

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

EXCUSED: William Vollmer

CONTENTS: George and Kathryn Hartshorn (Environmental Permit), Joseph and Celeste Bevilacqua (Special Use Permit-Tourist Home) and Kentucky Fried Chicken (Concept Discussion) and New Business.

Vice Chairman Dr. Bloom led the salute to the flag and opened the meeting. The agenda was revised, George and Kathryn Hartshorn were placed first on the agenda. Chairman Brehm logged onto the meeting and resumed the meeting.

GEORGE AND KATHRYN HARTSHORN

New Application/Environmental Permit

Harmony Road
Pawling, NY 12564
Grid Number 134089-6956-00-589512

Mrs. Kathryn Hartshorn, landowner, Mr. John Watson P.E. from Insite Engineering, Surveying & Landscape Architecture P.C. were present.

Chairman Brehm said the property consist of 19.98± acres located at Harmony Road in an R-3 Residential Zoning district. The applicant has applied for an Environmental Permit to construct a four bedroom residential dwelling on lot # 1 of the Nurzia Subdivision, which was previously approved by the Pawling Planning Board in 2004. The tract includes NYSDEC regulated wetland (PL-19) along its westerly boundary. However, no disturbances are planned within 100 feet of the wetland boundary. As the lot already exists, at this time only an Erosion Control Permit pursuant to Chapter 171 Soil Erosion, Sediment Control and Steep Slope Protection Ordinance is required prior to the issuance of a building permit for the site work. Furthermore, one acre of disturbance will occur, pursuant to 171-5C which deems this project a major land development activity and so formal review is required by the Planning Board. As the applicant seeks only an environmental permit, and this does not involve either a Site Plan or Subdivision approval no referral to outside agencies are required. The Board is in receipt of Mr. Gainer's memorandum dated April 08, 2020 and the Resolution for an Environmental Permit. Chairman Brehm asked if the Board members had any further questions relating to Mr. Gainer's memorandum or on the Environmental Permit process on major projects.

There were no further comments by the Board.

Mr. Eric Paulson read into the records Resolution #4 of 2020, Environmental Permit for George and Kathryn Hartshorn located at Harmony Road, Pawling NY Grid Number: 134089-6956-00-589512. (copy in file)

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

Role Call:

Chairman George Brehm-Recused

Eric Paulson, aye.

Dr. Thomas Bloom, aye.

William Vollmer, excused

Aaron Cioppa, aye.

Amie Rennolds, aye.

Corinne Pitt, aye.

JOSEPH AND CELESTE BEVILAQUA
711 Old Quaker Hill Road
Pawling, NY 12564
Grid Number: 134089-7157-00-450223

Special Use Permit/Tourist Home

No one was present representing Mr. and Mrs. Joseph Bevilacqua
Ms. Rennolds recused herself due to a conflict of interest.

Chairman Brehm said the property is located at 711 Old Quaker Hill Road in the CD-5 Zoning district. The Bevilacqua's were granted a "Special Use Permit for a Tourist Home on March 18, 2019. Subsequently, in February 2020, the Town of Pawling, Town Board adopted the Short Term Rental local law. As part of the STR local law, Tourist Homes have been repealed from the Code of the Town of Pawling. The Board recognizes that the Short Term Rental (STR) will be superseded by issuance of a Short Term Rental permit by the Building Department.

Motion by Mrs. Pitt that the Planning Board recognizes that the Short Term Rental (STR) will supersede the Special Use Permit, by issuance of a Short Term Rental permit by the Building Department. Furthermore, the Special Use Permit for a Tourist Home granted on March 18 2019, is rescinded.

Second by Eric Paulson. Chairman Brehm asked for discussion.

Role Call:

Chairman George Brehm- aye.

Eric Paulson, aye.

Dr. Thomas Bloom, aye.

William Vollmer, excused.

Aaron Cioppa, aye.

Amie Rennolds, recused

Corinne Pitt, aye.

KENTUCKY FRIED CHICKEN

145 NYS Route 22
Pawling, NY 12564
Grid Number: 134089-7056-04-445030

Concept Discussion/Amended Site Plan

No one was present representing Kentucky Fried Chicken.

Chairman Brehm said Kentucky Fried Chicken is located at 145 Route 22 in the Highway Business Zoning district. The Board received a letter dated February 28, 2020 from Mr. Arthur Windram, owner requesting replacement of signage, new lighting, awnings, removal of the light bands and a change in the facade colors. He explained that in 1998 the Planning Board went through a lengthy Site Plan review, which resulted in a very attractive building that was not the standard KFC proto type building.

Following discussion, the Board members concurred that KFC must appear before the Planning Board for an Amended Site Plan.

Motion by Dr. Bloom that an amended Site Plan approval is required for the proposed modification to the architecture. An application together with the architectural renderings detailing the proposed modifications to the exterior of the building including any colors to be used must be submitted.

The Board approves Chairman Brehm writing a letter to Kentucky Fried Chicken, Mr. Arthur Windram, on notification of the Board's decision.

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

Mrs. Pitt said the current submission of the building looks very different from the original approval. The 1998 Planning Board worked diligently to create color schemes that match the neighboring building Dutchess Court Plaza, that is located on the same tax map parcel. In her opinion KFC will require an amended site plan due to the current proposal changes and the different facade, lighting signage from the original approved plan.

Chairman Brehm said the Board needs more detailed information other than the photos and brief narrative. The original approved building color schemes were toned down colors and signage, matching Dutchess Court Plaza.

Mr. Liquori Esq. said the Board should be clear in their letter that a lighting and architectural plan should be submitted. A new survey would not be required as the lot layout will not be changing, only the exterior architectural.

All were in favor and the Motion passed.

NEW BUSINESS

i. Rafal Watola Subdivision, Camp Liahona

Chairman Brehm said the Board has an outstanding subdivision and site plan applications that has received time extension. He is suggesting the Board write these applicants letters requesting plan revisions be submitted to move their projects forward for final approvals.

The Board members concurred that a letter should be written to the applicants.

ii. Hannaford's Brothers Balloon Test

Several Board members suggested reaching out to Hannaford's Brothers to schedule a balloon test before the trees fully leaf out.

Mr. Cioppa said additionally the Board has not performed a site inspection.

Chairman Brehm said a site inspection can be held at a later date, it is important to move forward with scheduling a balloon test before the trees fully leaf out.

Mr. Cioppa said the Board could do both, a balloon test and a site inspection on the same day.

Mrs. Pitt suggested the site inspection be performed following the resubmission of the Hannaford Brothers plans.

The Board suggested that Mr. Gainer be asked to contact Brandee Nelson, Hannaford Brothers to find out if a balloon test could be scheduled. The members expressed that they are not available during the Memorial Day weekend.

ADJOURNMENT

Motion by Ms. Rennolds and second by Mr. Paulson to adjourn the meeting at 8:30p.m., all were in favor and the meeting was adjourned.

Respectfully submitted

JoAnne Daley
Recording secretary

non-approved minutes