

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	February 9, 2021
Present:	Steve Goldberg, Chairman Lou Musella, Member Rob Pfister, Member Adam Muroski, Absent
Also Present:	Lauri Taylor, Mayor Johnathan Bardavid, Attorney for Planning Board Caren LoBrutto, Village Planner Hyde Clark, Applicant Nathan Keenan, Engineer for Applicant Alicia Conti, Architect for Applicant Curt Johnson, Architect for Applicant Diana Tomassetti, Applicant

**APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD**

On, *Tuesday February 9, 2021* at 7:00 PM, the Planning Board met via Zoom Conference. The Meeting was called to order by Jennifer Strehle, Secretary, and began with role call as indicated above and The Pledge of Allegiance.

The Secretary read the following:
Due to public health and safety concerns related to COVID-19, the Village of Pawling Planning Board will not be meeting in-person. In accordance with the Governor’s Executive Order 202.1, the February 9, 2021 board meeting will be held via Zoom Conference, and a transcript will be provided at a later date.

Minutes

Mr. Musella made a Motion to accept the Minutes from the January 12, 2021 Meeting for the Planning Board. Mr. Pfister seconded the Motion and all present Members were in favor.

Verizon Wireless – 85 Charles Colman Blvd.

Please see attached Resolutions: Special Use Permit (LL 4 of 1998), Site Plan.

Hudson Valley Plastics – 85 Charles Colman Blvd.

Please see attached Resolutions: (SEQR Negative Declaration, Parking Waiver (98-22(1), Site Plan.

McGrath Realty - 12 East Main Street - Sketch Conference

Mr. Bardavid recused himself from the discussion.

Chairman Goldberg asked the architect for the project Curt Johnson to give his presentation. Mr. Johnson said the applicant is proposing to put an addition to the existing commercial building for use as a real estate office.

Some of the concerns were the lot coverage, building coverage and parking.

Pawling Commons – 63 East Main Street – Discussion of Steps

There was a discussion of the history of this parcel.

The applicant is looking to renew the Special Use Permit and a Variance.

Mr. Goldberg asked the architect for the project Mr. Johnson is a traffic study was done previously. Mr. Johnson said no.

Mr. Johnson said that they would like to be on the March agenda.

Adjournment:

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

Submitted by:
Jennifer Strehle, Secretary

At a Meeting of the Village of Pawling Planning Board held via Zoom, on the 9th day of February 2021, at 7:00 PM

RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF PAWLING

Identifier: Negative Declaration Verizon Wireless (Colman Union Properties)

The meeting was called to order by Chairman Steve Goldberg and the following were:

P R E S E N T:

X Chairman Steve Goldberg
X Lou Musella
X Robert Pfister
 Adam Muroski

The following Resolution was proposed by Lou Musella, who moved its adoption, and seconded Robert Pfister.

WHEREAS, the Village of Pawling Planning Board (“Planning Board”) has received applications from Verizon Wireless (the “Applicant”) for site plan approval and a special use permit to install and operate one new, roof mounted, small cell, approximately 9-foot high antenna and related equipment within a 100 SF lease area on the roof of the 40-foot-high southernmost building located at 85 Charles Colman Boulevard and ground mounted equipment within a 66 SF lease area that will be fenced with a canopy at the base of the building (the “Project”); and

WHEREAS, the Applicant filed an Environmental Assessment Long Form (“EAF”) and

WHEREAS, the Planning Board circulated an intent to declare itself lead agency to all involved agencies; and

WHEREAS, the Planning Board declared itself lead agency; and

WHEREAS, the Planning Board deems the application a Type 1 Action pursuant to 6 NYCRR Part 617 and ordered that the SEQRA environmental review would be coordinated with other involved agencies;

WHEREAS, the Planning Board has reviewed Part 1, Part 2 and Part 3 of the EAF and due deliberation has been had thereon;

NOW, THEREFORE, BE IT RESOLVED that the Planning Board determines that there are no significant environmental impacts and authorizes the adoption of the Negative Declaration, annexed hereto as Exhibit A; and

The question of the foregoing Resolution was duly put to a vote, the Planning Board voting as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Chairman Steve Goldberg	<u>X</u>	—	—
Lou Musella	<u>X</u>	—	—
Robert Pfister	<u>X</u>	—	—
Adam Muroski	—	—	—
 TOTAL	<u>3</u>	—	—

I hereby certify that the above is a true and correct copy of the Resolution passed by the Village of Pawling Planning Board at a meeting held on February 9, 2021

Date: February 9, 2021


Jennifer Strehle, Secretary

At a Meeting of the Village of Pawling Planning Board held via Zoom, on the 9th day of February 2021, at 7:00 PM

RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF PAWLING

Identifier: Special Use Permit Approval Verizon Wireless (Colman Union Properties)

The meeting was called to order by Chairman Steve Goldberg and the following were:

P R E S E N T:

 X Chairman Steve Goldberg
 X Lou Musella
 X Robert Pfister
 Adam Muroski

The following Resolution was proposed by Lou Musella, who moved its adoption, and seconded Robert Pfister.

WHEREAS, the Village of Pawling Planning Board (“ Planning Board”) has received an application from Verizon Wireless (the “Applicant”) for a special use permit to install and operate one new, roof mounted, small cell, approximately 9-foot high antenna and related equipment within a 100 SF lease area on the roof of the 40-foot-high southernmost building located at 85 Charles Colman Boulevard and ground mounted equipment within a 66 SF lease area that will be fenced with a canopy at the base of the building (the “Project”); and

WHEREAS, contemporaneous with this resolution the Planning Board has approved the Applicant’s application for Site Plan approval, which resolution is incorporated herein;

WHEREAS, the Planning Board has reviewed the application for special use permit and the documents submitted therewith; and

WHEREAS, the Planning Board has reviewed the criteria for special use permits set forth in Article XV of Section 98 of the Code of the Village of Pawling and determined that a special use permit should be granted; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby approves the application for a special use permit for the Project, as amended,

NOW, THEREFORE, BE IT FURTHER RESOLVED that in accordance with Section 98-5 of the Code of the Village of Pawling the special use permit shall expire in two years from the date of approval.

The question of the foregoing Resolution was duly put to a vote, the Planning Board voting as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Chairman Steve Goldberg	<u>X</u>	—	—
Lou Musella	<u>X</u>	—	—
Robert Pfister	<u>X</u>	—	—
Adam Muroski	—	—	—
 TOTAL	<u>3</u>	—	—

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Date: February 9, 2021


Jennifer Strehle, Secretary

At a Meeting of the Village of Pawling Planning Board held via Zoom, on the 9th day of February 2021, at 7:00 PM

RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF PAWLING

Identifier: Site Plan Approval Verizon Wireless (Colman Union Properties)

The meeting was called to order by Chairman Steve Goldberg and the following were:

P R E S E N T:

 X Chairman Steve Goldberg

 X Lou Musella

 X Robert Pfister

 Adam Muroski

The following Resolution was proposed by Lou Musella, who moved its adoption, and seconded Robert Pfister.

WHEREAS, the Village of Pawling Planning Board (“ Planning Board”) has received an application from Verizon Wireless (the “Applicant”) for site plan approval to install and operate one new, roof mounted, small cell, approximately 9-foot high antenna and related equipment within a 100 SF lease area on the roof of the 40-foot-high southernmost building located at 85 Charles Colman Boulevard and ground mounted equipment within a 66 SF lease area that will be fenced with a canopy at the base of the building (the “Project”); and

WHEREAS, on or about February 9, 2020 the Planning Board was declared lead agency and issued a Negative Declaration in accordance with SEQRA;

WHEREAS, on or about December 16, 2020 the Zoning Board of Appeals issued the required variances for the project which are reflected in the minutes of the December 16, 2020 and are hereby incorporated into the site plan;

WHEREAS, contemporaneous with this resolution the Planning Board has approved the Applicant's application for a Special Use Permit pursuant to Article XV of Section 98 of the Code of the Village of Pawling;

WHEREAS, the Planning Board has reviewed the application for site plan approval and the documents submitted therewith; and

WHEREAS, the Planning Board has reviewed the criteria for site plan approval set forth in Sections 98-19, 98-20 and 98-65 of the Code of the Village of Pawling and determined that site plan approval is appropriate; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby approves the application for site plan approval for the Project, as amended,

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Board Chair is authorized to sign and stamp the site plan, upon the Applicant's satisfaction of the submission requirements set forth in Section 98-65 of the Code of the Village of Pawling.

The question of the foregoing Resolution was duly put to a vote, the Planning Board voting as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Chairman Steve Goldberg	<u>X</u>	—	—
Lou Musella	<u>X</u>	—	—
Robert Pfister	<u>X</u>	—	—
Adam Muroski	—	—	—
TOTAL	<u>3</u>	—	—

I hereby certify that the above is a true and correct copy of the Resolution passed by the Village of Pawling Planning Board at a meeting held on February 9, 2021

Date: February 9, 2021



Jennifer Strehle, Secretary

At a Meeting of the Village of Pawling Planning Board held at via Zoom, on the 9th day of February 2021, at 7:00 PM

RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF PAWLING

Identifier: Site Plan Approval Colman Union Properties

The meeting was called to order by Chairman Steve Goldberg and the following were:

P R E S E N T:

 X Chairman Steve Goldberg
 X Lou Musella
 X Robert Pfister
 Adam Muroski

The following Resolution was proposed by Robert Pfister, who moved its adoption, and seconded Lou Musella .

WHEREAS, the Village of Pawling Planning Board (“ Planning Board”) has received an application from Colman Union Properties, the owner of the property located at 85 Charles Colman Boulevard in the Village, (the “Applicant”) for site plan approval; and

WHEREAS, concurrent with this resolution the Planning Board issued a Negative Declaration in accordance with SEQRA;

WHEREAS, the Planning Board has reviewed the application for site plan approval and the documents submitted therewith; and

WHEREAS, the Planning Board has reviewed the criteria for site plan approval set forth in Section 98-65 of the Code of the Village of Pawling and determined that site plan approval with conditions is appropriate; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby approves the application for site plan approval for 85 Charles Colman Boulevard, as amended, subject to following conditions:

1. A flagger must be used during ingress and egress of trucks;
2. No internal demolition of existing structures shall be permitted;
3. All construction and operation shall comply with the NYSDEC site Management plan for this site;
4. A fire lane must be stripped;
5. Striping must be added to demarcate employee parking for the staff of 146 East Main Street;
6. The utility pole must be relocated as per the discussion between the Applicant and the Planning Board; and
7. Concrete filled bollards shall be placed at the entrance loading area portion of the property.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Board Chair is authorized to sign and stamp the site plan, with conditions, upon the Applicant's satisfaction of the submission requirements set forth in Section 98-65 of the Code of the Village of Pawling.

The question of the foregoing Resolution was duly put to a vote, the Planning Board

voting as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Chairman Steve Goldberg	<u>X</u>	—	—
Lou Musella	<u>X</u>	—	—
Robert Pfister	<u>X</u>	—	—
Adam Muroski	—	—	—
 TOTAL	<u>3</u>	—	—

I hereby certify that the above is a true and correct copy of the Resolution passed by the Village of Pawling Planning Board at a meeting held on February 9, 2021.

Date: February 9, 2021



Jennifer Strehle, Secretary

At a Meeting of the Village of Pawling Planning Board held at via Zoom, on the 9th day of February 2021, at 7:00 PM

RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF PAWLING

Identifier: Negative Declaration Colman Union Properties

The meeting was called to order by Chairman Steve Goldberg and the following were:

P R E S E N T:

 X Chairman Steve Goldberg
 X Lou Musella
 X Robert Pfister
 Adam Muroski

The following Resolution was proposed by Lou Musella, who moved its adoption, and seconded Robert Pfister.

WHEREAS, the Village of Pawling Planning Board (“ Planning Board”) has received an application from Colman Union Properties, the owner of the property located at 85 Charles Colman Boulevard in the Village, (the “Applicant”) for site plan approval; and

WHEREAS, the Applicant filed an Environmental Assessment Long Form (“EAF”) and

WHEREAS, the Planning Board deems the application an Unlisted Action pursuant to 6 NYCRR Part 617 and;

WHEREAS, the Planning Board has reviewed Part 1 and Part 2 of the EAF and due deliberation has been had thereon

NOW, THEREFORE, BE IT RESOLVED that the Planning Board determines that there are no significant environmental impacts and authorizes the adoption of the Negative Declaration, annexed hereto as Exhibit A; and

The question of the foregoing Resolution was duly put to a vote, the Planning Board voting as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Chairman Steve Goldberg	<u>X</u>	—	—
Lou Musella	<u>X</u>	—	—
Robert Pfister	<u>X</u>	—	—
Adam Muroski	—	—	—
TOTAL	<u>3</u>	—	—

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Date: February 9, 2021



Jennifer Strehle, Secretary

At a Meeting of the Village of Pawling Planning Board held at via Zoom, on the 9th day of February 2021, at 7:00 PM

RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF PAWLING

Identifier: Parking Waiver Colman Union Properties

The meeting was called to order by Chairman Steve Goldberg and the following were:

P R E S E N T:

 X Chairman Steve Goldberg
 X Lou Musella
 X Robert Pfister
 Adam Muroski

The following Resolution was proposed by Lou Musella, who moved its adoption, and seconded Robert Pfister.

WHEREAS, the Village of Pawling Planning Board (“ Planning Board”) has received an application from Colman Union Properties, the owner of the property located at 85 Charles Colman Boulevard in the Village, (the “Applicant”) for site plan approval; and

WHEREAS, the Applicant has requested a 15% reduction in the required number of parking spots set forth in Section 98-22 of the Code of the Village of Pawling;

WHEREAS, the Planning Board, upon review of the application for site plan approval and the documents submitted therewith, has determined pursuant to Section 98-22(l) of the Code of the Village of Pawling that due to, amongst other things, the overall employee count of the Applicant, the 15% reduction in the required number of parking spots will satisfy the intent of Chapter 98 of the Code of the Village of Pawling;

NOW, THEREFORE, BE IT RESOLVED that the Planning Board hereby approves the request for a 15% reduction in the number of parking spots required pursuant to Section 98-22 of the Code of the Village of Pawling.

The question of the foregoing Resolution was duly put to a vote, the Planning Board voting as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Chairman Steve Goldberg	<u>X</u>	—	—
Lou Musella	<u>X</u>	—	—
Robert Pfister	<u>X</u>	—	—
Adam Muroski	—	—	—
TOTAL	<u>3</u>	—	—

I hereby certify that the above is a true and correct copy of the Resolution passed by the Village of Pawling Planning Board at a meeting held on February 9, 2021.

Date: February 9, 2021


 Jennifer Strehle, Secretary