

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date:	September 8, 2020
Present:	Steve Goldberg, Chairman Lou Musella, Member Rob Pfister, Member Adam Muroski, Member Scott Nickerson, Member
Also Present:	Lauri Taylor, Trustee Earl Slocum, Trustee Dave Daniels, Attorney Bob Lusardi, Attorney Johnathan Bardavid, Attorney Caren LoBrutto, Planner Joe Berger, Engineer Kelly Libolt, Applicant John Furst, Attorney for Applicant Curt Johnson, Architect Diana Tomassetti, Applicant Juana Valentin, Attorney Dania Guzman, Applicant

**APPROVED BY
VILLAGE OF PAWLING
PLANNING BOARD**

On, *Tuesday September 8, 2020* 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. (Audio recording is available to listen to on the Village of Pawling Website click on Planning Board Minutes).

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 September 8, 2020 board meeting will be held via Zoom Conference, and a transcript will be provided at a later date.

Minutes

Mr. Muroski made a Motion to accept the Minutes from the August 11, 2020 Meeting for the Planning Board. Mr. Pfister seconded the Motion and all present Members were in favor.

Danias Restaurant & Bar – 50-54 Charles Colman Blvd. – Concept Discussion

Mr. Goldberg asked the applicant to give a presentation of the project. Ms. Valentin, Attorney for the applicant explained that it is an existing restaurant which serves beer & wine. The only change would be adding a bar with a counter and stools. Mr. Goldman asked the Planner how much time will be needed to review the site plan, they agreed upon 3 hours. The Engineer said he would not need to review this project. Escrow was set at \$500- The Chairman said this is a permitted use and explained the next steps would be to submit a completed Site Plan Application and fees by the submittal deadline of September 29, 2020 to be on the October 13th agenda.

Pawling Commons – 63 East Main Street – Special Use Permit Renewal

Curt Johnson representing KJ Rant Realty explained the previous approvals for the project. The Special Use Permit was issued to allow retail on the first floor of the building which is for residential use. The permit expires on September 11, 2020. There was a lengthy discussion about the parcel. In conclusion, Mr. Goldberg said that the applicant will need to reapply for the Special Use Permit and Variance and may be willing to waive the fees for their applicant.

Main Corner Properties, LLC – 146 East Main Street – Site Plan Review and Public Hearing

Mr. Goldberg asked the applicant to give his presentation of the project. Mr. Johnson is the Architect for the applicant. The application is for site plan approval to permit reconstruction of the site to include a two-story restaurant with 135 seats and related site improvements. All records are on file at the Planning Board Department.

There was a long discussion about a previous variance granted in 1994 and discussion regarding parking. Mr. Goldberg asked the Planner, Ms. Lobrutto if she had any questions, she did not. Mr. Goldberg asked the Engineer, Mr. Berger if he had any questions, he did not.

Mr. Musella made a Motion to open the public hearing. Mr. Pfister seconded and all present Members were in favor.

1. Michael Keupp, Chairman of the ZBA stated his concerns about parking.

The secretary stated that there were no additional emails or comments under chat in Zoom.

Mr. Goldberg made a Motion to close the discussion for tonight, but will accept written comments for the next seven days. Mr. Musella seconded and all present Members were in favor.

There was a conversation about the Cemetery and that there would be archaeological work done on the site for human remains. Mr. Goldberg said that there was a recommendation from Dutchess County Planning Department to add sidewalks on the south side of the parcel. Mr. Johnson said he would review that with the applicant.

Ms. Lobrutto and Mr. Berger said that the ZBA cannot take action until SEQRA is completed by the Planning Board as they are Lead Agency. Ms. Lobrutto will confirm if the Planning Board and ZBA could have a coordinated review if that is allowed tomorrow.

Hudson Valley Plastics – 85 Charles Colman Blvd. – Sketch Conference for a Warehouse

Mr. Goldberg asked Mr. Johnson to give the presentation of the project. The proposed 8,000 sq. ft. one story warehouse will mitigate potential traffic and accessibility issues by relocation of the primary warehouse function of the off-site building to the proposed on-site warehouse space. The factory runs 24 hours a day, 5 days a week with approximately 40 factory employees. This parcel has wells and won't affect the Village water usage.

Ms. Lobrutto said that this would be an Unlisted action. Mr. Goldberg said that escrow would be set at \$5,000.

2K Development, Inc. Heinchon Place – 112 East Main Street

Mr. Goldberg asked the applicant Ms. Libolt to give a presentation of the project. All records are on file at the Village of Pawling Planning Board Department. The Applicant is proposing a 40 unit Hotel, one 20 unit residential building and one 32 unit residential building and the Eastern Hay building to be retail, office and restaurant.

Mr. Goldberg said that the letter received by the applicant was not satisfactory because it did not answer the questions asked by the board. There was a heated discussion about the Comprehensive Plan, if the site is considered 1 lot or 3 lots and if it's a small lot or a large lot.

The applicant's attorney asked the board members to take a vote of whom agreed with Mr. Goldberg's position on the project. All board members agreed with the Chairman's decision on how to proceed with this application.

Mr. Goldberg asked the applicant if they are ready tonight to make a decision on which direction they are going to take to move forward and to extend the deadline for the 62 days for the Planning Board to make their decision.

Mr. Goldberg said that this is the last time that they are going to engage in this conversation about what happened before regarding the Master Plan.

New Business - 16 Henry Street – Special Use Permit

Applicant was not in attendance.

Adjournment:

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

Submitted by:
Jennifer Strehle, Secretary