

PRESENT: George Brehm Chairman, Corrine Pitt, Eric Paulson, William Vollmer, Aaron Cioppa Dr. Thomas Bloom and Amie Rennolds.

ALSO PRESENT: Ronald J. Gainer P.E.

CONTENTS: New Cingular Wireless PCS, LLC (AT&T) Eligible Facility Request, The Meadows of Pawling 41 Lot(s) Subdivision, Hearth and Hound LLC, Concept Discussion on a Business Proposal, Eugene and Barbara Schiavone Performance Bond Release/Site Plan and Minutes.

There were (8) eight people in the audience.

Chairman Brehm led the salute to the flag and then opened the meeting at 7:00p.m.

NEW CINGULAR WIRELESS PCS, LLC (AT&T)

Eligible Facility Request

Tri-Valley Broadcasting Corporation

232 NYS Route 292

Grid Number: 134089-6955-00-118540

Mr. Daniel Patrick Esq., from the firm of Cuddy & Feder was present representing the applicant.

Chairman Brehm said Tri-Valley Broadcasting Corporation Tower is located at 232 NYS Route 292, Holmes, NY. This development involves an application by New Cingular Wireless PCS, LLC (AT&T) to upgrade/replace their existing facilities.

Mr. Gainer reviewed his memorandum dated July 12, 2019 with the Board members. As the Board is aware, the Tri-Valley Broadcasting Corporation Tower represents an existing 248 foot self-supporting structure which is currently utilized by various public utilities/telecommunication carriers. The review in this matter involves no discretion on the part of the Town of Pawling Planning Board and, therefore, pursuant to NYCRR Part 617 the proposed action is classified as Type 2 Action, thus requiring no further SEQRA review. It is suggested that the following requirements be made as part of any action taken by the Board on this matter.

- Per 215-43.1(C) (4) (c), each antenna on the tower shall be identified by the owner, type of antenna and RF frequency of use. While the site Plan drawings do denote existing antenna locations by mounting height, the balance of the missing information should be included. If convenient the information could be grouped by carrier.
- As only half scale plans were provided for review, it will be necessary to provide full-scale plans to establish whether any other plans refinements/corrections may be necessary. This could be done as part of the Building Permit process.
- Prior to the issuance by the Town Building Department of a Certificate of occupancy for the completed work, the applicant's NYS-licensed professional engineer responsible for overseeing the work shall provide certification to the Town of Pawling that all work was performed in strict conformance with the approved plans. Any material deviation from the approved plans should be clearly enumerated, for the Town's records.

Mr. Vollmer asked Mr. Gainer to explain the load ratio capacity?

Mr. Gainer explained the structural analysis review was completed. Based on the evaluation, it appears the applicant utilized the appropriate design standards and loading in the structural analysis. It should be noted that, in performing a comprehensive structural analysis of modifications to the existing towers, governing Federal regulations (ANSI/TIA 2220G standards) permit maximum load capacity ratios of structures are up to 105% with any structural component found below this ratio not requiring strengthening. Nevertheless, the Tower owner (Tri-Valley Broadcasting) mandates that a lower (more conservative) standard be used for facilities mounted on their tower, of 90% of this maximum. Therefore, while the ANSI/TIA standards would not mandate that any reinforcement be performed for the tower modifications planned, the structural analysis specifies that under this stricter requirement the tower leg flanges between the 25-foot levels must be reinforced. The recommended reinforcement would become necessary to achieve compliance with the stricter standards imposed by the Tower owner. It is noted that the submitted plans do specify that the added tower reinforcement will be performed as part of this antenna replacement work.

The Board and Mr. Gainer continued discussion on the Tower standards.

Chairman Brehm read into the record Resolution # 6 of 2019 adopting Confirmation of No requirement for Special permit or Site Plan Approval for New Cingular Wireless PCS, LLC (AT&T) applicant for Tri-Valley Broadcasting Corporation, Owner located at 232 NYS Route 292, Holmes, NY. Tax map #134089-6955-00-118540 (copy in file).

Second by Mr. Cioppa. Chairman Brehm asked for discussion

Roll call:

Chairman Brehm aye

William Vollmer, aye

Amie Rennolds, aye.

Dr. Bloom, aye.

Aaron Cioppa, aye

Eric Paulson, aye

Corrine Pitt, aye.

THE MEADOWS OF PAWLING

West Dover Road
Pawling, NY 12564

Administrative/Time Extension
41 Lots Subdivision/Site Plan

Grid Number: 134089-6957-00-351942, 134089-6957-00-964937, 134089-6957-00-975930, 134089-7057-00-018928, 134089-6957-00-932944, 134089-7057-00-021882, 134089-6957-00-963899, 134089-7058-00-122061, 134089-7057-00-094957

Mr. John Watson P.E. from the firm of Insite Engineering was present.

Chairman Brehm said the property is located on West Dover Road. The proposed project consists of 41 residential lots, club house, and 2 utility lots for a total of 44 lot(s) in a clustered subdivision layout with access to the lots via a private road off of West Dover Road. Insite Engineering continues to work with Dutchess County Wastewater Authority on approvals for the private wastewater treatment facilities proposed to serve these residences. Insite Engineering has requested a 180 day time extension beginning August 05, 2019 and extending to February 05, 2019.

Motion by Chairman Brehm to grant a 180 day time extension to The Meadows of Pawling for Final Subdivision approval beginning August 05, 2019 and ending February 05, 2019.

Second by Ms. Rennolds. Chairman Brehm asked for discussion.

All were in favor and the Motion carried.

HEARTH AND HOUND LLC

Concept Discussion on a Business Proposal

Ing-Chea & Yen Shing

1107 Old Quaker Hill Road

Pawling, NY 12564

Grid Number: 134089-7158-00-611209

134089-7158-00-612236

Mr. Ing-Chea and Ms. Yen Shi were present.

Chairman Brehm said the applicants are seeking to purchase two (2) parcels of land located at 1107 Old Quaker Hill Road.

Mr. Chea and Ms. Shi began by making a presentation to the Board. The couple is planning to launch an innovative countryside retreat for city dogs to enjoy the great outdoors, much like a vacation from urban life. The dogs would be housed in a soundproof, climate controlled building on the premises. The interior would be outfitted with individual dens where pups would enjoy luxury privacy while they dine and nap on plush beds. The real estate they are seeking to purchase consists of two (2) lots (611209 & 612236). The applicants presented an illustrated site layout. The site includes sectioned off dog fencing pens to conduct various outdoor play activities, and a perimeter fence to safely ensure all dogs cannot leave the property. As illustrated the location of the barn and residence is marked by a 250-foot boundary line. Mr. Chea said Ms. Shi has a passion for taking care of dogs. The dog kennel business will consist of a supervised schedule for the dogs to enjoy outdoor activities and not be kept in a pen all day. The couple will live full time on the property. It is very important to them to maintain quietness, no continuous dog barking, by providing lots of playtime and long walks along the trails. The pens location are proposed on the property at the farthest distance from the neighbors. Ms. Shi is a Foster Program Coordinator for the Badass Brooklyn Animal rescue (BBAR), a Brooklyn based rescue organization established in 2011. She manages four team members and a network of fifty to sixty dogs and foster families. Yens team recruits and trains foster families, places incoming dogs with the best matched fosters, and provides ongoing support once dogs are placed. While they searched for a place to begin this business their goal was to find a place to live outside of the city and provide a service for city dogs to enjoy the countryside.

Chairman Brehm asked if the dogs would be running loose in the larger opened property areas when they are not in the pens.

Ms. Shi responded there would be two layers of fencing, the first being the size specific dog pens and the second layer of fencing is for the entire property. During the day the employees and dogs will go on long leashed walks throughout the trails. Dogs are kept happy by going on structured walks.

Dr. Bloom asked several questions, how many employees would work at the commercial facilities and where would the lavatory facilities be located for the employees?

Ms. Shi said she anticipates hiring three (3) full-time employees or a combination of part-time employees to fulfill 3 full-time positions. There will be one employee working with specific playgroups throughout the day. The maximum number of dogs at the facility would be 20 dogs. The lavatory will be located inside the current barn that is to be converted into a soundproof kennel.

Mrs. Pitt asked if the applicant had researched different types of fencing for the perimeter of the property. Ms. Shi responded that they are considering post and rail fencing with wire mesh covering. This type of fencing would match the countryside aesthetics.

Dr. Bloom asked if Mrs. Shi plans on providing dog training.

Ms. Shi said they do not provide dog training. They do provide temperament testing, when a dog arrives at the facility, it is put through temperament testing before they are accepted as a boarder. One to two dogs per day will be invited to the facility to be tested by a trained dog handler to diagnose aggressive temperaments and how these dogs interact with other dogs. All similar dogs' sizes will be kept together.

Ms. Rennolds asked if the Chea-Shi family spoke with any of the neighbors about their proposal.

The applicants met with two neighbors who were very respectful to the idea of a commercial kennel. They made a positive effort to explain the scope of the project with the neighbors. The neighbor across the street owns 2,000± acres, with no structures.

Dr. Bloom asked how waste management removal would be handled.

Mr. Chea said they plan to hire a waste management company to remove the waste products.

Ms. Shi said the solid dog waste would be bagged and sealed daily for removal by a contractor registered with NYSDEC to haul residential septage. They intend to contract with a waste management company.

Chairman Brehm asked if the applicants have spoken with a local veterinary to establish a relationship in case future services would be needed for the dogs.

Mrs. Shi explained they will partner with a local veterinary, and a 24-hour emergency veterinarian hospital to provide health service. They will only take in licensed dogs, with spay and neutered certification, and up to date on vaccinations (rabies, DHLPP, canine flu) and preventatives (heartworm, fleas and ticks).

Mr. Paulson asked if the dogs would interact with one another.

Mrs. Shi explained the requirement for boarding and code of conduct. All quest dogs are tested for temperament on location. The dogs are to be segregated by sizes, small, medium, and large groups and will be allowed to interact with similar sized dogs. Outdoor activities are fully supervised, lots of fresh air, constant supervision and affection, along with structured activities and plenty of exercise are part of the dog's interaction with other dogs and employees.

Ms. Rennolds asked what will happen if a dog continually barks at night.

Mrs. Shing explained the kennel is sound proof with 24 hour interior surveillance camera. If a dog is barking at night, they can address the problem immediately. The dogs will be sleeping in individual kennels. When a dog is participating in fully supervised outdoor activities, while enjoying fresh air, long walks along the trails and receiving affection, structured activities and plenty of exercises a dog normally does not bark, they become tired from exercise.

Mr. Paulson asked if the adopted dogs would be staying at the kennel.

Mrs. Shing responded the adopted dog's families could use the services of kennels.

Dr. Bloom asked if the applicants would have a liability insurance policy for the dogs in case an unfortunate event occurred.

Mr. Chea responded that as business owners they would hire an insurance company, to include an insurance policy for both employees and dog's coverage.

Dr. Bloom asked if Ms. Shi is anticipating bringing in dogs from rescue organizations to populate the dog pens.

Ms. Shi responded their services are for clients only. The rescues that come from the South are placed into foster care until they are adopted.

Mr. Vollmer asked how long the duration of the stay is.

Mrs. Shi responded 2 night minimum on weekdays and 3 night minimum on weekends.

Mr. Paulson asked if the applicants have plans to hold adoption day events at the kennel.

Mrs. Shing responded that will depend upon the need within the community. At this time they have no plans to hold adoption day events.

Mrs. Rennolds asked how the dogs would arrive at the kennel.

Mrs. Shing responded they will offer daily guest pups to be transported by van to the facility. This service minimizes traffic impacts to the neighborhood. Clients are welcome to transport their dogs to and from the facility by pre-arrangement only, though they expect most clients to utilize the van service after their initial visit.

Dr. Bloom asked how is the different dietary meals handled for the dogs.

Mrs. Shing responded during a dogs stay, the families are encouraged to send their dietary food to the kennel. It is best for a dog to stay on their normal meal plan. If not, conversations would be held to offer specific food brand and times for the dog's meals to maintain consistency.

Mr. Cioppa asked what's the maximum number of dogs to be housed at the kennel.

Ms. Shi responded the maximum number of dogs would be 20.

The Board did not have any additional questions. Following discussion, the Board was in favor of granting concept approval.

Motion by Mr. Paulson to grant concept approval for an Animal Hospital and Commercial Kennel to Ing-Chea & Yen Shing, Hearth & Hound LLC located at 1107 Old Quaker Hill Road, Pawling NY.

Second by Dr. Bloom. Chairman Brehm asked for discussion.

All were in favor and the Motion carried.

Motion by Mr. Cioppa to hire Ronald Gainer P.E. as the Planning Board's Engineer for Hearth & Hound LLC - Ing-Chea & Yen Shing located at 1107 Old Quaker Hill Road. (Grid Number: 134089-7158-00-611209 & 134089-7158-00-612236.

Second by Mr. Paulson. Chairman Brehm asked for discussion.

All were in favor and the Motion carried.

MINUTES

Motion by Mr. Cioppa to approve the Minutes of June 03, 2019 and June 17, 2019 as read.

Second by Mrs. Pitt. Chairman Brehm asked for discussion.

All were in favor and the Motion carried.

NEW BUSINESS:

EUGENE AND BARBARA SCHIAVONE

191C NYS Route 22

Pawling, NY 12564

Grid Number: 134089-7056-00-470136

Performance Bond Release/Site Plan

Chairman Brehm said the property is located at 191 NYS Route 22 in the Highway Business "HB" Zoning district. Natural State Research previously conducted business at this location. Recently NSR business owner abandoned the property.

Subsequently, the landowners had cleaned up the site by removing all the trailers and associated equipment that were part of the original Site Plan. The Planning Board is in receipt of a memorandum from CPL Architecture,

Engineering, Planning dated July 15, 2019, which states Mr. Setaro performed a site inspection verifying the trailers and associated equipment have been removed. Mr. Setaro recommends the bond be released as per the original Site Plan conditions.

Following discussion the Board concurred to recommend to the Town Board release of the Restoration Bond in the amount of \$26,800.00 to Eugene and Barbara Schivone.

Motion by Mr. Cioppa that the Planning Board recommend to the Town Board to release the Restoration Bond in the amount of \$26,800.00.

Second by Mrs. Pitt. Chairman Brehm asked for discussion.

All were in favor and the Motion carried.

CAMP LIAHONA

Authorize Chairman to Sign Letter

Church of Jesus Christ Latter Day Saints

1790 Route 292

Holmes, NY 12531

Grid Number: 134089- 11-6857-00358228

Chairman Brehm said the property is located at 1790 NYS Route 292 in Holmes, NY. At the July 01, 2019 meeting the Board discussed sending a letter to Camp Liahona regarding their Site Plan approval that would expire on September 17, 2019. A letter to Camp Liahona has been circulated to the Board members for their review and required authorization for the Chairman signature.

Motion by Ms. Rennolds to authorize Chairman Brehm signature of Church of Jesus Christ Latter Day Saints - Camp Liahona letter.

Second by Mr. Cioppa. Chairman Brehm asked for discussion.

All were in favor and the Motion carried.

INGERSOL'S AUTOMOTIVE

Chairman Brehm said Ingersol's Automotive Site Plan time period is at a point to request a time extension. He asked the Board members for their opinion on how to proceed pursuant to the Code of the Town of Pawling.

The Board members discussed the merits of the Site Plan and the fact that Ingersol's Automotive of Pawling are active members of the community.

Following a conversation, the Board members concurred that a letter be written to Ingersol's Automotive.

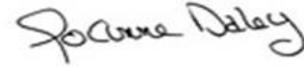
SHORT TERM RENTALS & SPECIAL EVENTS LOCAL LAWS

Chairman Brehm said the Town Board has referred two ordinances to the Planning Board for review. We are waiting to receive the official's documents from the Town Clerk. Pursuant to the Code of the Town of Pawling, the Planning Board has 45 days to review the local law and then provide written recommendations to the Town Board. He would like to schedule review of the ordinances during the August meetings.

ADJOURNMENT

On a Motion by Mrs. Rennolds and seconded by Mr. Paulson to adjourn the meeting at 8:30p.m. All were in favor and the Motion carried

Respectfully submitted

A handwritten signature in black ink that reads "JoAnne Daley". The signature is written in a cursive, flowing style.

JoAnne Daley
Recording Secretary

non - approved minutes