

## THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

<b>Date:</b>	October 8, 2019
<b>Present:</b>	Michael Cerny, Acting Chairman Lou Musella, Member Rob Pfister, Member Adam Muroski, Member Scott Nickerson, Member
<b>Also Present:</b>	Earl Slocum, Trustee Mike Keupp, ZBA Chairman Anne Hardeman, ZBA Member Kelly Libolt, Planner Joe Berger, Engineer Phil Grealy, Maser Consulting P.A. Bill McGuinness, Applicant

On Wednesday, *October 8, 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 role call as indicated above and The Pledge of Allegiance.

### **Minutes from**

Mr. Musella made a Motion to accept the Minutes from the 9/11/19 Meeting for the Planning Board. Mr. Pfister seconded the Motion and all present Members were in favor.

### **Heinchon Place – 112 East Main Street**

Ms. Kelly Libolt excused herself from the panel.

Mr. Cerny asked the parking consultant Mr. Phil Grealy of Maser Consulting to review his Traffic Study report. Please see attached document.

Mr. Cerny said that there are 6 areas in the Traffic Study report that the applicant must address at the next meeting. Mr. Cerny said it was a very complete and thorough report and thanked Mr. Grealy for his work.

Mr. Cerny asked Mr. Berger to explain the Dutchess County Department of Planning & Development 239 Referral. Please see attached document.

Mr. Berger said that the Department recommends that the Board rely upon its own study with consideration to their comments in the letter.

There was a discussion about rotating building 1 to face East Main Street as well as location of the sidewalks. Mr. Cerny said that the Board is concerned about the lighting for the neighboring residents. Ms. Libolt said that the landscape will provide screening. Mr. Cerny asked the applicant to address the County recommendations at the next meeting.

Mr. Cerny asked Mr. Berger to discuss the letter received from the New York State Department of Environmental Conservation. Please see attached document.

Mr. Berger said that there are no wetlands on the site. Mr. Cerny asked about the engineering report required for water and sewer. Mr. Berger said they will get the written report from the Village Engineer. They have received a verbal so far.

Mr. Cerny asked Mr. Berger to go through his report. Please see attached document.

Mr. Cerny would like a completed plan to present to the public for the SEQRA Public Hearing. Then it goes to the ZBA for review then back to Planning. Mr. Cerny explained the SEQRA process to the board members.

There was a discussion about the placement of trees and the sidewalks.

Mr. Cerny said that he would like the Public Hearing to be a joint meeting with the ZBA Members.

### **One Memorial Avenue**

Mr. Cerny said that the Board received a Proposed Parking Plan for One Memorial Ave. The secretary provided the Board with what took place on this building when it was last renovated. At the time applicants could pay to waive parking spaces. There were eight spaces waived for commercial. The building will now also be used for residential which needs two parking spaces.

Mr. McGuiness said that there will be a parking agreement with One Memorial Ave. and Three Memorial Ave. Mr. Cerny requested a written agreement between the two owners for parking.

Mr. Musella made a Motion that the Planning Board has reviewed the Application materials including the Short Form EAF dated November 26, 2018 and compared it to the criteria listed in 617.4 and 617.5 and determines that the project is an Unlisted Action.

The Planning Board has determined that there are no other involved Agencies and therefore will serve as Lead Agency to complete the SEQRA review of the project.

The Village of Pawling Planning Board has received the Short EAF and Site Plan Application for 1 Memorial Avenue for the conversion of an existing third floor office space into two one-bedroom apartments thereby creating a Mixed-Use Building. The Planning Board has prepared a

Part 2 EAF and according to 6NYCRR 617.7, determines that the Project will not have a Negative Impact on the Environment. Mr. Muroski seconded and all present Members were in favor.

Mr. Musella made a motion to approve site plan for One Memorial Avenue subject to our receipt of an agreement from the owner of Three Memorial Avenue to provide for space in the driveway for the use of the two parking spaces at One Memorial Avenue. Mr. Muroski seconded and all present Members were in favor.

**Adjournment:**

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

Submitted by:

Jennifer Strehle, Secretary