

PRESENT: George Brehm Chairman, Dr. Thomas Bloom, Corinne Pitt, William Vollmer, Aaron Cioppa, Mark Friedman, and Jay Erickson.

ALSO PRESENT: Greg Bolner P.E. from CPL Engineers,

CONTENTS: PTM Auto Sales LLC. (Site Plan), William and Teresa Martabano (Environmental Permit), Utter's Estate Subdivision (Four (4) Lots Subdivision), Verizon Wireless of East LP (Telecommunication Tower).

Chairman Brehm opened the meeting and then led the salute to the flag.

PTM AUTO SALES LLC.

1249 NYS Route 22  
Pawling, NY 12564  
Grid Number: 134089-11-7058-631821

Administrative/Time Extension  
Site Plan, Special Use Permit

Mr. Jorge Merchan Landowner, Joe Zarecki P.E. from the firm of Zarecki & Associates, Frank Smith Esq., from the Willing Schillings Law firm were present.

Chairman Brehm said the property is located at 1249 NYS Route 22 in the Highway Business "HB" Zoning District. Chairman Brehm said the verbal and written Public Hearing has been closed. The Board is at point to request the applicant's representatives to respond in writing.

Mr. Smith Esq. explained his client's proposal does not include auto body repairs or painting, no aerosols, thinners will be used in this facility and the car wash is being removed.

Mr. Erickson said a site inspection was performed with Mr. Zarecki, Mark Freidman and himself. There was discussion held on the sites landscaping. The property consists of a natural screening as the elevation increases from NYS Route 22. The sub-committee will develop landscape screening/plan ideas before bringing their recommendation back to the Board members.

Chairman Brehm asked Mr. Smith Esq., for a date that the Boards questions and concerns, and public comments responses would be submitted to the Board allowing adequate review time.

Mr. Smith Esq. responded they would submit the response by March 26, 2021.

Mr. Erickson said during the site inspection, they walked the entire property and did not view any visible signs of petroleum or petroleum existing on the garage floor.

Motion by Mr. Vollmer to grant PTM Auto Sales LLC a 45 day time extension beginning April 02, 2021 and ending May 17, 2021.

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

Role call:

Chairman George Brehm aye.

Aaron Cioppa, aye.

William Vollmer, aye.

Mark Friedman, aye.

Corinne Pitt, aye.

Dr. Bloom, aye.

Jay Erickson, aye.

WILLIAM & THERESA MARTABANO

Pheasant Run Subdivision  
Lia Lane Lot #9  
Pawling, NY 12564  
Grid Number: 134089-6957-00-189417

Administrative/Environmental Permit

Mr. William Martabano landowner and Mr. Joseph Zarecki P.E. from the firm of Zarecki & Associates were present.

Chairman Brehm said the property is located at Lia Lane, consisting of approximately 3.476± acres of land.

Mr. Zarecki presented an illustrated plan of the site. The plans shows the reconfigured driveway and house location. The applicant is proposing the construction of a single family residence, driveway and subsurface disposal system (SSDS). There is an existing individual well. The subject parcel is encumbered by a waterbody (pond). A majority of the proposed improvements are located within the one hundred (100) foot controlled buffer, with an exception being a portion of the proposed driveway and subsurface disposal system SSDS area. The applicant requires a Chapter 171 Stormwater, Soil Erosion and Sediment Control and Chapter 111 Freshwater Wetlands and Watercourse Protection review.

Chairman Brehm reviewed Mr. Artus's memorandum dated March 03, 2021.

Motion by Dr. Bloom that the Board waives Chapter 111, Freshwater, Wetlands and Watercourse Protection; Sections as per 111-6 E(4)(c)(2, - 111-6.1, 111-6.A, 111-6(1)(B) and 111-6.C, public hearings, referrals to outside agencies and performance bond, and then refers this permit to the Storm Manager Officer subject to;

- The applicant to submit \$500.00 for inspections fees.
- Proof of insurance (for liability, disability and worker compensation), with the Town of Pawling shown as an additional certificate holder.

Second by Mr. Erickson. Chairman Brehm asks for discussion.

Role call:

Chairman George Brehm aye.  
Aaron Cioppa, aye.  
William Vollmer, aye.

Mark Friedman, aye.  
Corinne Pitt, aye.

Dr. Bloom, aye.  
Jay Erickson, aye.

### UTTERS ESTATE SUBDIVISION

Harmony Road

Pawling, NY 12564

Grid Number: 134089-6955-00-660987

### Preliminary & Final Approvals/4 Lot(s) Subdivision

Mr. Adam Thyberg from Insite Engineering was present representing the applicants.

Chairman Brehm said the property is located at Harmony Road consisting of 121.0± acres in an R-4 Zoning district. The applicants proposes to subdivide the lot into four parcels.

Mr. Thyberg said the primary use of the property has been and continues to be an agricultural use. Accessory to the agricultural use are several barns and shed. The property is currently owned by several heirs of the Utter family, who desire to split the property amongst the heirs.

Chairman Brehm asked the Board members if they had any additional questions before reading of the resolution.

Dr. Bloom read into the records Resolution #1 of 2021 for Utters Estate Subdivision approval located at Harmony Road (copy in file). Grid Number: 134089-6955-00-660987.

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

Role call:

Chairman George Brehm aye.  
Aaron Cioppa, aye.

Jay Erickson, aye.  
Corinne Pitt, aye.

Dr. Bloom, aye. William Vollmer, aye.  
Mark Friedman, aye.

Verizon Wireless of East LP

Further Discussion/Cell Tower Modification

NYS Route 292

Holmes NY 12531

Grid Number: 134089-6955-00-118540

Mr. Hyde Clarke Esq., was present representing Verizon Wireless.

Chairman Brehm said the Board referred the application for Verizon Wireless of the East LP d/b/a Verizon Wireless to CPL Engineers, Mr. Greg Bolner.

Mr. Clarke Esq., said Verizon Wireless is proposing to modify the cell tower, by replacing 12 antennas with a total of nine (9) in order to optimize the RF signal originating from the existing communication facility

Mr. Bolner said a memorandum dated March 11, 2021 was sent to the Board members stating that CPL reviewed the Structural Analysis Report and found it satisfactory.

Mrs. Pitt read into the records Resolution #2 of 2021 for Verizon Wireless of East LP cell tower modifications approval located at 232 NYS Route 292. (copy in file). Grid Number: 134089-6955-00-118540

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

Role call:

Chairman George Brehm aye.

Jay Erickson, aye.

Dr. Bloom, aye.

Aaron Cioppa, aye.

Corinne Pitt, aye.

Mark Friedman, aye.

William Vollmer, aye.

NEW BUSINESS

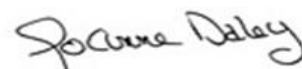
i. Alternate Board Member

Chairman Brehm welcomed Amie Rennolds as the alternate Planning Board member. He explained that the Board will have an opportunity to ask Mr. Liquori Esq., questions on the duties and responsibility of the alternate board member at a future meeting.

ADJOURNMENT

On a Motion by Mr. Erickson and second by Mr. Cioppa to adjourn the meeting at 8:15 p.m. All were in favor and the Motion carried.

Respectfully submitted



JoAnne Daley

Recording Secretary

non-approved minutes