She said the spaces at the front of the building will be restriped and the sidewalk improved by the property owner. Mr. Cerny asked about the van and Ms. Snyder said when the street is restriped, they will make room for the van. The van can, also, go on site. Mr. Berger said the owner needs to dedicate a space for the van. Mr. Cerny said they need to address the van parking with regards to the assisted-living.

Mr. Beck said there will be 23 assisted-care units and 22 unassisted-care units. There will be 21 for the tenants and one for the superintendent. The assisted-care units will house people 55 years and older that need additional care with everyday living. They would be coming from nursing homes, rehab centers, hospitals etc.

The contract with Hudson River Housing will be renewed every 5 years. If it didn't get renewed, the Developers will come back before the Board and talk about what they can do. They will only allow frail elderly to live in the building. Mr. Beck introduced Ms. Linge from Hudson River Housing who explained the care that will be given and the means of transportation the aides will use to get to work. Mr. Beck said the Developers are seeking state assistance and tax credits.

There was a discussion of the different programs that will be offered to the assisted-care seniors. The Board needs a view of what is going in the building.

Mr. Cerny asked Mr. Beck to lay out the whole project and give Mr. Morgan the provision of state law which governs the project. It is a not-for-profit project and the Board is very interested in the tax credit issue.

Minutes from the 7/10/18 Meeting of the Planning Board

Other issues which need to be addressed are: amending EAF, revise parking to 23 spaces, the van, the Article of state law, LL1 of 2018 and the special use permit are all the issues which need to be addressed.

Mr. Cerny said the assisted-living issue needs to be addressed in SEQRA. What, also, needs to be addressed is what if the purpose of the building needs to be changed. They will need a procedure to affect the change.

Mr. Grogan asked to have a memo sent to the highway superintendent regarding the restriping of the parking spaces and the sideways changes.

Ms. Libolt said the Developers will need to provide the Board with the following:

1. Show pedestrian access and crosswalk/sidewalks
2. Show truck turning templated and show the van loading area
3. Show all improvements on the public sidewalks
4. Number of staff and visitors and hours of operation
5. Types of service provided
6. Explain public finance – explain sections of code
7. Explain ownership type
8. Show snow storage areas
9. Show footprint of building and all uses on first floor – specifically show commercial.

Mr. Beck said the first floor would probably be used as offices for Hudson River Housing but he would rather like to see it used for a doctor's office. There was some discussion concerning commercial space.

Mr. Grogan said they need another Meeting before the Public Hearing.

Mr. Petruncola, architect for Pawling Downtown, showed the Board the materials that will be used on the building. It will be red brick. The streetscape will be wood and glass. Windows will have white trim.

Site Plan and Special Use Permit for 74 Dutcher Avenue

Mr. Pirrello explained he wishes to have an office at this home. Mr. Cerny asked if people will be coming to the house. Mr. Pirrello said, probably, not many. If his business starts to grow, he will look to rent commercial space.

Mr. Cerny said everything looks good and we can have a Public Hearing on July 24th.

Mr. Cerny, then, asked the two trustees present, to work to amend the \$3000 filing fee. The Secretary will put together a memo for them concerning the change.

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Minutes from the 7/10/18 Meeting of the Planning Board

Adjournment:

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

Submitted by:

Mary Heubel, Secretary.

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

| | |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date: | June 26, 2018 |
| Present: | Michael Cerny, Acting Chairman Gerald Locascio, Member William Foscatto, Member |
| Also Present: | Earl Slocum, Trustee Curt Johnson, Agent for Pawling Commons Karl Pfister, Bldg. Insp. Mary Linge, Agent for Hudson River Housing Pater Beck, Agent for Pawling Downtown, LLC Richard Martoglio, Agent for Pawling Downtown, LLC Robert Liffland, Mayor Diana Tomassetti, Owner of 23-25 East Main Street |

APPROVED BY VILLAGE OF PAWLING PLANNING BOARD
8/26/18

DRAFT

On Tuesday, June 26, 2018 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 Mary Heubel, Secretary, and began with the Pledge of Allegiance and the roll call as above indicated. Michael Grogan and Sean Dalrymple were absent.

Modified Site Plan:

Pawling Commons Site Plan

Mr. Cerny said the developer can choose how he would like his property to look but the look should fall under the Master Plan guide lines. He said it looks like JP Pirrello, our architect, and Mr. Johnson have come to the same idea for the façade. The façade chosen for the commercial building will carry over to the two four-story building that will be on the property.

Mr. Johnson said that as you come down East Main Street, you see mostly white gable structures with color trim. What the owners are trying to do is create a transition from residential to commercial by slightly changing the coloration until you get to the red brick and continue to brick into the Village proper.. Using the brick material and pictures, Mr. Johnson explained the different warmer shading and changes.

The material used for the mark-up on the side of the building is a slightly different shade than what will be used for the entire façade. Mr. Cerny said he would like to see a new mark-up using the material that will be used for the façade. The look is unlike what the village has used and it is hard to imagine what it will look like.

There was a discussion about what the larger buildings will look like, the architect's review and the Master Plan.

All present Members concurred that they would like to see a new mark-up on the front and come back on July 10th and vote on the Modified Site Plan for the façade.

Concept Discussion:

Pawling Downtown, LLC

Mr. Beck explained the plan now has 21 parking spaces which are adequate for the building. They, also, want to bump-out the sidewalk area in front for plantings and benches.

There will be 46 apartments – 45 tenants and one for the superintendent.

Mr. Beck introduced Mary Linge from Hudson River Housing. This group will be partners on the project.

Mr. Beck said ½ of the tenants will be independent seniors requiring no assistance. The restrictions will be they must be 60 years and with limited finances. The other ½ of the tenants will require services. These tenants can be 55 years or older and require services such as haircuts, cleaning, driving to appointments and shopping etc. These services will be available to all tenants and a van will be on site.

Ms. Linge said Hudson River Housing was called in to provide these services. They are looking to Empire State Housing for grants to help provide these services.

Mr. Beck and Ms. Linge, both, said there is a great need for these units. The tenants in the 23 units requiring assistance would not have cars. They would rely on the van. They like this community because it is a great walkable community. Mr. Beck said the 22 independent living units could have cars. The seniors with limited income of \$35,000 or below, typically, cannot afford cars and those that have cars drive less as they get older. He said they did research on other housing units and the parking spaces at these buildings are very limited.

Mr. Cerny asked about contracts for management and funding. Ms. Linge said Hudson River Housing and Empire State Housing will have written contracts and the state funding contract is for 5 years and renewable.

Mr. Cerny said the van will help reduce the number of cars the tenants need. The merchants and service people can sign up for our merchant parking spots. If a problem arises, the owners can come before the Board to work it out. The Trustees are, also, looking into alternate street parking for overnight parking year round.

Mr. Cerny said at the next Meeting, the Board will take a vote on the number of spaces required.

Mr. Slocum asked about over-crowding. Ms. Linge said the management will control that.

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Minutes from the 6/26/18 Meeting of the Planning Board

Mr. Cerny asked to have the Planner at the next Meeting to help settle the number of spots required. He, also said they should supply the copies of the contracts.

Mr. Liffland suggested the Board meet on a Saturday to review the project. A brief discussion followed.

Adjournment:

Mr. Cerny made a Motion to adjourn the Meeting. Mr. Foscatto seconded the Motion and all present Members were favor.

Submitted by:

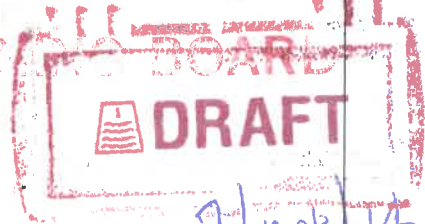
Mary Heubel, Secretary

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

APPROVED BY

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|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date: | June 12, 2018 |
| Present: | Michael Cerny, Acting Chairman Gerald Locascio, Member Sean Dalrymple, Member |
| Also Present: | Earl Slocum, Trustee Curt Johnson, Agent for Pawling Commons Mr. & Mrs. Tomassetti, Owner of 23-25 East Main Street Diana Tomassetti, Owner of 23-25 E. Main St. J P Pirrello, Architect for 23-25 E. Main St. Ben Christgau, Tenant in 9 East Main Street James Schmitt, Town Supervisor |

VILLAGE OF PAWL



On Tuesday, June 12, 2018 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 Mary Heubel, Secretary, and began with the Pledge of Allegiance and the roll call as above indicated. Michael Grogan and William Foscatto were absent.

Concept Discussion:

Pawling Commons

Mr. Johnson said a couple of months ago, the new owners came before the Board for a Concept Discussion concerning the approved Site Plan of 2007. Since then, they came before the Village Board seeking a change in the Urban Regs. concerning commercial on the first floor in a B-1 zone. They are asking that commercial and/or residential be allowed on the first floor in a B-1 zone. They are working through the process for the change but in the meantime, they wish to change the façade on the commercial building on the property.

Mr. Johnson explained that, if the Urban Reg. is changed, they will submit a modified site plan that will rotate the proposed building 90 degrees and the shorter end will face the street.

There was some discussion about having this site plan as a transition between residential and commercial because it is on the outskirts of the B-1 zone. The Board will set up a balloon test to check the height of the proposed building.

Next, Mr. Johnson, with pictures and sample composition, explained how the new façade would look. It will have light stucco and gray brick. The stucco and brick will, also, be on the existing AG building and the proposed building.

Mr. Cerny said the change to the façade would require a site plan modification.

Minutes from the 6/12/18 Meeting of the Planning Board

Mr. Cerny said, because the material and look is different from what we are used to, he would like to ask an architect to offer his/her opinion. Mr. Johnson offered to construct a markup on the side of the building so the Board could get an idea of how the whole project would look.

Mr. Cerny made a Motion to establish an escrow of \$2000.00 for the Architectural Review. Mr. Dalrymple seconded the Motion and all present Members were in favor.

Mr. Cerny made a Motion to obtain the services of an Architect for review of this project and report back to the Board. Mr. Locascio seconded the Motion and all present Members were in favor.

Concept Discussion:

9 East Main Street

Ms. Tomassetti explained she would like to modify the site plan for this property to change the window on the side of the building to a service window for the new tenant who will be selling tacos and ice cream to the public. The window will open into the area where there are a couple of tables and chairs. She produced pictures showing the area. They are not changing anything inside. The latticework will hide the activity from the residential units.

Mr. Cerny made a Motion to waive the fee for this site plan modification. Mr. Locascio seconded the Motion and all present Members were in favor. Mr. Dalrymple seconded the Motion and all present Members were in favor.

23-25 East Main Street

Mr. Pirrello reviewed the approved site plan for the front and the existing extension in the rear. Construction started and in the process it became clear the entire structure needed to be removed and reconstructed. The owners thought they would move forward with the addition they were planning to add in the rear of the property. The addition would be 6 apartments. The existing extension will continue to have 8 apartments as before. Mr. Pirrello said, at 7 Fairway, there are 19 parking spaces. Eight spaces are being used by the tenants at 33 East Main Street. They, already, have 8 spaces for the extension apartments and, now, they would need 6 spaces for the new addition. They have these spaces at 7 Fairway.

There was a lengthy discussion as to whether there are any apartments on the first floor. The problem arose due to the extension and the grade of the land at the property. Mr. Cerny said the attorney will need to let the Board know whether the height increase of 4 feet put the apartments on the second floor. Mr. Dalrymple said only one side of the building has this 4 foot issue.

Mr. Cerny said he likes the building and the parking is taken care of. Because the building is being expanded, he believes there should be a public hearing and the Board needs to decide whether it fits within the zoning. It will need an interpretation from the attorney.

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Minutes from the 6/12/18 Meeting of the Planning Board

Adjournment:

Mr. Locascio made a Motion to adjourn the Meeting. Mr. Dalrymple seconded the Meeting and all present Members were in favor.

Submitted by,
Mary Heubel
Secretary of the Planning Board

APPROVED BY

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

VILLAGE OF PAWLING

PLANNING BOARD

DRAFT

7/24/18

| | |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date: | April 24, 2018 |
| Present: | Michael Cerny, Acting Chairman Gerald Locascio, Member William Foscatto, Member Sean Dalrymple, Member |
| Also Present: | Sis Gamache, Neighbor James Schmitt, Town Supervisor Mr. & Mrs. Tomassetti, Owner of 23-25 E. Main St. Sean Hilderbrand, Owner of 16 West Main Street Anthony, James & Tony Casala, Owners of 63 E. Main Robert Troccoli, Neighbor Diana Tomassetti, Owner of 23-25 E. Main St. Karl Pfister, CEO/Bldg. Insp. Brian McGrath, Realtor Jay Erickson, Owner of 10 East Main St. |

On Tuesday, April 24, 2018 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 Mary Heubel, Secretary, and began with the Pledge of Allegiance and the roll call as above indicated. Michael Grogan was absent.

MODIFIED SITE PLAN FOR 16 WEST MAIN STREET:

Mr. Cerny reviewed the email from the Village Attorney concerning whether the apartments, which will be on the ground floor of the proposed addition, are considered on the second floor when viewing the building from the street. The building sits on an upward grade with the barbershop on the ground floor and the second floor over the barbershop extends to the rear of the building becoming the ground floor in the rear.

Mr. Cerny asked Mr. Hilderbrand to what floor in the addition would the apartments connect to. Mr. Hilderbrand said the building has three floors and the apartments in the addition would connect to floors 2 and 3. Mr. Cerny said that is good because they would conform to the Urban Regulations.

Next, Mr. Cerny reviewed the parking issue. Mr. Hilderbrand said parking, currently, is not an issue because the building is grandfathered. His neighbor lets him use one spot for the store as well as the existing apartment. There is no lease on this spot, just a neighborly gesture. He will need 4 spots for the proposed apartments. The same neighbor is willing to lease the 4 spots to Mr. Hilderbrand. Mr. Hilderbrand presented a letter from the neighbor, Mr. Esposito, stating this arrangement. There was some discussion about the number of spots needed. Mr. Locascio

thought 4 spots were necessary. The neighbor has the 4 spots now. All the Members of the Board were in agreement on the number of spots.

Mr. Cerny asked Mr. Pfister if the building and lot coverage met the Code. Mr. Pfister said they did.

Next, the Members reviewed SEQRA and after the review the Members found no negative issues.

Mr. Locascio made a Motion to declare a Negative Declaration for this project. Mr. Dalrymple seconded the Motion and all present Members were in favor.

Mr. Dalrymple made a Motion to approve the Modified Site Plan conditioned upon a signed copy of the parking lease. Mr. Locascio seconded the Motion and all present Members were in favor.

MODIFIED SITE PLAN FOR 23 EAST MAIN STREET

Ms. Tomassetti explained the building needed to be completely renovated. Mr. Cerny asked about the footprint. Ms. Tomassetti said they will be staying in the existing footprint. There was a partial third floor which will be expanded to the same size as the lower floors. There is enough parking on Fairway Drive. There were 8 apartments before and the total of 8 one-bedroom will remain on the second and third floors. On the first floor, they can have either 2 commercial or one large commercial store.

Next, Mr. Cerny reviewed SEQRA. He didn't see anything that really changed. It would only be a little higher in the front. Mr. Dalrymple recused himself from voting on this project.

Mr. Foscatto made a Motion to declare a Negative Declaration . Mr. Locascio seconded the Motion and all present Members were in favor.

Mr. Locascio made Motion to approve the Modified Site Plan. Mr. Foscatto seconded the Motion and all present Members were in favor.

CONCEPT DISCUSSION:

Amendment to Pawling Commons Site Plan

Mr. Johnson reviewed the approved Site Plan from 2007. The plan consisted of a 13,400SF commercial one-floor building, the 16,000SF AG market to be used as office space and the proposed mixed-use 10,200SF building. There would be landscaping improvements also.

Mr. Johnson said things have changed since then. There is not a need for 16,000SF of office space but there is a need for residential space.

The new owners would like to give the commercial building a face-lift. The AG building would have commercial on ½ of the first floor in the front and a conference room, gym etc. in the rear of the first floor. Three stories residential would be added to the building making 33 units.

The new proposed construction would also have 4 floors all residential. The site would be a mixed-use site with 3 buildings.

Mr. Cerny said the Board does not have the control to change the Urban Regs in a B-1 zone. The Master plan calls for sidewalks with stores along the sidewalks. Mr. Johnson said, because of the grade, people cannot use the sidewalk to walk into the building. They would need to go onto the site and enter the building from the rear.

Mr. Cerny said the applicant could go before the ZBA and ask for a Use Variance, however, to obtain a Use Variance the applicant would need to prove a hardship. He said the applicant might explain to the Village Board the problem and ask them to address the issue. Mr. Johnson said there is parking for 115 cars and it would bring people onto the site.

Mr. Cerny suggested the Board conduct a balloon test on the site to see how high the 4 story building would be and how it would look from the street.

After a brief discussion, the Board decided they liked the project. The issue of residential on the first floor for the new building needs to be addressed and the Board would like to see if 4 stories for the new building would work. The Village Board would need to change the zone for this piece.

10 East Main Street

Mr. Erickson said the Modified Site Plan was approved on condition the applicant contract with Mr. Stadler concerning the hours to use the patio in the rear of the building. To date, it has not been signed.

Mr. Cerny said the applicant should obtain a demo permit to get the work started. It would take 2 to 3 weeks before they would be ready to take out a building permit. This would give the applicant time to complete the contract with Mr. Stadler. Then the building permit could be issued. Mr. Dalrymple said there is not much demo needed for this project.

ADJOURNMENT:

Mr. Locascio made a Motion to adjourn the Meeting. Mr. Dalrymple seconded the Motion and all present Members were in favor.

Submitted by: Mary Heubel, Secretary

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

APPROVED BY

| | |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date: | April 10, 2018 |
| Present: | Michael Grogan, Chairman Michael Cerny, Member Gerald Locascio, Member William Foscatto, Member |
| Also Present: | Peter Beck, Agent for Forsyth Street Advisors Earl Slocum, Trustee Daniel Leary, Attorney for Forsyth Street Advisors Sean Hilderbrand, Owner of 16 West Main Street Joseph Berger, Engineer for the Village Brian Morgan, Attorney for the Village Diana Tomassetti, Owner of 23-25 E. Main St. Karl Pfister, CEO/Bldg. Insp. Steve Martin, Agent for 29 Memorial Ave. Kathleen Snyder, Engineer for Forsyth Street Advisors J P Pirrello, Architect for 23-25 E. Main St. |

VILLAGE OF PAWLING
PLANNING BOARD
DRAFT

7/24/18

On Tuesday, April 10, 2018 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 Mary Heubel, Secretary, and began with the Pledge of Allegiance and the roll call as above indicated. Sean Dalrymple was absent.

MODIFIED SITE PLAN FOR 16 WEST MAIN STREET:

Mr. Hilderbrand said he would like to erect a 1200SF addition on the rear of his building. He explained you would not be able to see it from the street and the addition will have 4 apartments. He has contracted with Rocco Esposito for 4 parking spaces for the apartments. His building currently has his barbershop on the first floor and one apartment above.

Mr. Cerny asked Mr. Hilderbrand what would be the total number of apartments. Mr. Hilderbrand said there would be 5 apartments.

There was a discussion as to whether some apartments would be on the first floor. Mr. Hilderbrand said when you look at the front of the building, the barbershop is on the first floor and the apartment is on the second. The shop does not go to the back of the building because of the grade of the land. The apartment, which is on the second floor in the front, is on the first in the rear of the building. The ridge line will remain the same.

Mr. Cerny asked about access to the apartments. Mr. Hilderbrand said there are 2 doors off porches into a hallway and stairs to the third floor. The parking will be about 25 feet from the building with a staircase to the building.

The Board asked Mr. Morgan to give an opinion as to whether there are apartments on the first floor or the second floor and the number of parking spaces needed. Mr. Grogan asked Mr. Hilderbrand for an escrow of \$500.00 and he asked Mr. Hilderbrand to return on April 24th.

WORK SESSION FOR SITE PLAN AND SPECIAL USE PERMIT:

Pawling Downtown, LLC

Mr. Leary said they have answered Ms. Libolt's memo of 2/25/18 which the Board has received. Mr. Leary explained the applicants wish to review the variances they will need to request from the ZBA.

According to the Comprehensive Plan, the property at 68 Charles Colman Blvd. is in the right spot for senior housing units.

Mr. Leary said they are looking for a height variance. The proposed building will be 3 ½ feet and a half a story above what would be allowed. Mr. Leary said they will have 4 stories. Mr. Pfister explained that what they are proposing is 3 ½ stories and 4 floors with the 4th floor in the roof line. This prompted a discussion as to whether the proposed building will have 4 stories or 3 ½ stories and 4 floors. All agreed on the 3 ½ stories and 4 floors with the height of the building being 43 feet 6 inches.

Next, the Board reviewed the coverage. The maximum coverage in a B-1 according to the urban regs is 75%. Currently, the coverage on this property is 100%. Mr. Beck said they are asking for 92%.

Mr. Leary said, according to the urban regs, the FAR (gross floor area to lot area) was 2.0 and the applicant is seeking a 2.4 FAR including the basement.

Mr. Cerny said Ms. Libolt included parking as needing a variance. He said the Planning Board makes the determination concerning parking. He suggested the applicant should figure out where the extra parking will be before going to the ZBA because the applicant may need to reconfigure the building to correct the parking issue. Ms. Snyder pointed out the parking around the property. Mr. Cerny said there is no overnight parking. He suggested the applicants speak to the Village Board about possibly alternate-side parking. The Village Board is trying to work out a solution. Mr. Beck stated that, after researching, the 1-3 ratio for parking is fairly common. There are a number of types of senior parking, for example, independent living, assisted living, etc. Each type having their own ratio for parking. The type, the applicant is looking for, is for over 60 years of age and independent. Mr. Cerny said they should try to find parking in the area or work more parking on the property. Mr. Foscatto asked if the applicants reached out in the area. Mr. Beck said they did but it wasn't fruitful. Mr. Locascio said 5 to 10 more spots would be helpful.

Minutes from the 4/10/18 Meeting of the Planning Board

Mr. Beck asked the Planning Board, Mr. Berger and Mr. Morgan to send recommendations to the ZBA concerning the project.

Mr. Beck said he couldn't see changing much of the plan. The number of units offset the cost of the project. Mr. Grogan said the Board will work with the applicant to get the parking they need. The Board will also need a letter from the fire dept. signed and dated concerning this project.

CONCEPT DISCUSSION:

AC Unit at 29 Memorial Avenue

Mr. Martin explained his project. The owner needs a new unit and what they, now, have and where it is located is very ugly and detracts from the property. He showed the Board where he would like to put the new AC condensers with the shrubs around it to hide it. He would put shrubs on the other side to balance the entrance. The pad, on the other side could be used for a future condenser. Mr. Martin said he came in to let the Board know what he would like to do.

Mr. Martin would need a permit to do the project, therefore, he must submit a modified site plan. Mr. Grogan asked Mr. Martin to return in 2 weeks with the plan.

Third Floor at 23 East Main Street

Ms. Tomassetti said the building has 3 ½ stories. While they are doing the renovations, they will condense the 3 stories into 2 larger ones. There were 7 apartments on the second floor and now there will be 4 apartments on the second floor and 4 apartments on the third floor.

Everything has been gutted out to the outside walls because it was a mess. They will be squaring off the building. Mr. Pirrello showed the Board the parapet wall which they will remove and in its place put the third floor. He will have it looking like the Dutcher House and 33 East Main. The building will match the urban regs. The Board said Ms. Tomassetti will need a modified site plan to add the new exterior work.

OLD BUSINESS:

Minutes from the 2/27/18 Meeting

Mr. Cerny made a Motion to approve the Minutes from the 2/27/18 Meeting. Mr. Forcato seconded the Motion and all present Members were in favor.

ADJOURNMENT:

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

Submitted by: Mary Heubel, Secretary

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

| | |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date: | February 27, 2018 |
| Present: | Michael Grogan, Chairman Sean Dalrymple, Member Michael Cerny, Member Gerald Locascio, Member William Foscatto, Member |
| Also Present: | Peter Beck, Agent for Stanton Street Developers Earl Slocum, Trustee Daniel Leary, Attorney for Stanton Street Developers William McGuinness, Agent for Seven Memorial Joseph Berger, Engineer for the Village Brian Morgan, Attorney for the Village Diana Tomassetti, Owner of 23-25 E. Main St. Robert Liffland, Mayor |

DRAFT
APPROVED BY
VILLAGE OF PAWLING

4/10/18

On Tuesday, February 27, 2018 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 Mary Heubel, Secretary, and began with the Pledge of Allegiance and the roll call as above indicated.

SITE PLAN AND SPECIAL USE PERMIT:

Pawling Downtown LLC

Mr. Cerny explained that in order to complete the application, the Board needed the letter from the engineer and the fee. Mr. Leary said at a meeting of the professionals, it was agreed the engineering letter could come later because the SEQRA issues that would be contained in the letter were already discussed in EAF report. Mr. Leary said we are just establishing an unlisted action and an uncoordinated review. Mr. Berger agreed.

It was agreed that the building will have 4 floors and 3 ½ stories. The fourth floor will be part of the roof line similar to the Dutcher House and 33 East Main Street. The variance for the extra height obtained in 2002 is null and void because the project was never started. The applicant will need to request the variance again from the ZBA.

The plan indicates there are 17 parking spaces for 51 units. This follows the Code 98-77E(b) which states one parking space per three senior housing units. Mr. Cerny said the Board would need to do in-depth analysis of the parking issue. The Board needs to find out what is available. He asked Mr. Leary to gather information supporting their claim of one space for three units.

Mr. Liffland said the Village is looking into obtaining spaces at Metro North lot and constructing a lot on Dutcher Ave.

Minutes from the 2/27/18 Meeting of the Planning Board

Mr. Cerny and Mr. Leary agreed that the applicant will go before the ZBA and ask for the height variance.

Mr. Cerny said the Board will need to adopt the SEQRA Resolution stating the project was an unlisted and uncoordinated action.

Mr. Cerny made a Motion to accept the SEQRA Resolution (see attachment). Mr. Dalrymple seconded the Motion and all Members were in favor.

The ZBA variances should be coordinated with the Site Plan and Special Use Permit approval and, also, the parking issues.

Mr. Morgan said the planner should provide correspondence attesting that fact according to information and analysis, the proposed action will not result in any significant adverse environmental impact. It should receive a negative declaration. There will be 2 public hearings – one for the Planning Board and one for the ZBA. Mr. Grogan said we should ask the planner for a check list coordinating all issues.

MODIFIED SITE PLAN:

Seven Memorial Holding, LLC Site Plan

Mr. McGuinness presented the Site Plan with the set-backs, drainage, elevation and footings marked on the plan by Mr. John Kalen, engineer for the applicant.

Mr. McGuinness said the applicant and the Village are in a discussion about the parking issues. The Village has the lot by the DMV that is close to the Inn. He said there is a guard rail and a retaining wall at the area where the entrance would need to be for the guests to gain access to the Inn from the lot behind the DMV. They will have the clearance from the Village Board to use the lot. Mr. McGuinness said there is a 6 foot grade drop at that point. An electrical locking system would be installed to allow entrance to and from the lot for the guests only. The public would not be allowed to use it as a short cut.

They will need 10 spots for the 10 rooms. The Building Inspector will review the drainage on the plan and he will inspect the same. There is 15 spots at this lot.

Mr. Cerny made a Motion to approve the 10 spot parking behind the DMV. Mr. Foscatto seconded the Motion and all Members were in favor.

Mr. Cerny said based upon previous approval of this project and because this is a small addition, he made a Motion to declare a Negative Declaration for this project. Mr. Locascio seconded the Motion and all Members were in favor.

Page 3

Minutes from the 2/27/18 Meeting of the Planning Board.

Mr. Cerny made a Motion to approve the Site Plan for the addition with

- 1) 10 parking spaces agreement behind the DMV
- 2) The drainage calculations approved by the Building Inspector.

Mr. Foscatto seconded the Motion and all Members were in favor.

SITE PLAN:

East Main 23 LLC

Ms. Tomassetti submitted the site plan application and a picture of what the front façade of the building will look like. They will, also, put in three windows on the church side to brighten the inside of the store.

She said there is no parking issue with this building. The building is in such bad repair they needed to gut everything back to the frame. The walls were rotted. Mr. Cerny said the Site Plan is for the front façade and the three windows. He did not see any environmental issues.

Mr. Cerny made a Motion to declare a Negative Declaration for this project. Mr. Locascio seconded the Motion and all Members were in favor.

Mr. Cerny made a Motion to approve the Site Plan. Mr. Foscatto seconded the Motion and all Members were in favor.

OLD BUSINESS:

Minutes from the 2/13/18 Meeting

Mr. Cerny made a Motion to approve the Minutes from the 2/13/18 Meeting. Mr. Dalrymple seconded the Motion and all Members were in favor.

ADJOURNMENT:

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

Submitted by:

Mary Heubel, Secretary

Village of Pawling Planning Board
9 Memorial Ave
Pawling, NY 12564

SEQRA Resolution
Classification of Action

Date: 2/27/18

Resolution #: 01-18

Motion: Michael Cerny

Second: Sean Dalrymple

WHEREAS, the applicant, Pawling Downtown LLC, has submitted an application for Site Plan and Special Permit approval to construct a new Four (4) Story building for purposes of Senior Housing, located at 68 Charles Colman Boulevard, Tax Parcel no. 7057-17-016066, in the B-1 Zoning District (the "project"); and

WHEREAS, the project is depicted on a Site Plan Sheets A100, A101, A102, A103, A104 dated 01.12.18 prepared by LMV Architects (the "Site Plan"); and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("EAF") dated February 1, 2018, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

NOW THEREFORE BE IT RESOLVED, the Planning Board has determined that the action is classified as an Unlisted Action in accordance with the New York State Environmental Quality Review Act ("SEQRA") and declared its intent to conduct an Uncoordinated Review of the action.

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

| | |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date: | February 13, 2018 |
| Present: | Michael Cerny, Acting Chairman Sean Dalrymple, Member Gerald Locascio, Member William Foscatto, Member |
| Also Present: | Karl Pfister, Bldg. Insp./CEO Peter Beck, Agent for Stanton Street Developers Richard Martoglio, Agent for Stanton Street Developers Earl Slocum, Trustee Daniel Leary, Attorney for Stanton Street Developers William McGuinness, Agent for Seven Memorial Brian Morgan, Attorney for the Village Michelle Zerfas, Engineer for the Village Diana Tomassetti, Owner of East Main 23 LLC John Preham, Owner of Elite Electric Donald Petrancola, Architect for Stanton |

APPROVED BY
VILLAGE OF PAWLING
PLAN
2/27/18

DRAFT

On Tuesday, February 13, 2018 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 Mary Heubel, Secretary, and began with the Pledge of Allegiance and the roll call as above indicated.

SITE PLAN AND SPECIAL USE PERMIT:

Pawling Downtown LLC – 68 Charles Colman Blvd.

Mr. Cerny started the Meeting by reviewing the list of what was needed for a complete application. This list was submitted by Kelly Libolt, Village Planner. The applicants have submitted both the Site Plan and Special Use Permit applications. The SEQR form with Part 1 was completed and the water and sewer hook-ups are on the property.

Mr. Cerny asked about the fire department. Mr. Dalrymple said the building will have a sprinkler system and their main concern is adequate ambulance service. The service is running thin presently. Mr. Cerny said the plans for the building should be sent to the fire department. Ms. Zerfas said the size of the elevator and the location of the standpipe should be indicated on the plans.

This project would need a building permit. No other agencies would be involved. The building will be 45,000SF with the cellar. Mr. Morgan said the project is unlisted and doesn't need to be circulated to other agencies. Ms. Zerfas was satisfied with the drawings and architectural elevations. Mr. Morgan said we needed to check the site plan components against those listed in the Code for compliance.

Page 2 Minutes from the 2/13/18 Planning Board Meeting

Mr. Cerny mentioned the engineering letter addressing water, sewer, storm drains all which the property already has and stormwater management issues, if any. He, then, mentioned a letter from the owner. Mr. Leary said they have the letter and he emailed a copy to the Secretary. He had extra copies which he distributed.

Mr. Cerny said the only items missing from the complete application were the fees and the engineering letter.

Mr. Beck presented a revised drawing of the ground floor showing the retail look extending to the end of the building on both sides. The one side would house a small store and the other side would be a community room and an apartment. He presented another drawing showing 5 floors bringing the height of the building to 56 feet. This addition would add 10 to 12 units and 10,000 SF extra.

Mr. Morgan said we need to look into the Code concerning variances. There is a section that states if the variance is not used within the year, it is null and void. It is not clear at this point.

Mr. Locascio asked about the height of the Dutcher House. It is 51' 6". Mr. Dalrymple said going up the extra floor would put the fire trucks over the property lines and the trucks cannot get in the rear of the building. Mr. Locascio is concerned about the additional units and parking. Mr. Beck showed the Board both drawings side by side. He said it will be the tallest building at that end of the commercial part of the Village.

Mr. Slocum said the project should be sent to the County. Mr. Cerny said we will meet on 2/27 with a complete application, the fire department and county notified and the variance questions answered.

MODIFIED SITE PLAN:

Seven Memorial Holding LLC

Mr. McGuinness said the application for the Modified Site Plan has been submitted and they are waiting for the stamped finished plans.

He told the Board Mr. Durkin will allow the guests to park on his property but he will not put it in writing. Mr. McGuinness said the owners had another idea concerning parking and that was asking the Village Board to allow the guests to park mostly overnight and weekends in the lot by the DMV. It is the closest available lot and the Village would get the revenue. A walkway would be constructed from the lot to the Inn. Mr. Cerny said he liked the idea but it was up to the Village Board. Mr. Cerny, also, asked that the plan show the properties around the Inn, the drainage and walkway.

Mr. McGuinness said he is offering his assistance, pro bono, on the architectural aspects of any projects coming before the Board.

SITE PLAN:

East Main 23 LLC

Ms. Tomassetti explained the project will be like the other buildings she has brought before the Board. She bought the property and would like to do some modification to the electrical, plumbing and the front of the building to make it look like the other buildings on East Main Street. She submitted a rendering of the project except the roof line will be black and the windows leveled. Mr. Cerny asked Ms. Tomassetti to complete the application with the short SEQR and return next Meeting.

CONCEPT DISCUSSION:

538 Route 22 (Elite Electric)

Mr. Preham said he went through the file and he did come in with a Site Plan for the building in the back of the property. He said the property has always been commercial even though it is zoned "residential". The building in the back was commercial and later was used for storage. He said the east side of Route 22 is all commercial but is zoned residential. Mr. Cerny said the east side should be rezoned commercial. He thought Mr. Preham should ask the Village Board to rezone. He said the Planning Board would have a bit of a problem approving a change of use the way it is zoned now. Mr. Cerny suggested the possible easiest way to determine the use of the property was to have Mr. Preham's attorney look at the file and have him call Mr. Morgan and discuss the use. Mr. Preham said the file indicates it has always been commercial and the prospective buyer will be keeping it commercial. He will visit the office and review the file again. Mr. Slocum, always, remembers it as commercial.

There was a discussion about sewer and water on the property. The property does not have town sewer or water. There is town sewer and water across Route 22 at Mizzentop. Mr. Cerny said what the prospective buyer wants to do would not make the hookup mandatory. There is and has been discussion at the Village level of bringing both across Route 22. The buyer would like to have the option of tying into both. Mr. Pfister said the Village is looking to tie in new customers to spread out the cost to the residents.

OLD BUSINESS:

Minutes from the 1/23/18 Meeting

Mr. Dalrymple made a Motion to accept the Minutes from 1/23/18 Meeting. Mr. Foscatto seconded the Motion and all present Members were in favor.

Adjournment:

Mr. Locasico made a Motion to adjourn. Mr. Dalrymple seconded the Motion and all Members were in favor.

Submitted by: Mary Heubel, Secretary

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

| | |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Date: | January 23, 2018 |
| Present: | Michael Grogan, Chairman Sean Dalrymple, Member Michael Cerny, Member Gerald Locascio, Member William Foscatto, Member |
| Also Present: | Karl Pfister, Bldg. Insp./CEO Peter Beck, Agent for Stanton Street Developers Eileen Gribbin, Agent for Stanton Street Developers Michael McCormack, Architect for Stanton Earl Slocum, Trustee Daniel Leary, Attorney for Stanton Street Developers David Daniels, Agent for Seven Memorial Holdings, LLC |

APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD

DRAFT

2/13/18

On Tuesday, January 23, 2018 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 Mary Heubel, Secretary, and began with the Pledge of Allegiance and the roll call as above indicated.

CONCEPT DISCUSSION:

Pawling Senior Housing – 68 Charles Colman Blvd.

Mr. Leary introduced himself as the attorney for Stanton Street Developers. He, then, introduced the two agents for Stanton, Peter Beck and Eileen Gribbin.

Mr. Leary said the Concept Discussion was to make the Members aware of the project Stanton would like to undertake at 68 Charles Colman. He said the project is in a B-1 zone and senior housing was permitted as a special use subject to the approval of the Board.

Mr. Beck took the floor and explained he and Ms. Gribbin have been working in the housing business, especially affordable housing, for 15 years in New York City. A few years ago, they thought they would like to expand beyond the city. He was familiar with Pawling because his parents moved to the area a couple of years ago. He was aware the property was for sale. It was close to the train station, stores, restaurants, churches etc. and public transportation is available.

The project will have 45 to 50 units. It will be a mixed-use building with a store and community facility on the ground floor.

It is a \$15 million project. They have funding and they are looking to the state to help with the funding for the project. Some rents will need to be subsidized. It will be independent living. They are looking into having a service coordinator but they are not anticipating full service. The

Developers did a survey of the area and in all other senior housing there are waiting lists of about a year.

Mr. McCormack explained the drawings. The property is on a 1/2 acre. The super will have a two bedroom apartment. The senior apartments will be one bedroom and studio. There will be 17 parking spaces. There will be about 2000SF flex space on the first floor for retail if needed. The building is 197' by 61' or 11,600SF. The first floor will be 14' high and the other floors 9'10" high. The façade will be brick with white trim, much like the Dutcher House.

Mr. Cerny asked what age is considered senior citizen. Mr. Leary said, after reviewing the Codes, 62 years old was considered a senior citizen. There was further discussion on whether 60 years or 62 years was the age most used. The building will be senior housing and therefore, the parking for seniors was one space for 3 units. The proposed plan provides for 17 parking spaces and using the one space for 3 units covers the 51 units proposed. Mr. Leary referred to Section 98-77 of the Village Code. He said this project would need a Special-Use permit.

Mr. Grogan said the applicant would need to reach-out to the Sewer & Water Commission to ascertain if a building this size would cause issues for the Commission and they would need to correct them. The Village engineer, attorney and planner would need to review the project. They need to check the possibility of environmental issues also.

Mr. Leary asked if they must have a mixed-use building. Mr. Cerny said the Master Plan calls for the mixed-use look. The storefront doesn't allow the brick to come down to the sidewalk. It breaks it up. The storefront look is what they are looking for. It doesn't need to be a store.

Mr. Leary mentioned the height of the building. The property has a variance granted in 2002 to increase the height. The height of the new building will be 43'6". Mr. Dalrymple said a fire truck would not go to the back of the building. The building will be sprinkled.

Mr. Locascio thought the project was great especially the addition of a community room. Mr. Foscatto said it was a plus and the location was great. Mr. Dalrymple mentioned the Firemen's Carnival and the rides at the front of the building.

Mr. Grogan said everyone is in favor of the project. The escrow will be \$5000.00. The plans used for this Meeting will be sent to the engineer, attorney and planner. The applicant will contact the Sewer & Water Commission.

CONCEPT. DISCUSSION:

Seven Memorial Holding, LLC Site Plan

Mr. Daniels said they were approved for the Change of Use from a 2 family to the Inn and for cleaning out and readying the building for 9 units located on the two floors, basement and garage.

What is being proposed is to put an addition on the rear of the building. This would permit the applicants enough space that they would not need to use the basement or the garage. The number of units would be increased from 9 to 10 units.

In a B-1 zone, there are no setbacks. The floor plan has been changed and it flows better. The suites will be bigger and every room will have a bathroom. All the Members liked the new arrangement.

Mr. Cerny spoke of the parking. Using driveways for parking in a B-1 doesn't work. He said a space for every unit is not needed. Mr. Daniels said they have a verbal agreement with Mr. Durkin for the parking.

Mr. Locascio asked for the Minutes from their previous approval. Mr. Daniels said he will have everything ready, including the letter from Mr. Durkin for the next Meeting on Feb. 13th.

OLD BUSINESS:

Minutes from the 10/24/17 Meeting

Mr. Cerny made a Motion to approve the Minutes from the 10/24/17 Meeting. Mr. Foscatto seconded the Motion and all Members were in favor.

ADJOURNMENT:

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

Submitted by:

Mary Heubel, Secretary