

**Meeting Date:** December 15, 2021

**Present:** Michael Keupp, Chairman  
Ann Hardeman, Member  
Nicholas Vorolieff, Member  
Tom Zarecki, Member

**Absent:** Al DiVitto, Member

**Also Present:** Lauri Taylor, Village of Pawling Mayor  
Steve Goldberg, Planning Board Chairman  
Curt Johnson, Pawling Commons Architect

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On, *Wednesday, December 15th, 2021 at 7:00 PM*, the **Zoning Board of Appeals** met in the meeting room at the Village Hall on 9 Memorial Avenue, Pawling NY. The Meeting was called to order by Michael Keupp, Chairman and began with Roll Call as indicated above and The Pledge of Allegiance.

## Pawling Commons

### **Building 71 (New Residential)**

Mr. Johnson addressed the Board stating that the Applicant has agreed to move forward with a three story residential building as it pertains to the proposed new building #71. Discussion ensued.

***Chairman Keupp made a Motion to adopt the resolution to approve the third new building (71) no higher than three stories. Member Vorolieff seconded the motion. All were in favor.***

The Board discussed the following variances:

1. Height Variance of 7 feet for 67 East Main Street (former AG building)
2. Building Setback Area Variance of 25' for 71 East Main Street
3. 18 foot Variance for Building Depth of 71 East Main Street
4. Building Placement Variance to permit 0% frontage of 71 East Main Street

Chairman Keupp and the Board reviewed and discussed the five criteria on each of the above listed variances (See attached Jantile Group Pawling Commons submittal) including a discussion on the type of building material that will be used which Mr. Johnson indicated that the siding will be stucco and the roofing material will be an architectural asphalt shingle.

***Chairman Keupp made a Motion to open the Public Hearing for public comment. Member Zarecki seconded the motion. All were in favor.***

Mr. Rendich of 136 East Main Street commented that he appreciates that the Board is limiting the height of the building and stated that he believes the variances are necessary and will benefit the overall character and look of the property. There were no further comments.

***Chairman Keupp made a motion to close the Public Hearing. Member Vorolieff seconded the motion. All were in favor.***

Member Vorolieff explained that because of the negative feedback from the residents regarding the height of the buildings in the Village, there were a lot of Village residents on Sunset Avenue who were privacy concerns with a large building towering over their backyards. For this reason, he said he is not in favor of granting the first variance but has no issues with approving the other three.

Mr. Johnson reminded the Board that some concessions were made to the residents on Sunset including: limiting the traffic circulation to minimize lights from cars, planting additional trees along the southerly border as well as fixed the drainage issue.

Village Planner Ms. LoBrutto asked Mr. Johnson for clarification on the height of the proposed trees at mature growth.

Mr. Johnson said they are proposing to put evergreens that will grow to 30 feet. Discussion regarding placement of the trees and different types of trees that could be used for buffering.

***Chairman Keupp made a motion to approve Variance #1 as stated above. Member Hardeman seconded the motion. The Board voted as follows:***

	<i>Aye</i>	<i>Nay</i>	<i>Abstain</i>
<i>Michael Keupp, Chairman</i>	x		
<i>Alfred DiVitto</i>			x
<i>Ann Hardeman</i>	x		
<i>Nicholas Vorolieff</i>			x
<i>Tom Zarecki</i>	x		

***The Motion Carried 3 to 2***

***Member Vorolieff made a Motion to approve Variance #2 as stated above. Member Zarecki seconded the Motion. All were in favor.***

***Chairman Keupp made a Motion to approve Variance #3 as stated above. Member Vorolieff seconded the Motion. All were in favor.***

***Member Vorolieff made a Motion to approve Variance #4 as stated above. Member Zarecki seconded the motion. All were in favor.***

Approval of Minutes

*Member Vorolieff made a Motion to approve both the 10/27/2021 and 11/17, 2021 minutes. Member Hardeman seconded the motion. All were in favor.*

*2022 Meeting Schedule*

After discussion of scheduling changes to the Application Submittal Deadline from 4 weeks prior to the ZBA meeting to two weeks prior to the ZBA meeting, *Chairman Keupp made a Motion to approve the 2022 Meeting Schedule. Member Vorolieff seconded the motion. All were in favor.*

Adjournment

*Chairman Keupp made a Motion to adjourn until the next ZBA meeting on January 26<sup>th</sup>, 2022. The Motion was seconded by Member Vorolieff. All were in favor.*

Submitted by:

Vivian Nikolatos, Secretary