

# Village of Pawling Planning Board Minutes

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Date: December 14, 2021

Present: Robert Pfister Jr., Chairman  
Mike Mersand, Member  
Adam Muroski, Member  
Lou Musella, Member  
Peter Pennelle, Member

Also Present: Lauri Taylor, Mayor  
Caren LoBrutto, Village Planner  
Jonathan Bardavid, Attorney for Planning Board  
Edward Larkin, Chazen Engineering  
Michelle Zerfas, Berger Engineering

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On, *Tuesday, December 14th, 2021 at 7:00 PM*, the Planning Board met at the Village Hall. The Meeting was called to order by Robert Pfister, Chairman and began with roll call as indicated above and The Pledge of Allegiance.

## **Pawling House Bed & Breakfast**

105 West Main Street

(6957-19-747068, 6957-20-758072 & 6957-20-771074)

**Proposed Action:** Construction of a new two-story, three car garage and extension of an existing gravel driveway/parking area.

Chairman Pfister referred to Michelle Zerfas of Berger Engineering for review of the engineer's report. The report lists several items that will need to be addressed prior to approval which includes Stormwater, Sewer/Water (see attached Berger Engineering Report).

Chairman Pfister referred to Ed Larkin of Chazen Engineering. Mr. Larkin explained that the proposed accessory building unit is further from the public road which qualifies it for wider road width necessitating inspection and approval from the Fire Department for fire egress with written confirmation submitted to the Planning Board prior to approval.

Village Attorney Bardavid explained that the Building Department is going to start the general practice of taking a look at some code issues while at the planning stage so any concerns can be addressed in a timely manner.

Chairman Pfister reminded the Applicants that prior to the January 11, 2022 Planning Board meeting, both concerns (Pawling Joint Sewer Commission Tenancy Agreement and Fire Inspection) will need to be addressed prior to any approval.

Mr. Zarecki expressed his hope to make a contingency on the Site Plan approval because there is some language in the existing Tenancy Agreement that is going to need to be revised and is concerned that this will not happen prior to the January Planning Board meeting.

Village Attorney Bardavid said that contingencies based on the Tenancy Agreement being executed can be made.

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## Hudson Valley Plastics

### Discussion on changed building material

Chairman Pfister referred to Mr. Larkin for comment on the above mentioned project. Mr. Larkin explained that the change from the proposed metal siding to brick is not a fundamental change; therefore, if the Board agrees, this change can be approved by the Building Department.

Member Muroski asked if the approved product was a metal in that same color.

Ms. Tomassetti confirmed, yes.

Chairman Pfister stated that if there are no objections from the Board, Mr. Larkin can make the approval on the change.

Member Musella and the Board concurred.

## 146 East Main Street

### Discussion on changed building material

Mr. Larkin explained that there has been some deviation to the project in terms of materials and finishes which changes the fundamental architectural character of the building from what was previously approved and suggested that the Applicant present the modifications to the Planning Board with an Amended Site Plan application for further evaluation.

Ms. Tomassetti explained, "When the material was delivered for the roof, the original shingles, my father saw them and said these are not going to work because we went with a cold foam steel roofing material. It's not as if it's a regular residential building where you can just put regular shingles on it. We researched our options and found this particular barrel roof with the acrylic plastic. It's very pricey, but it has a 50 year warranty and it's just what is really needed, construction wise, for this building because of the design of the building. When we went to research if we could get it, that was the color that was available in stock and we had to keep the job moving. That color, my father tends to always like terracotta, and it does pick up the color of the design in the brick. If I were ever do this again, I would certainly come back and tell you. It was nothing really specific of the type of roofing that was approved. It doesn't even state the color on the plans. Yes, I understand that we submitted a rendering but that was almost a year before we started construction. We're builders and this is what we do. When we got the approval we knew we were going to put a building up, we knew the seasons were going to change. We were really fighting the elements and within a year and a few months, we'll have this building up and operational. We're negotiating very closely now with the tenant and that's what I thought this was really about, building a restaurant that can service the community and it's a beautiful building. It's a well-built building. If someone doesn't like the color, I truly apologize if people are disappointed that it looks different. That was not our intention to just do whatever we wanted. We really had to deal with what was available. We started to build almost two years after we purchased the property. That's a financial hardship for anybody developer and then we started building in the worse climate in the construction industry ever. I mean you know, I don't even have to explain it. No one can get anything but we forged ahead and it looks a little different but the structure of the building is exactly the same. Maybe the colorings make it look different or the view makes it look different but the footprint is exactly the same. The only thing that has changed are the colors and some construction material."

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Chairman Pfister acknowledged that the Applicant came in front of the Planning Board to discuss the material change to brick and explained that any amendment to the Site Plan must go through proper channels. The Chair elaborated further on the fact that a large part of the approval of this project was based on the renderings and the architectural design provided to the Planning Board at the time the project was approved stating that "the approved renderings are more in keeping with the look and character of the Village."

Mr. Bardavid explained that the applicant would need to file an amended Site Plan and Application to be re-evaluated by the Planning Board.

Chairman Pfister requested that the Applicants bring in Mr. Johnson who is the original architect of the previously approved Site Plan.

Discussion ensued regarding replenishing escrow for payment on two consultant invoices totaling \$701.00. The Secretary stated she will email the bills to Ms. Tomassetti and informed Ms. Tomassetti that in order to be placed on the January 11, 2022 Planning Board Meeting agenda, the application for amended site plan must be submitted prior to Tuesday, December 28<sup>th</sup>.

## Approval of Minutes

*Mr. Musella made a Motion to approve the minutes of the November 9<sup>th</sup> meeting. The Motion was seconded by Member Pennelle. Member Mersand Abstained and the remaining Board Members were in favor.*

## 2022 Planning Board Meeting Schedule

To avoid the November meeting falling on Election Day (November 8<sup>th</sup>, 2022), the Board agreed to change the Submission Deadline and Meeting date as follows: October 25<sup>th</sup>, 2022 Application Submission Deadline changed to November 1, 2022 and November 8<sup>th</sup>, 2022 meeting date changed to November 15<sup>th</sup>, 2022.

*Member Pennelle made a Motion to approve the 2022 Schedule changes as stated above. Member Muroski seconded the motion. All were in favor.*

## Adjournment

*Chairman Pfister made a Motion to adjourn until the next Planning Board Meeting on Tuesday, January 11, 2022. Member Muroski seconded the Motion. All were in favor.*

Submitted by:

  
Vivian Nikolatos, Planning Board Secretary



12/10/21

Village of Pawling  
9 Memorial Avenue  
Pawling, NY 12564  
(845) 855-1122

RE: Pawling House Bed & Breakfast  
105 West Main Street, Village of Pawling

Tax Parcel 6957-19-747068, 6957-20-758072, 6957-20-771074

Chairman Robert Pfister Jr., and Members of the Village of Pawling Planning Board

MEMO

Stormwater

1. Review of NYC watershed maps the site is not within the NYC watershed Area of disturbance is less than 1 acre so no SWPPP is required.
2. A proposed accessory dwelling 40 feet x 36 feet 8 inches along with a gravel parking area for 3 cars is being proposed. The runoff will flow easterly down the parking lot and then overland to an existing stream. The area of disturbance will be 0.05 acre resulting in a minimum increase in stormwater runoff. For construction a stock pile is proposed with silt fence as well as a silt fence along the slope just downhill of the existing drive. These measure will protect sediment control. Notes on the map address the issue of erosion control by providing for stabilization of the disturbed soil as soon as practical.
3. A swale is shown just uphill of the proposed accessory dwelling. The swale should direct the flow from uphill through the site and not direct flow offsite.
4. If the proposed structure has roof leaders they should be directed to the proposed swale which should run along the driveway and discharge into the woods area just east of the driveway.

Sewer/ Water

1. Water for the new structure is connected to the existing house.  
The size and type of waterline should be provided.
2. Sewer will be connected to an existing residential pump station by a gravity line  
The sewer line should have a clean out at the bend and length, slope of pipe with inverts as well as diameter and type of pipe.  
The capacity of the pump station to handle the additional flow should also be provided.
3. Capacity of water distribution system to provide the additional water should be verified with the Water Department.

Site plan

We defer to Village planner for site plan, lighting and landscape review.

Joseph P Berger PE LS

*Joseph P. Berger*

Village Engineer for the Planning Board