

THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

Date: December 10, 2019

Present: Michael Cerny, Acting Chairman
Lou Musella, Member
Rob Pfister, Member
Adam Muroski, Member
Scott Nickerson, Member

Also Present: Earl Slocum, Trustee
Laurie Taylor, Trustee
Mike Keupp, ZBA Chairman
Anne Hardeman, ZBA Member
Nicholas Vorolieff, ZBA member
Joe Berger, Engineer
Kelly Libolt, KARC Planning Consultants, Inc.
Curt Johnson, RA
Donald Petruncola, RA

On, *Tuesday December 10, 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 11/5/19 Meeting for the Planning Board. Mr. Pfister seconded the Motion and all present Members were in favor.

Other Business

George Cronk of the Chazen Companies gave a brief presentation regarding the Village water. Chazen has been working on the temporary water shortage problem. The Village has 7 wells. The water levels have been declining. The Village has been pursuing an option called an overburden well which is a well system that uses gravel, sand and soil as a bedrock which can yield more water source than a bedrock well.

In 2018 the Village authorized the Chazen Companies to do various testing on the wells throughout the village and has found a site that can provide supplement water. Getting wells approved in NYS can take a long time especially when it is a public water supply. The Village and Chazen have been working on getting the necessary permits to obtain the well source. The

DEC has been asked to expedite the reviews and permits which can hopefully be in place by April 2020. After that it is a matter of constructing and paying for the project. Construction would start in the summer of 2020 and would take 6 to 9 months to construct. Winter 2020, spring 2021 would be the time for that water to be active to supplement the system.

The flow rate is 300 gallon per minute for the Village. That number is not being achieved by the wells because of the drop in the yields. The wells found on the Umshied property are yielding around 200 gallons per minute. There is a really good water supply at Umscheid from a water quality perspective and cost efficient to operate. The project is proposing to draw the water from the fields at the Umscheid property through a treatment plant and connect at the beginning of Grandview Avenue through the existing water line.

NY State owns the water and permits it out to the communities. The Village is working with DEC for a deadline and how much water the Village can withdrawal. The Village priority is to make sure it is meeting the current demand and consumption first.

Mr. Musella asked about the large projects coming before us and asked if these wells can supply those projects. Mr. Cronk was not familiar with those projects and what they are requesting. Mr. Cerny asked if Chasen has development possibilities within the Village. Mr. Cronk said the goal is to meet current requirements needs of the Village. Mr. Cerny asked if they are looking in terms of developing their plans at the growth for the future with water as the Village has with the sewer. Mr. Cronk said the Village can continue to look for additional sources the current source is up to 200 gallons per minute depending on the permits.

Mr. Musella asked if Mr. Cronk has looked at the Heinchon project to see if the supply will be met with this project. Mr. Cronk said he has not looked at the plans. Ms. Libolt said that that is not true and provided all the information to Dan Stone directly who has reviewed the materials with the Village Engineer Joe Berger and he has given information back that this project has been taken into consideration. Ms. Libolt and Mr. Berger have had communications with Dan Stone regarding the Heinchon Place project. Mr. Cronk didn't know that. Mr. Cerny said that that is important. Mr. Cerny asked if other projects and previously approved projects have been taken in to consideration. Mr. Berger didn't believe that information had been provided to the Chazen Company.

Mr. Pfister made a Motion to ask Chazen Companies to provide a review of the proposed well expansion and weather it will have enough capacity to address approved projects that have not yet been built, projects that are currently proposed before this board and likely expansions that will happen with the water system based upon future projects that we can foresee at this time. Also, our Engineer to work with Chazen to make those determinations Mr. Musella seconded and all present Members were in favor.

Heinchon Place

Mr. Musella made a Motion to open the Public Hearing for Heinchon Place. Mr. Muroski seconded and all present Members were in favor.

Mr. Cerny asked the applicant Ms. Kelly Libolt to give a brief presentation of the project. The project is a mixed use project at the location of Eastern Hay, 112 East Main Street. This property is three parcels in the B-2 zoning district situated between Route 22 and East Main Street. All files are available for review in the Planning Board Department at the Village Hall.

Mr. Cerny now took comments from the audience.

1. Nick Vorolieff, ZBA Member – His concern was regarding the water and possibility of un occupied buildings without c/o's
2. Tom Ran – Concerned about the water and wanted to know what a boutique hotel is.
3. Rick Morgan – Questions about sidewalks on East Main St., parking spaces, concerned about traffic and water pressure.
4. Mary Kay, Dutchess Tourism – She is in favor of the project. This is a needed accommodation, great addition to Pawling and will create jobs.
5. Chris Mersan – She feels the project is excessive in height.
6. Maryanne Place – Asked if the town residents know about this project and if a mailing is done. Will the cow pass stay?
7. Jeff Place – Concerned about the height and order of building construction. Sidewalks are in bad shape.
8. Pete Muroski – Concerned about drainage and planting.
9. Ray Johnson – Concerned about the traffic impact and the danger at the light intersection.
10. Andy Durkin – Asked how many 1 and 2 bedrooms. Talked about this being the gateway to the village. Questions about the number of parking spots and the lack of sunlight in the neighborhood.
11. Mike Keupp, ZBA Chairman – Concerned about the water and location of parking for the hotel and staff.
12. Glen Carey – Concerned with the location of the buildings and the presence of the building facing East Main St. Also the lack of sunlight caused by the buildings. Asked what the fees for rentals will be. What is the tax revenue for this project?
13. Nancy Tanner – Discussed the history of planning, zoning and Village Master Plan. Suggests to have an architectural review.
14. Lori Leflert – Concerned about the height of the building.
15. Ben Rendish – Agreed with Glen Carey's comments.
16. Sylvia Bunyon – Same concerns as other residents about the size of the project.
17. Terrance Wansley – Asked if there will be affordable housing.
18. Gerry Lacasio – Concerned about the water and traffic. Asked if there was a water study.
19. Nancy Riley, Quaker Hill Historical Society – Will this cause smaller water pressure for a fire.
20. Bob Riley – Asked what this will increase in the school district. Concerned about the size of project and the traffic and how this is a hardship to obtain a variance.
21. Jim Reinhardt – Questions about the cost for the Village of purchasing the Umscheid property.
22. Anne Hardeman, ZBA member – Concerned about the size of the project. Wanted to know if a market study was done.
23. Diana Tomasetti – Discussed the offset of tax base would be with this project and that it would be taxed as commercial.

Mr. Musella made a Motion to close the Public Hearing for Heinchon Place. Mr. Muroski seconded and all present Members were in favor.

Mr. Cerny discussed the Negative Declaration draft for the Heinchon Place project. Mr. Musella stated that he just received the draft tonight and would like more time to review further before commenting on it and would like to table this to the next meeting. Mr. Pfister and Mr. Muroski agreed. Ms. Libolt said she would be happy to go through. Most of the items are exactly the same that the board went over at the last meeting when completing part 2 of the EAF. Mr. Cerny said that he would like to go through the items, but that it is quite clear that the board would like more time to consider at the next meeting. Mr. Cerny explained SEQR to the board. There was a lengthy conversation about the Negative Declaration which Mr. Cerny read through. It is on file at the Planning Board Department in the Village Hall. The board has requested a letter from Dan Stone of Chazen which will address the water situation regarding the Heinchon project.

Mr. Morgan excused himself from the rest of the meeting.

Arch Street Partners – Concept Discussion

Mr. Johnson gave a brief presentation of the project. The applicant would like to construct on the site which is at the corner of Charles Colman Blvd. and Arch Street. The proposed project is for a four story mixed use building containing commercial on the first floor and three floors of apartments, six units total. Sixteen to eighteen one bedroom apartments. Mr. Johnson said that the Arch Street project that was previously approved and had eleven parking spaces waived. There are thirteen commercial spaces there now. Mr. Cerny said that a traffic consultant would be needed for the parking situation and that the project would need site plan approval.

Trinity Pawling

Mr. Cerny recused himself from the dais.

Mr. Petruncola gave a brief presentation of the project which is an improvement plan of the school quadrangle. Mr. Musella said that this would need site plan approval.

Adjournment:

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

Submitted by:

Jennifer Strehle, Secretary