

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date: July 9, 2019

Present: Michael Cerny, Acting Chairman
Lou Musella, Member - Absent
Gerald Locascio, Member
Rob Pfister, Member
Adam Muroski, Member

Also Present: 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

**APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD**

On Tuesday, *July 9, 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.

Pawling Downtown, LLC

Mr. Cerny asked Kelly Libolt of KARC Planning Consultants Inc. to review her memo dated June 10, 2019. Please see the attached document.

Mr. Pfister made a Motion to declare the Village Planning Board as Lead Agency for Pawling Downtown, LLC. Mr. Muroski seconded the Motion and all present Members were in favor.

Mr. Cerny asked Philip Grealy of Maser Consulting to review his memo dated June 26, 2019. Please see attached document.

Ms. Libolt asked Joe Berger of Berger Engineering and Surveying if he would like to add to the discussion. Attached please see his memo dated June 11, 2019.

Mr. Cerny asked if the applicant would like to add to the discussion. Mr. Leary attorney for the applicant would like to research further about the variance and will be in touch with the consultants.

Kathleen Snyder of Insite Engineering talked about the outstanding items that were previously discussed.

Mr. Cerny said that he would like the public to be able to see a likely project not subject to change before a public hearing is scheduled. Mr. Cerny said that escrow needs to be replenished.

Minutes from 6/11/19

Mr. Muroski made a Motion to accept the Minutes from the 6/11/19 Meetings for the Planning Board. Mr. Pfister seconded the Motion and all present Members were in favor.

Heinchon Place

Mr. Cerny asked if any members of the Planning Board have a conflict with the applicant. No board members have a conflict. The planner Ms. Libolt is involved with the project and will not be acting as planner. Mr. Berger, engineer will be helping in her place.

Mr. Cerny asked Ms. Libolt to give a presentation of what the project is. Ms. Libolt gave a brief overview of the project and steps that the applicant will be taking. The site is currently the location for Eastern Hay and is located in the Business 2 Zoning District.

The applicant is proposing to remove three of the four existing structures. The existing commercial building (Eastern Hay office) will remain and be improved to support additional commercial/retail uses.

The applicant seeks to construct three new buildings. All documents are on file with the Planning Board.

Mr. Pfister made a Motion to declare the Planning Board as Lead Agency and authorize circulation to agencies involved. Mr. Muroski seconded and all present Members were in favor.

Mr. Cerny made a Motion for escrow to be set at \$10,000. Mr. Pfister seconded and all present Members were in favor.

Adjournment:

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

Submitted by:

Jennifer Strehle, Secretary