

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	January 22, 2019
Present:	Michael Cerny, Acting Chairman Sean Dalrymple, Member Gerald Locascio, Member Bill Foscatto, Member
Also Present:	Earl Slocum, Trustee Lauri Taylor, Trustee Brian Morgan, Village Attorney Joseph Berger, Village Engineer Kelly Libolt, Village Planner Peter Beck, Pawling Downtown, Applicant Daniel Leary, Esq. Mary Pepi, The Pepi Family's Jonas Brothers Studios

On Tuesday, *January 22, 2019* 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 the Pledge of Allegiance and the roll call as above indicated.

Minutes from 11/13/18, 11/27/18, 12/11/18

Mr. Locascio made a Motion to accept the Minutes from the 11/13/18 Meetings for the Planning Board. Mr. Foscatto seconded the Motion and all present Members were in favor.

Pawling Downtown, LLC:

Mr. Cerny said that the plan for tonight was to go through the planner Kelly Libolt's memo and to see where they are with the project and go through the SEQR process. Mr. Cerny then read the memo. (Please see attached Memo dated January 18, 2019 KARC Planning Consultants, Inc.)

Mr. Cerny said regarding page 4 (i) he believes that it was received tonight.

Mr. Cerny added that a lot of the responses to the public hearing were from businesses whom expressed concerns for parking and the impact on parking.

Mr. Cerny thanked Kelly for the very complete report.

Mr. Cerny asked Ms. Libolt to explain what 617.7(b) and 617.7(c) mean.

Ms. Libolt said NYS Environmental Quality Review Act which proscribes the steps that the planning board needs to take when reviewing a project. The next step is to determine part two of the Environmental Assessment Form. This is an unlisted action. Ms. Libolt has drafted the Short Environmental Assessment Form Part 2 – Impact Assessment to review tonight.

Mr. Cerny said that they received a Short Form from the applicant as part of their application.

Mr. Cerny asked Ms. Libolt to explain the significance. Ms. Libolt said the Planning Board has a complete application documentations that the applicant has submitted, testimony by the applicant and by the public. Collectively together you take all of that information to determine the significance. Also looking at the setting in the community character and any other projects that may or not of taken in the immediate future. So all of those taken together to form your decision of the sufficiency of this project. Mr. Cerny said ultimately if we determine there are not significant environmental impacts that would result in a negative declaration? Ms. Libolt said correct. Mr. Cerny said if they identify that there are significance impacts that would result in a positive declaration. Ms. Libolt said correct.

Mr. Cerny wants everyone to understand the lay of the land because sometimes negative and positive are opposites. Ms. Libolt said yes. Mr. Cerny said the Planning Board has received a lot of information and it's now time to pull it all together and analyze that for the purposes of SEQUR. Mr. Cerny asked if any members of the Planning Board had questions for Ms. Libolt regarding the memo. There were no questions.

Mr. Cerny asked Dan Leary if he had any comments regarding the memo. Mr. Leary said yes. The photo analysis was provided tonight. (This submission was received after the deadline date of January 8, 2019.) He would like clarity on fire and emergency which was referred to Heather Roth of NYS Fire Agency and Joe reviewed that and said it was OK. Mr. Berger said yes. Mr. Cerny said yes that is right.

Mr. Leary said that there is a lot to discuss about parking and they would like to be a part of that discussion. Mr. Cerny said that tonight he would like Mr. Leary to add anything that was missed out in the memo. Mr. Leary said that the Planning Board was asked to go to the Village Board of Trustees which they did and the board took the position that they were not going to respond to those comments at that time. They don't have answers. He feels that has bearings on those SEQUR determination for parking. Mr. Leary's interpretation of the parking study was that the project will be able to park during the day and the biggest issue is parking during the winter months.

Mr. Cerny said he would like to go through the SEQUR information and read the Short Environmental Assessment Form Part 2 – Impact Assessment. (Please see attached 2 page form) All board members agreed with the answers. Mr. Cerny said with the answers of 2 questions being moderate to large impact would be to consider a positive declaration. Mr. Cerny asked the village attorney to draft a resolution for the Planning Board to consider at the next meeting for a positive declaration.

Mr. Cerny asked Mr. Leary on behalf of the applicant if they would like the Planning Board to hold off on that at this point. Mr. Leary said yes. The board agreed to not state a decision at tonight's meeting.

Concept Discussion: The Pepi family's Jonas Brothers Studios of New York

There was a discussion of the property located at 538 Route 22 to operate a family owned taxidermy studio. The applicant proposes to use the back building for the taxidermy studio and the front building as a "Lifestyle" store as well as a booking travel agency.

The board members agreed that this was a change of use and would need a special permit, a review by the planner and a public hearing.

Adjournment:

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

Submitted by:

Jennifer Strehle, Secretary