

THE VILLAGE OF PAWLING ZONING BOARD MINUTES

Date:	November 18, 2020
Present:	Michael Keupp, Chairman Ann Hardeman, Member Nicholas Vorolieff Tom Zarecki Michael Mersand
Also Present:	Lauri Taylor, Trustee Earl Slocum, Trustee Jonathan Bardavid, Attorney Curt Johnson, Architect Diana Tomassetti, Applicant Scott Olson, Attorney

On Wednesday, November 18, 2020 at 7:00 PM, the Zoning Board held a Zoom conference. The Meeting was called to order by Jennifer Strehle, Secretary, and began with the Pledge of Allegiance and the roll call as above indicated.

ANNOUNCEMENT: Due to public health and safety concerns related to COVID-19, the Village of Pawling Zoning Board of Appeals will not be meeting in-person. In accordance with the Governor's Executive Order 202.1, the November 18, 2020 Zoning Board of Appeals meeting will be held via Zoom Video Conferencing, and a transcript will be provided at a later date.

Minutes:

Ms. Hardeman made a motion to accept the minutes of the October 28, 2020 meeting. Mr. Vorolieff seconded the Motion and all Members were in favor.

146 East Main Street – Main Corner Properties

Mr. Keupp asked the architect for the project Curt Johnson to give the presentation. The Variances sought for the construction of the new, two-story restaurant are referenced in Zoning – Chapter 98 of the Code of the Village of Pawling, New York. All records are on file at the Zoning Department.

Mr. Keupp made a Motion to approve the Use Variance for Permanent Restaurant only no retail within the R2 Residential Zone. Mr. Vorolieff seconded the Motion and all Members were in favor.

Mr. Keupp made a Motion to open the Public Hearing. Mr. Vorolieff seconded the Motion and all Members were in favor.

The secretary said that there were no comments on chat, by email or by the Zoom audience.

Mr. Keupp made a Motion to close the Public Hearing. Mr. Vorolieff seconded the Motion and all Members were in favor.

Mr. Zarecki made a Motion Schedule C: Area and Bulk Requirements for Reduction of front yard setback from 35' required to 9'; reduction of side yard setback from 15' required to 7'; increase in lot coverage from 20% maximum to 80%. Ms. Hardeman seconded the Motion and all Members were in favor.

Mr. Keupp made a Motion Section 98-22.D Off Street Parking for Permit parking within required yard setbacks. Mr. Vorolieff seconded the Motion and all Members were in favor.

Verizon Wireless – 85 Charles Colman Blvd.

The Chairman asked the applicant Scott Olson who was representing Verizon Wireless to present the project.

The Applicant proposes to install one antenna and related equipment on an existing forty foot (40') building located at 85 Charles Colman Boulevard, and an equipment platform within a sixty six foot (66') lease area at the base of the building.

The proposed communications facility is unmanned, and will be visited for routine maintenance purposes approximately two times per year. As such, this project will not have any impact on existing water and sewage services. In addition, neither pedestrian nor vehicular access will be significantly impacted. All records are on file at the Zoning Department.

Mr. Vorolieff made a Motion to open the Public Hearing. Mr. Mersand seconded the Motion and all Members were in favor.

1. Yvonne Potter was against the project and her concerns were the 3rd rail on the train tracks, safety issues of the employees at HVP, turtles, birds and the appearance of the antenna.
2. Michael Furlong sent an email questioning the details of the tower, transmission power and the range of frequency.
3. Robert Reid wanted to know if the antenna would benefit the service for the north side of Christian Hill.

Ms. Tomassetti said that she was upset with Ms. Potter's personal attacks and did not know that residents were against the project. She will terminate her lease with Verizon.

Mr. Olson said that Ms. Potter's comments were not accurate.

Ms. Gagliardi who resides next to HVP was glad the lease was being withdrawn and thanked Ms. Potter for her comments.

Mr. Keupp made a Motion to close the Public Hearing. Mr. Vorolieff seconded the Motion and all Members were in favor.

Mr. Keupp made a Motion to rescind the previous Motion made to close the Public Hearing. Mr. Vorolieff seconded the Motion and all Members were in favor.

Mr. Keupp asked the applicant to reconsider not terminating the lease that this is a needed service in the Village and that Ms. Potters comments were incorrect.

Mr. Keupp made a Motion to end the discussion for tonight and to keep the Public Hearing open. Mr. Mersand seconded the Motion and all Members were in favor.

Adjournment:

Mr. Keupp made a Motion to adjourn the Meeting. Mr. Vorolieff seconded the Motion and all Members were in favor.

Submitted by Jennifer Strehle
Secretary of the Zoning Board of Appeals