

VILLAGE OF PAWLING
PLANNING BOARD

DATE: March 10, 2020
7:00 P. M.

AGENDA

- 1. Opening of Meeting, Roll Call and Pledge of Allegiance**
- 2. Approval of Minutes February 11, 2020**
- 3. Trinity Pawling**
- 4. Public Hearing for Pawling Downtown, LLC
68-78 Charles Colman Blvd.**
- 5. Serafino Realty LLC – 4 Elm Street**
- 6. Adjournment**

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

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| Date: | March 10, 2020 |
| Present: | William Vollmer, Chairman Lou Musella, Member Rob Pfister, Member Adam Muroski, Member Scott Nickerson, Member - Absent |
| Also Present: | Earl Slocum, Trustee John Burweger, Trustee Joe Berger, Engineer Caren LoBrutto, Planner Bob Lusardi, Attorney Peter Beck, Pawling Downtown Dan Leary, Attorney Diana Tomassetti Applicant Sean Dalrymple, Contractor |

**APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD**

On, *Tuesday March 10, 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 2/11/20 Meeting for the Planning Board. Mr. Pfister seconded the Motion and all present Members were in favor.

68-78 Charles Colman Blvd. - Pawling Downtown LLC

Mr. Vollmer asked the Planner, Caren LoBrutto of the Chazen Companies to review her report dated March 6, 2020 for Pawling Downtown LLC. Please see the attached document.

Mr. Musella asked if the applicant has yet been to the Board of Trustees regarding the sidewalks and striping. Mr. Leary said that no they have not yet had a meeting with the Trustees.

Mr. Vollmer asked the applicant if they wanted to present their memorandum response to Ms. LoBrutto report. Mr. Beck said they will respond with a written memo.

Mr. Vollmer asked the architect Ed Vogel about the facade of the building. Mr. Vogel said it will be brick with white panel siding. Mr. Pfister and Mr. Musella both agreed brick wrapped around the building would look nice. Mr. Muroski asked if the utilities will be on the roof. Mr. Vogel said no.

Mr. Vollmer asked about the retail space. Mr. Beck said at this point they have no tenants but could have up to three retail spaces. Mr. Vollmer asked if any market research has been done to determine this is a need for Pawling. Mr. Leary said it is something that they can discuss. Mr. Beck said it is 100 percent not section 8 and that he wants to be clear about that. Mr. Vogel said the privacy fence would be six feet high.

Mr. Musella asked about the Fire Suppression System. Mr. Vogel said it will be a commercial system for the commercial level and residential system for the residential level. It will be fire flow with a storage tank underground, there is no basement. There were no other questions from the board members.

Mr. Musella made a Motion to open the Public Hearing for Pawling Downtown LLC which there was no objection to opening. Mr. Muroski seconded and all present Members were in favor.

Mr. Vollmer read the Legal Notice:

**Notice of Public Hearing
Village of Pawling Planning Board**

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Pawling Planning Board on March 10, 2020 at 7:00 PM, Nine Memorial Avenue, Pawling, New York, for the purpose of considering an application for Site Plan Approval submitted by Pawling Downtown LLC, involving tax lot numbers 7057-17-016066 and 7057-17-018077, located at 68-78 Charles Colman Blvd., Pawling, New York (the "Premises"). This will be a continuation of the Public Hearing held on February 11, 2020. The Applicant proposes a mixed-use building to contain 25 residential apartments and approximately 3,387 square feet of ground floor commercial space for the Premises. The Premises is located in the B-1 District. A copy of this application is on file in the Planning Department and is available for inspection. The Planning Department is open Monday-Friday, 7:30 AM to 3:30 PM. Telephone number is 845-855-1128. At the public hearing all interested persons may appear in person, by agent, or by attorney, and all will be heard.

By order of the Village of Pawling Planning Board

Dated: February 19, 2020

Mr. Vollmer explained the process and rules of a Public Hearing.

1. Steve Goldberg, 63 Oak Shadow – talked about frustration of what the Planning Board can and cannot do. He said that no one on either side is happy. He did a lot of research and wanted to suggest to study what is going wrong and how to fix it. The comprehensive plan is outdated and needs to be reviewed and rewritten.
2. Joe Downey, 68 Charles Colman Blvd. – He is the owner of the property and would like the board to consider this project and that it should be embraced.

Mr. Leary asked if the Public Hearing could be closed. The Village Planner Ms. LoBrutto said that there are some open issues related to parking and the Phase 1 report that is needed. She recommends not to close the Public Hearing. Mr. Vollmer said that the Public Hearing will remain open related to the parking issues that need to be addressed with the Village Board of Trustees. Mr. Berger said that the striping was what was defined in the report from Maser Consulting for additional retail parking which is in question. Mr. Berger said that the Planning Board would feel comfortable if Mr. Grealy of Maser Consulting would state that if the off-site improvements were done or not that there would be adequate parking for retail. Mr. Berger and Ms. LoBrutto agreed that the Village Board of Trustees must be comfortable with this proposal before Pawling Downtown returns to the next Planning Board meeting.

Mr. Vollmer stated that the Public Hearing will remain open until the next meeting and that the applicant can address comments at that meeting. Written concerns will be accepted for 7 business days.

Mr. Musella made a Motion to adjourn the meeting and keep open the Public Hearing for Pawling Downtown LLC. Mr. Pfister seconded and all present Members were in favor.

Serafino Realty LLC - 4 Elm Street

Mr. Vollmer said this is a site plan proposing to changes for parking. He asked the applicant to discuss the site plan. Mr. Dalrymple said several trees needed to be removed and the property cleaned up. In the back the grass area needs to be leveled off and put item 4 down for parking. Mr. Vollmer said the only thing missing on the survey was location of the 100 foot buffer from the wetlands which needs to be documented.

Mr. Musella asked if anything physical was going to be done to the building? Ms. Tomassetti said that they are repairing the rear staircases. The secretary stated that an emergency repair permit had been issued.

Mr. Vollmer said that the tree removal or to patch a driveway do not require a permit. The driveway is remaining where it is. Mr. Berger has reviewed the proposal and said that SWPPP is not required because it is under an acre of property and there is no environmental impact with the gravel parking lot. Mr. Berger said the board can waive site plan approval.

Mr. Musella made a Motion to waive site plan approval due to limited area of disturbance, leveling only and replacing with gravel. Drainage will be directed towards Elm Street not towards the wetlands. Mr. Muroski seconded and all present Members were in favor.

Mr. Musella made a Motion to waive site plan approval for emergency repairs to second means of egress in the back of building due to no change in structure plan or footprint. Mr. Muroski seconded and all present Members were in favor.

Adjournment:

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

Submitted by:

Jennifer Strehle, Secretary