

## THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

<b>Date:</b>	June 11, 2019
<b>Present:</b>	Michael Cerny, Acting Chairman Lou Musella, Member Gerald Locascio, Member Rob Pfister, Member
<b>Also Present:</b>	Earl Slocum, Trustee Lauri Taylor, Trustee Kelly Libolt, Planner Joe Berger, Engineer Brian Morgan, Attorney Peter Beck, Pawling Downtown Daniel Leary, Esq. Kathleen Snyder, Insite Engineering

On Tuesday, *June 11, 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 5/14/19**

Mr. Musella made a Motion to accept the Minutes from the 5/14/19 Meetings for the Planning Board. Mr. Locascio seconded the Motion and all present Members were in favor.

Mr. Cerny asked if any of the Board Members had a conflict with the items on the agenda. All responded no.

### **Pawling Downtown, LLC**

Mr. Cerny opened the discussion and asked Ms. Libolt of KARC Planning Consultants, Inc. to discuss her Memo dated June 10, 2019. Please see attachment.

Mr. Berger of Berger Engineering and Surveying discussed his Memo dated June 11, 2019. Please see attachment.

Mr. Pfister made a Motion to declare the Village of Pawling Planning Board as Lead Agency and that the project is an Unlisted Action. Mr. Musella seconded the Motion and all present Members were in favor.

Mr. Cerny said that before a public hearing is scheduled he would like all changes that are required, final plans, drawings reports, revisions and complete application from the applicant and consultants. All agreed.

Mr. Cerny asked Dan Leary if the applicant was going to appear in front of the Village of Pawling Board of Trustees. Mr. Leary said that they would like to address that after Lead Agency has been determined.

Mr. Cerny asked the secretary to get a report from Maser Consulting before the next meeting.

Mr. Cerny stated that the escrow amount needs to remain and continued to be replenished at \$15,000. The Board members agreed.

Mr. Musella asked if the Senior Housing is independent living or assisted living. Mr. Beck said it is not assisted living.

Ms. Libolt asked that the applicant to complete the new Planning Board application form and that the package include all the reports from the consultants along with a Long Form EAF.

Mr. Locascio asked the applicant to give a brief presentation of the change in the site plan to the audience.

Mr. Musella asked Mr. Beck if Pawling residence were going to have preference when renting these units and how it's going to be marketed. Mr. Beck would like to have Hudson River Housing answer that question and can bring them to the next meeting. Mr. Beck said they are funding the project with the assistance from the State of NY and that they can ask for a preference which has to be part of their application. If the board wants that then they will make that part of their request.

Mr. Musella asked what the rent will be. Mr. Beck said between \$800 and \$900. Mr. Cerny asked if there was a subsidy. Mr. Beck didn't think so.

Ms. Libolt asked if the garbage was still going to be in house and then pulled outside for pick up with no outside dumpsters. Mr. Beck said yes that is correct.

There was a discussion about the materials being used for the building and the elevations.

Mr. Cerny closed the discussion.

### **Village of Pawling Water Supply Project – Lead Agency Notice**

Mr. Cerny asked Mr. Morgan to discuss the project to the board. The Village of Pawling is proposing to develop two overburden wells on a portion of the 81 Lakeside Drive property. The report is on file with the Village Clerk.

Mr. Locascio made a motion that the Village of Pawling Planning Board consents to the Village Board of Trustees to be Lead Agency for the Water Project. Mr. Musella seconded and all present Members were in favor.

### **Change of Fee Schedule**

The fee for site plan in the B-1 district shall be as follows:

Site Plan with construction cost of over \$25,000 the fee shall be \$3,000.

Site Plan with construction cost of under \$25,000 but more than \$3,000 shall be \$1,500.

Site Plan with construction cost of \$3,000 or less the fee shall be \$500.

Mr. Musella made a Motion to accept the revised site plan fee schedule for the B-1 district. Mr. Locascio seconded and all present Members were in favor.

### **Meeting Date Schedule**

There was a discussion of having two Planning Board meetings per month. The first date would be the meeting date and the second would be a workshop. No action would be taken at the workshop meeting and will be held at the discretion of the board.

Mr. Musella made a Motion to accept the modified Village of Pawling Planning Board Meeting date schedule. Mr. Pfister seconded and all present Members were in favor.

### **Adjournment:**

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

Submitted by:

Jennifer Strehle, Secretary