

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

ALSO PRESENT: Greg Bolner from CPL Engineering.

CONTENTS: America Society for the Prevent of Animal Cruelty, (Public hearing, Site Plan and Special Use Permit Jorge Merchan and Minutes

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

AMERICAN SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS

Public Hearing /Site Plan \_\_

Intersection of NYS Routes 22 and 55

Pawling, NY 12564

Grid Number: 134089-7056-00-257503

134089-7056-00-110487

Mr. Rick O'Rourke Esq., from the firm of Keane and Beane, Mr. James Caris AICP from JMC Planning Engineering, Landscape Architecture & Land Surveying PLLC, Robert Hesselback AIA, Kristen Collins, Vice President from the ASPCA Rehabilitation Services.

Chairman Brehm said the property is located at the intersection of NYS Routes 22 and 55 in the Mixed Business Industry (MBI) Zoning district. The property consists of two parcels totaling 84.42± acres.

Chairman Brehm said the Public Hearing was adjourned from the October 19, 2020 Planning Board meeting. Since then a written letter was received from Mr. Roger Brown, 10 West Wind Road dated October 09, 2020 and shall be added to the records.

Dr. Bloom said one of Mr. Brown's concerns related to no employees in the building overnight.

Ms. Collins explained the rehabilitation process for these dogs, which includes lights out for the dog's routine and restful night sleep. Dogs like most other animals respond to consistency, following a day to day routine with a recognized lights out time for bed. The ASPCA policy at other locations maintain a schedule allowing the dogs to rest overnight.

Chairman Brehm went over statutes for closing the Public Hearing. Depending upon the status of outside agencies' submittals and approvals, it is unlikely these approvals would be granted within the regulatory 62 days. If the applicant cannot provide documentation within 62 days, the Board can extend its decisions by mutual consent for a time extension between the applicant and the Board.

Mr. O'Rourke said ASPCA is an agreement to formally write a letter to extend the Planning Board's decision by mutual consent, while the ASPCA continues to work with outside agencies to acquire approvals.

Mr. Caris reviewed with the Board the outside agencies status of approvals.

- New York State Department of Transportation, a highway work permit was submitted and the plans are currently under review.

- Dutchess County Board of Health, the site plans for the SSDS and well application are in the process of being further developed. The reports and approvals will be forthcoming.
- Pawling Joint Sewer Commission, a meeting was held on September 16, 2020, with Chazen Company and Attorney to discuss the framework to place the ASPCA in a sewer district.
- New York Department of Environmental Protection, an initial Stormwater Pollution Prevention Plan SWPPP submission was made. Subsequently, a technical comment letter was received in October. The field work for the stormwater testing will begin on November 03, 2020.
- The New York City Department of Environmental Protection, the NYCDEP had questions on the wetland, Bog Turtles, and expanded Environmental Assessment Form. The ASPCA continues to work with NYCDEP to resolve technical and statutory items.
- New York State Energy and Gas, an onsite inspection was conducted during the summer. It can be noted that NYSEG has indicated that they can supply the ASPCA's required capacity to serve the facility with transmission approval. The NYSEG real estate department is reviewing the cross access deed to the parcels.

Mr. Bolner addressed comments relating to the onsite fire suppression. If fire suppression tanks are proposed to be installed outside the building footprint, then the tanks need to be illustrated on the site plan and details provided prior to site plan approval. Additionally, any proposed fire hydrant locations shall be shown on the plans. He asked if it is the intent of the ASPCA to install an outside storage tank.

Mr. Caris said correspondence was received from the Town on the access road approval for emergency vehicles. At this point in time, the ASPCA is making decisions on installing an onsite water and fire suppression system. This would require designs prepared by an Engineer. It is noted that the building must meet New York State Fire and Safety code.

Chairman Brehm asked if a pressure or pumping system would be installed onsite. These are a few items that have not been reviewed by the Board to date. In addition to landscape plan, photometric plan and architectural designs of the building.

Mr. Caris presented illustrated drawings of views of the existing vegetation from NYS Route 22 and 55. The proposed trees are deciduous, evergreens, under story and flowering trees (holly bushes, lilacs, juniper etc.) shrubs and perennials.

Chairman Brehm asked for a landscape plan illustrating color renderings placement of the type of tree species, shrubs and perennials within the parking lot, and in relation to the building and grounds. Furthermore, in reference to the parking lot lighting, the ASPCA is proposing light poles at 27 feet. He asked what the status of proposed height of the poles is and formal waivers that would be required by the Board.

Mr. Caris responded that the ASPCA will not be requesting any formal waiver for the light poles. The lighting plan will consist of proposed poles 20 feet in height as per the Pawling Code of the Town of Pawling §215-30 light source. A lighting company would supply the candle analysis to ensure the parking and buildings are adequately lit. The photometric plan will be part of a forthcoming submission.

Chairman Brehm said it is a trade-off, the reduction in light pole height enhances aesthetics within the surrounding community, however it requires additional light poles. The lower height poles do not provide visibility as the 27 foot height light poles.

Mrs. Pitt asked what the time frame is for a submission as far as the design and color renderings for the building architectures and landscaping and photometric plan sets.

Mr. Hesselback said the ASPCA continues development of the building's architectural rendering and potential color schemes. Currently their architectural team is working on plan development. He cannot project if the time frame would take several weeks or longer. Nonetheless, he can state that the ASPCA architectural plansets development will take some time for submission to the Board as a complete package.

Chairman Brehm concluded the meeting by saying depending upon the status of outside agencies submittal and approvals, it is unlikely these approvals would be granted within the statutory 62 days. If the applicant cannot provide documentation within 62 days, the Board can extend its decision by mutual consent between the applicant and the Board. This is the Board's next step.

H & R BLOCK

New Application/Signage

158 NYS Route 22  
Pawling, NY 12564  
Grid Number: 134089-7056-00-522035

Ms. Ashlea Andrey, from Signarama Danbury Sign Company and Mr. Adonis Gjaka, Manager for 158 Route 22, Ecco Developers were present.

Chairman Brehm said H & R Block proposes to remove the existing illuminated box sign measuring 42" x 84". They are proposing to install a new sign measuring 24' x 132 1/4". The new sign would be internally illuminated channel letters on a raceway. The sign is a permanent, stationary wall sign. Mr. Gjaka asked if the H&R Block signage was approved would Ecco Developers have to change all the tenants building signs.

Chairman Brehm said as long as Ecco Development follows the Code of the Town of Pawling, the other tenants' signs do not have to be changed. If at any point the other tenants choose to update their signs, they must appear before the Planning Board for sign approval pursuant to the Code of the Town of Pawling sign regulations.

Motion by Mrs. Rennolds to approve H & R Block signage as presented, measuring 24' x 132 1/4". The new sign would be internally illuminated channel letters on a raceway. The sign is a permanent, stationary wall sign.

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

Role call:

Chairman Brehm aye  
Corinne Pitt, aye.  
Eric Paulson, aye.

William Vollmer, aye.  
Dr. Bloom, aye.

Amie Rennolds, aye.  
Aaron Cioppa, aye.

KAS REALTY LLC

New Application/Lot Line Adjustment

*Robert Clarke*

NYS Route 292

Holmes, NY 12531

Grid Number: 134089-6856-00-747145

134089-6856-00-727167

Mr. Joel Chase P.E. was present representing the applicant.

Chairman Brehm said the property is located at NYS Route 292 in an R-2 Zoning District. Mr. Chase said the project involves adjusting the property line for two existing tax parcels. The northern lot has an existing four (4) bedroom single family residence, recently renovated. The southern lot is currently constructing a new four bedroom residence. The existing geometry of the property lines are non-typically and the southern lot has a flag type shape, with the flag portion behind the northern property line. The new layout provides a more typical lot shape and eliminates the flag shape. Chairman Brehm asked why the southern lot line presented does not have clean straight lines. The Planning Board historically tries not to allow jog lines, nonetheless, if there is a valid reason the Board shall take these circumstances into consideration.

Mr. Chase said the layout configuration provides the northern lot additional usable land. Plus, the configuration meets the 200 feet road frontage bulk regulation pursuant to the Code of the Town of Pawling.

Motion by Ms. Rennolds to grant conceptual Lot Line Adjustment approval to KAS Realty LLC located at NYS Route 292.

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

Role call:

Chairman Brehm aye

William Vollmer, aye.

Amie Rennolds, aye.

Corinne Pitt, aye.

Dr. Bloom, aye.

Aaron Cioppa, aye.

Eric Paulson, aye.

Motion by Dr. Bloom to hire CPL Engineering as the Planning Board's Engineer for KAS Realty LLC Lot Line Adjustment, to ensure compliance with requirements pursuant to the Code of the Town of Pawling.

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

Role call:

Chairman Brehm aye

William Vollmer, aye.

Amie Rennolds, aye.

Corinne Pitt, aye.

Dr. Bloom, aye.

Aaron Cioppa, aye.

Eric Paulson, aye.

Motion by Dr. Bloom for CPL Engineers and Joel Chase P.E. to work directly on the KAS Realty LLC Lot Line Adjustment subject to;

- The Planning Board being kept informed and provided with copies of correspondence/ documents.

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

Role call:

Chairman Brehm aye  
Corinne Pitt, aye.  
Eric Paulson, aye.

William Vollmer, aye.  
Dr. Bloom, aye.

Amie Rennolds, aye.  
Aaron Cioppa, aye.

STEVE DONOVAN

New Application/Lot Line Adjustment

Donovan Lane  
Holmes, NY 12531  
Grid Number: 134089-6755-12-916620  
134089-6755-12-911585

Mr. Peter Sanders from Renna Engineers was present representing the applicant.

Chairman Brehm said the property is located at Birch and Donovan Lane in the R-3 Zoning district.

Mr. Sanders said the Lot Line Adjustment is for two separate parcels located between Birch Lane and Donovan Lane in an R-3 Zoning district. The proposed lot line adjustment would transfer 1.514± acres of an existing 3.77± acres parcel to an existing non-conforming 0.486± acres parcel creating a 2.16± acre lot and 2.00± acre lot. Both of the proposed lots shall comply with the R-2 residential zoning district. In 2013 the proposed lot line adjustment went through partial approvals by the Planning Board. Approvals for the proposed lot line adjustment have since lapsed due to inactivity. The plot plan includes minor adjustment to address the site's existing grade, running parallel with the existing contours, to reduce land disturbance. Submittals have been made to the Dutchess County Board of Health and New York State Department of Environmental Conservation. The Fire Marshal approval comments have been incorporated into the plans and require re-approval.

Chairman Brehm reviewed with Michael Liquori Esq., the lot line adjustment application process, following the fact that in 2013, the Planning Board notified in writing to Mr. Donovan that the application was abandoned, and declared null and void.

Mr. Liquori Esq., said the submitted Lot Line Adjustment shall be treated as a new application.

Motion by Mrs. Pitt to grant concept approval to Mr. Donovan Lot Line Adjustment application located at Birch and Donovan Lane to ensure compliance with requirements pursuant to the Code of the Town of Pawling.

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

Role call:

Chairman Brehm aye  
Corinne Pitt, aye.  
Eric Paulson, aye.

William Vollmer, aye.  
Dr. Bloom, aye.

Amie Rennolds, aye.  
Aaron Cioppa, aye.

The Board moved to assign Mr. Ron Gainer as the Boards engineer for the Donovan lot line adjustment.

Motion by Dr. Bloom for Ron Gainer and Peter Sanders P.E. to work directly on the Steve Donovan Lot Line Adjustment subject to;

- The Planning Board being kept informed and provided with copies of correspondence/ documents.

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

Role call:

Chairman Brehm aye  
Corinne Pitt, aye.  
Eric Paulson, aye.

William Vollmer, aye.  
Dr. Bloom, aye.

Amie Rennolds, aye.  
Aaron Cioppa, aye.

## NEW BUSINESS

### i. Update on the Petition to Rezone

Mrs. Pitt updated the Board on the subcommittee petition to rezone Mt. Tom. The committee is scheduled to meet in the upcoming week. The review of the subcommittee will include the Comprehensive Plan, Greenway Connections, NYSDEC maps for DP-22 wetlands, impacts to the Town and/or Village and the Town and Village work together on the project etc.

#### ii. Assign Engineers

##### a. Utters Estate Subdivision

Harmony Road  
Pawling, NY 12564

Motion by Dr. Bloom to assign CPL Engineers –Mr. Greg Bolner for the Utters Estate subdivision project.

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

Role call:

Chairman Brehm aye  
Corinne Pitt, aye.  
Eric Paulson, aye.

William Vollmer, aye.  
Dr. Bloom, aye.

Amie Rennolds, aye.  
Aaron Cioppa, aye.

##### b. Crystal Lake Hill LLC- Thomas Chen Site Plan-Special Use Permit

134 South White Rock Road  
Holmes, NY 12531

Motion by Dr. Bloom to assign Ron Gainer P.E. to Crystal Lake-Thomas Chen Site Plan and Special Use Permit project.

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

Role call:

Chairman Brehm aye  
Corinne Pitt, aye.  
Eric Paulson, aye.

William Vollmer, aye.  
Dr. Bloom, aye.

Amie Rennolds, aye.  
Aaron Cioppa, aye.

The Board discussed the status of Thomas Chen - Crystal Lake proposed Site Plan and Special Use Permit relating to the Planning Board.

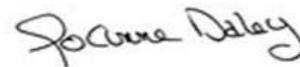
c. Schedule a Site Inspection

The Board scheduled site inspection on November 14, 2020 for KAS Realty LLC at 9:00a.m. and Steve Donovan at 9:30a.m.

ADJOURNMENT

On a Motion by Ms. Rennolds and seconded by Mr. Cioppa to adjourn the meeting at 9:25 p.m. All were in favor and the Motion carried.

Respectfully submitted



JoAnne Daley  
Recording Secretary

non

- approved minutes