

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 the firm of CPL Engineering, Ronald J. Gainer, P.E. and Michael Liguori Esq., from Hogan & Rossi Law firm

CONTENTS: PTM Auto Sales LLC. (Site Plan) Hannaford Brothers (Site Plan) Anne Chung (Performance Bond release) KAC Realty LLC. (Escrow release), New Business.

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

PTM AUTO SALES LLC.

Further Discussion - Site Plan, Special Use Permit

1249 NYS Route 22

Pawling, NY 12564

Grid Number: 134089-11-7058-631821

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.

Mr. Frank Smith Esq., began by stating he submitted a Public Hearing comment response on March 26, 2021. Mr. Bolner reviewed the comment letter. He wanted to focus this evening on the Mr. Bolner Town Engineer letter and comments raised by the Board members.

Mr. Zarecki said a site inspection was held with Mr. Erickson and Mr. Freidman, at which time one of their discussions was an improved and expanded landscape plan. The revisions proposed are additional trees, different juniper species and an increase in the number of shrubs to allow for screening from NYS Route 22. Mr. Zarecki said DCBOH had no records of Mr. Merchan's sanitary disposal system (SSDS). The existing septic tank is located behind the house and is a 1,250-gallon concrete tank. The tank was inspected and pumped to identify size, and found to be in good working order. The existing sewage leaching fields are located directly adjacent to the septic tank, behind the house. There is no evidence of septic failure observed. No improvements are proposed to the existing subsurface disposal system. Furthermore, the access into the site was submitted to NYSDOT and they are awaiting a response. Items that have been revised on the plans are that the applicant has removed the car wash, bathrooms are not permitted to the public, only for the residence and employees, and car repairs are by appointment only.

Mr. Erickson presented a revised landscape plan for the Board members. He reviewed the items for proposed revisions.

1. Replace Andorra Juniper with Moonglow Juniper (Juniperus scopulorum Moonglow) Minimum 4' closest spacing
2. Add additional Junipers per diagram to better screen additional parking areas.
3. Specify caliper of Princeton elm.

There is natural screening onsite. The extended plans enhance lower shrubbery to the area left of the driveway. The junipers are proposed behind the trees to hug the border of the parking area, thereby resulting in screening through the tree gaps, and increases screening to the residential home providing privacy. The annotations illustrate the change in juniper species.

Chairman Brehm asked if PTM Auto Sales is required by New York State building code to provide a customer bathroom. What does a client do during the time a car is being repaired?

Mr. Smith responded with a Plat Note: will state the car can only be dropped off and picked up for repairs.

Mr. Bolner reviewed his memorandum dated April 15, 2021. The plans should be titled "Site Plan" and not "Amended Site Plan". The applicant needs to respond to the DCBOH and NYSDEC comment letters. The applicant will need to provide acknowledgement of approval from NYSDOT. The applicant will provide copies of correspondence and approval to the Planning Board. Mr. Bolner said the comment relating to the bathroom keeps being circled back with no specific answer. The applicant has added to the Plat Note #10 that work is to be by appointment (drop off and pick up) only.

Mr. Smith Esq., said 11 plat notes have been added to the site plans. It would be beneficial if a description of the individual notes were explained in writing to the Board.

Mr. Bolner said a specific note should be added to the plan that clearly specifies that "vehicle storage outside the areas shown on the plans as parking or display shall not be permitted to occur". This is an issue raised by the Board in the past.

Mr. Zarecki said a copy of the site plan has been sent to NYSDOT and then revised drawings were resubmitted. To date, they have not received any response.

Chairman Brehm said it has been observed that items (i.e. ladder, tires, etc) have been stored outside, within the buffer zone. He recommends a plat note be added to the Plans and asked how drop off and pick up would be enforced. There is no other bathroom facility in the local area. He went on to explain that in the past Mr. Merchan has stored items such as ladder, tires etc outside the building. Based on further review, the Board recommends a plat note be added stating, "No storage of temporary or permanent equipment, supplies outside of the building or within the buffer zone".

Mr. Zarecki suggested Mr. Merchan install a shed for outside storage items.

Chairman Brehm said these types of storage units encroach, by creeping into larger areas, causing items to be stored within the buffer zone. Chairman Brehm said following a subcommittee meeting on the above applicant's site plan, the committee outlined specific guidelines for this site due to the environmental constraints, protection of water quality and proximity to the Great Swamp. Mr. Erickson tread and describe the proposed Plat Notes.

- No vehicles to be stored outside of designated areas.

Mr. Erickson explained the building is not an easy fit to move outside of the buffer zone. The Board wants to limit any vehicles to be stored within the buffer zone.

- No storage of temporary or permanent equipment, supplies outside of the building or within the buffer zone.
- Special Use Permit will only be granted for one (1) year time period.

Mr. Erickson said the Special Use Permit would be required to be renewed yearly by the Board.

- Thirty (30) days prior to renewal of the Special Use Permit, PTM Auto Sales LLC is subject to submission of a site inspection report by a qualified agency.
  1. The Town of Pawling Building Department.
  2. New York State Department of Environmental Conservation
  3. Qualified third-party monitoring company.
  4. This report includes monitoring for environmental impacts and compliance.

Mr. Erickson said there are compliance concerns moving forward to ensure the property conforms to the Site Plan and Special Use Permit relating to pollution to the local environment (petrochemicals can be visible). A condition of the renewal is to have the site monitor 30 days prior to the renewal of the SUP by a qualified agency. The next two conditions are;

- PTM Auto Sales LLC is subject to unannounced and unimpeded Site Inspection by the Code Enforcement Officer every three (3) months.
- No vehicles over 13,000 pounds can be repaired at this site.

Chairman Brehm said there are many uses on a small parcel, located within the buffer zone of the Swamp River/Ten Mile river watershed. It is important all of the proposed controls are well documented, ensuring the environment is monitored. It is a decision of the Planning Board to document to be proactive to prevent any future environmental problems. This was the biggest concern raised during the Public Hearing comment period.

Mrs. Pitt said Mr. Smith Esq., had documented note states no vehicles repaired over 18,000 pounds. Is this correct? Will Mr. Merchan inspect vehicles up to 18,000 pounds?

Mr. Smith Esq., responded to the rules and regulation from NYS Motor Vehicle Inspection must be reviewed for poundage. If there is no limit, I am sure Mr. Merchan could agree to vehicles 13,000 pound and under only being inspected. He is unsure if PTM Auto Sales LLC is not allowed to deny 18,000 pound vehicle inspections.

Mr. Erickson said if larger vehicles could not be denied inspection, then the applicant must add a plat note stating 18,000 pound vehicles can be inspected, nonetheless, could not be repaired at this facility.

Mr. Smith Esq., said he would review the legal aspect of vehicles between 13,000 to 18,000 pound vehicles and then add language to the Site Plan plat note. This would exclude inspection for heavy equipment, dump trucks etc.

Mr. Erickson explained that the Plat Notes are not designed to be onerous. If the plat notes along with all items discussed by the Board are followed by PTM Auto Sales LLC., then there should be no unforeseen future problems.

Chairman Brehm said the Planning Board has presented clear limitations and expectations for PTM Auto Sales LLC. Another key item if the Board so chooses is to refer this application to the Environmental Director for an environmental review and comment.

Motion by Mr. Friedman that the Planning Board refers PTM Auto Sales LLC., application to the Environmental Director, Walter Artus for review.

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

Role call.

Chairman George Brehm aye.                      Mark Friedman, aye.                      Dr. Bloom, aye.  
Aaron Cioppa, aye.                                      Corinne Pitt, aye.                      Jay Erickson, aye.

William Vollmer, excused.

Mrs. Pitt said she would like to further discuss the onsite bathroom. How can PTM Auto Sales LLC offer appointments only, if vehicle inspections cannot be denied and motorists are waiting during the time period their inspection is being performed. It is understood that NYS vehicle inspections cannot be denied. How would PTM Auto Sales LLC., not have to follow either Code of the Town of Pawling or New York State building code compliance?

Mr. Zarecki said the car repair and vehicle inspection are drop off and pick up only.

Chairman Brehm responded that many car repair facilities have waiting rooms. In certain incidences individuals do not have rides and must wait during the vehicle repair or inspection.

Chairman Brehm if a motorist drives up to the facility to request a vehicle inspection and PTM Auto Sales LLC., cannot legally refuse them, how would the company propose scheduling an appointment?

Mr. Zarecki said an inspection would be scheduled at that time for a later date and time. Inspection would not be allowed in the same manner Dutchess Auto Body offers inspections, weekly at a specific time to line up for vehicles inspection

Chairman Brehm clarified for the record the business plan if a motorist drives up to PTM Auto Sales LLC., for a vehicle inspection. PTM Auto sales would state, they cannot perform any vehicle inspection without a scheduled appointment. They cannot refuse the inspection but can say, "I'm sorry we cannot perform a vehicle inspection presently, you can make an appointment to drop off and pick up the vehicle" to come back to the facility.

Mr. Smith Esq., said that is correct. If a motorist came in off the street the inspector would turn them away, nonetheless, a vehicle inspection appointment would be made at that time. He added the business is an on-line dealership, where people have to make online appointments. Between both vehicle inspection appointments and online used car appointments these two scenarios adequately mitigate people waiting.

Mrs. Pitt said the Board keeps hearing the word "light car repair" and "light duty vehicles for repair". A repair shop is a repair shop. Obviously, Mr. Merchan would seek to grow the car business in the future. How does the term "light car repair" fit into the Code of the Town of Pawling?

Mr. Liquori Esq., said the Planning Board is granting a Special Use Permit. If Mr. Merchan violates the Site Plan and Special Use Permit these issues will be overseen by Code Enforcement Officer, subject to violation and stop work orders. The Planning Board will outline the Special Use Permit, subject to specific conditions.

Chairman Brehm said the SUP is granted for a one (1) year term. The Planning Board does not have to extend or renew the SUP if violations occur. He felt Mrs. Pitt asked a very valid question as to what does light car repair encompass, as far as the types of services offered.

Mr. Smith Esq., said they tried to outline the type of light car repair services (i.e. oil change, windshield repairs, wipers and washer, antifreeze, tire change/rotation etc.) There will be no replacement of transmissions, no swapping of engines, painting or auto body repair. The used cars would be sold to the public.

Mr. Erickson said it helps when light car repairs are clear, concise and not ambiguous. The interpretation could specifically be less than 20 man-hours of work. He reviewed Mavis Tires website explanation of light car repair. It is outlined very specifically.

Mrs. Pitt said the light car repair should be documented and defined. The items Mr. Smith Esq., defined is different from her interpretation of light car repairs. It is important to narrow these items down and define them on the record.

Mr. Erickson said the difference is repairs for the used car sales and repairs as a public service for the public.

The items under public service are wheel alignment, car battery change etc.

Mr. Smith Esq., said he considered a light car repair list being helpful, what he did not want to do is submit an itemized list. Something as simple as changing an air filter might not be on the list but then it would be prohibited as a service. The idea is to follow the services Mavis Tires, Valvoline, or Quickie Lube offers.

Mr. Zarecki suggested the light car repair be left at 18,000 pounds creating a good distinction. PTM Auto Sales LLC, would not service heavy equipment, dump trucks creates a good distinction.

Chairman Brehm said that the Board does not want to allow heavy duty vehicle repairs, such as changing transmission, oil changes. The applicant is advised to put together a list of light car repairs.

Mr. Cioppa suggested a list of light repairs that are only viable for passenger vehicles. Tire repairs, brakes, muffler and exhaust, wheel alignment, shock, struts suspension, inspections car battery and tire rotation.

Mr. Smith eq., suggested a meeting with the Engineers to compose a light car repair list. There might be a number of repairs that they are not thinking of performing and it could start moneicious of items to be listed. It all come s down to code enforcement to ensure the business operates per site plan.

Mrs. Pitt asked how many lifts are installed in PTM Auto Sales LLC. Garage.

Mr. Zarecki responded to two (2) lifts.

Chairman Brehm said the next step is to schedule a meeting with the engineers and two Board members.

HANNAFORD BROTHER'S

Site Plan - Further Discussion/Waivers

Akindale Road

Pawling, NY 12564

Grid Number: 134089-7056-00-561152

Mr. Jay Lord P.E. from the firm of Maple Rock, Elizabeth Hobbs and Tyler Sterling, Manager from the Hannaford Brothers Corporate office and Ms. Brandee Nelson P.E. from the firm of Tighe & Bond were present.

Chairman Brehm said the property is located at Akindale Road. The applicant has submitted waiver requests, as follows;

- Reduce the number of parking spaces from 327 to 224 spaces.
- Reduce parking stall size from 10 x 20 feet to 9 x19 feet.

- Reduce drive aisle width from 25 feet maximum down to 24 feet.
- Please note: reduction in aisle width must be approved by the fire marshal.
- Light pole height increases from 20 feet maximum to 27.5 feet.

Mrs. Nelson said Hannaford Brothers were working on proposed waivers for the parking lot, lighting and aisle width. Tonight they are looking for comments from the Board. Hannaford's experience with supermarket parking demand has established a ratio they require of 4.2-4.5 parking spaces for each 1,000 square feet of gross floor area as being adequate for serving their store. Additionally, they are requesting a waiver for reduction in the aisle width, thus reducing the overall impervious surface. The maximum exterior parking lot pole height per Code is 20 feet. Hannaford is requesting a waiver of 7.5 feet to allow a pole height of 27.5 feet. A total of 12 light poles will be required at the 27.5 feet height. With the taller poles, the light fixture is higher above the parking lot surface, increasing the quality of light and providing more uniform light levels across the lot, limiting dark areas and lighting "hotspots" which can create glare.

Chairman Brehm said pursuant to Code of the Town section 215-34.D.1 requires parking space stall sizes to be 10' x 20'.

Mrs. Pitt said before the Board got involved in an in-depth parking stall size dimension discussion. She wanted to bring up that along the NYS Route 22 corridor there are no Tesla charging stations and only one station located in the Village of Pawling. She recommends installation of several Tesla charging stations within the Hannaford Brother parking lot. Shoppers could charge their vehicles while shopping.

Mr. Lord responded that currently Hannaford Brothers is working with 15 to 20 other locations to install charging stations. The charging station would not be a problem to include into the parking lot configuration. He concurs with Mrs. Pitt that a charging station is a positive addition to offer to shoppers or local commuters.

Mr. Erickson asked if the proposed lights are dark sky compliant?

Mrs. Nelson said the light poles are certified night time friendly, LED. The proposed fixtures are full cut off and designed to be low profile, reducing visual impact from them being at higher elevation. The pole mounted fixture itself will be 5 inches tall by 31 inches long with a bronze finish.

Mr. Erickson said there are options to offer dark sky complaints. He stated the current Hannaford Brother's parking lot is very tight to maneuver. People are walking around with carts. As a consumer it would be more functional to have space to walk, load your vehicle and maneuver through the parking lot. In his opinion the larger space parking lot is a viable option.

Dr. Bloom asked if a section of the parking lot could be dedicated to large vehicles?

Mrs. Nelson responded that they could review a larger vehicle section.

Mr. Cioppa said he is not in favor of 9'x 19' parking stalls. He has a large vehicle, and children, it is very tight to get in and out of the vehicle when shopping.

Mr. Freidman said in respect to the reduced parking space, he asked how many parking spaces are in the current Hannaford Brothers parking lot? In terms of reduction, the Board is discussing 103 parking spaces. It makes sense to compare the two lots to understand the best approach for future parking.

Mrs. Nelson said the original application offered 327 parking spaces. The 327 parking spaces result in a large asphalt parking lot. On a day-to-day basis this large of a parking lot is not used. If they configure the lot for 327 spaces, the parking area would extend North.

Mr. Lord said the existing Hannaford Brothers site contains 307 parking spaces, with approximately 150 parking spaces located near Hannaford Brothers. He explained that Hannaford's company would never under-park a site, as this would affect sales.

Chairman Brehm said two items the Board takes into consideration a reduction in asphalt parking lot(s) that are not beneficial to the store or community. A large portion of this parcel is available for overflow parking. If needed in the future the parking lot can be expanded. If 224 parking spaces meet Hannaford Brother needs, then the Board should discuss the parking size dimensions and configuration.

Mrs. Pitt said the 224 parking spaces appear workable for the Pawling store. She asked, out of the proposed 224 parking spaces, how many would be dedicated to charging stations?

Mr. Lord said the Hannaford's to-go service has six (6) dedicated parking spaces. This service allows a turnaround time period for shoppers every 5 to 6 minutes. Hannaford to-go has become a larger service offered, with more customers using this service. This has resulted in a reduction of store shoppers, and the need to reduce parking spaces. There are two different charging companies located on other Hannaford's sites. The number of charging stations depends upon the charging company. They look at traffic studies, and the number of charging stations in a local area. Generally, the normal number of charging stations is 6 to 8.

Mr. Erickson said it is the discretion of the charging station company?

Mr. Lord said the charging station company researches the area to make a determination of the number of stations needed.

Chairman Brehm asked if the charging station would add or subtract from parking spaces.

Mr. Lord said motorists normally do not drive just to charge their vehicles at a shopping center.

Chairman Brehm said three is three questions to make decisions on this evening. Does the Board find it acceptable to reduce the parking spaces from 327 to 224?

Motion by Mrs. Pitt to grant Hannaford Brothers a reduction in parking spaces from 327 to 224.

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

Chairman George Brehm aye. Mark Friedman, aye. Dr. Bloom, aye.

Aaron Cioppa, aye. Corinne Pitt, aye. Jay Erickson, aye.

William Vollmer, excused.

Chairman Brehm said Hannaford Brothers is requesting a waived for a reduction in parking spaces dimension 10 feet x 20 feet to 9 feet x 19 feet.

Motion by Chairman Brehm that the Planning Board grants Hannaford Brothers a reduction in parking spaces from 10' x 20' to 9' x 19'.

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

Chairman Brehm's preference does not allow for a reduction in parking space sizes. Many people drive larger vehicles. When you are opening and closing the doors there is limited room to get in and out of your vehicle. Large size vehicles with both doors open are over nine (9) feet. People open the door fully to unload their packages.

Dr. Bloom said the applicant should consider a separate section of the parking lot for larger vehicles.

Role call.

Chairman George Brehm nay. Mark Friedman, nay. Dr. Bloom, nay.

Aaron Cioppa, nay. Corinne Pitt, nay. Jay Erickson, nay.

William Vollmer, excused.

Motion did not pass.

Mrs. Nelson asked would the Board consider a majority of 9 feet x 19 feet parking spaces, and a row of 10' x 20'. Motorist's trends are to purchase smaller vehicles.

Chairman Brehm said the problem is if a sign was installed that read "Large/Pick-up trucks vehicles only", motorists would not follow the sign instruction. They will park a small vehicle in a designated space for a large vehicle.

Mrs. Nelson said an increase of parking space dimension would result in an additional  $\frac{3}{4}$  of an acre of land disturbance, thus increasing the land disturbance from 6.5 acres to 7 $\frac{1}{4}$  acres.

Following discussion, Chairman Brehm suggested Mrs. Nelson proposed two alternative parking lot configuration providing both dimensions, consisting of 9.5 feet x 19 feet and 9 feet x 19 feet.

Mr. Cioppa said the lighting and parking plan are all inclusive. He suggested the applicants look at alternative configuration, along with ideas to reduce the landscaping and possibly one (1) carriage drop offs.

Mrs. Pitt asked if the expanded parking spaces could be constructed on an impervious grass parking area overflow. This area could be utilized during the Holidays season, before a storm, etc.

Mrs. Nelson said to install a stabilized grass parking lot, the area would have to expand north on the parcel, and be located uphill. This option is not a feasible option. Potentially their alternative is to review parking in the yard setbacks or closer to the road.

Mr. Erickson asked what is the current and proposed Hannaford Brothers stores square footage. He is not in favor of more impervious surface. The key component is when a bad storm is forecast or during the Holiday season, not the day-to-day shoppers.

Mrs. Nelson said the existing Hannaford is 39,000 square feet and the proposed store is 49,000 square feet.

Mr. Friedman asked if a traffic study was completed.

Mrs. Nelson said they met with the New York State Department of Transportation. The NYSDOT understands the current traffic is merely moving to a new site. A study would be required when the current Hannaford Brother store building is renovated or requires a site plan.

Chairman Brehm placed Hannaford Brothers on the May 03, 2021 Planning Board agenda to review parking lot alternative layouts. The applicant has requested the aisle width from 25 to 24 feet. The aisle width reduction can only be reduced by approval of the Fire Marshall. The Board will forward the application to the Building Department. The next item is

the increase of the light pole from 20 feet to 27.5 feet. He asked if the light poles would be higher than the building? If the poles are higher, does this allow for better coverage while avoiding light spillage?

Mrs. Nelson said a photometric plan was submitted to illustrate dark and light spots in the parking lot. They don't anticipate light spillage. The back of the store would consist of full cutoff fixtures. The back of the store is lit for overnight employees stocking shelves, cleaning, etc. The lights in the back of the store are 16 feet high. There is a buffer between the store and Akindale Road residential housing.

Mr. Erickson asked what are the proposed plans for the existing Hannaford store?

Mr. Sterling said the existing store is owned by Hannaford's Brothers. Presently, there are no plans to sell or lease out the space. Following the construction of the new Hannaford Brothers location, the company can make decisions as to whether or not they would sell the building or lease.

Mr. Erickson said as part of the mitigation to the neighbors, Hannaford's Brother should look at both stores' lighting impact, creating a unified proposal for lighting.

Mr. Gainer said the Code of the Town of Pawling parking spaces is 10' x 20'. The Board has the ability to waive the parking space dimension. He said if the Board chooses to reduce the parking space and aisle dimension, he does not see any significant concern with these reductions.

Chairman Brehm placed Hannaford Brothers on the May 03, 2021 Planning Board agenda to review the parking lot alternative layout.

SARKA & TIMOTHY LEFF

New Application/Special Use Permit

116 Cox Road

Pawling, NY 12564

Grid Number: 134089-7156-00-023196

Chairman Brehm said the Planning Board is in receipt of a new application for a Special Use Permit application for Sarka and Timothy Leff. The applicant has a two-car garage/barn designed with storage space above. They have applied to convert the storage space into a guest room and bath, creating living space for their family members to have a place to stay overnight when visiting.

The next step is to assign an Engineer to this project.

Motion by Mr. Cioppa to assign the Sarka and Timothy Leff 116 Cox Road, Special Use Permit application to Mr. Gainer.

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

Chairman George Brehm aye. Mark Friedman, aye. Dr. Bloom, aye.

Aaron Cioppa, aye. Corinne Pitt, aye. Jay Erickson, aye.

William Vollmer, excused.

Mrs. Leff said the existing conditions are they own a one family story residence with a garage/barn. A two-car garage with storage area above the garage was constructed. They have decided to renovate the storage space into a guest bedroom and bathroom for family

members visiting. The conversion will require the installation of a one bedroom subsurface sanitary disposal system, and extension of the water service line from the primary residence to the garage/barn.

There is no kitchen proposed.

Mrs. Pitt asked where the existing driveway is located.

Mrs. Leff said the only driveway goes into the garage/barn. The family walks from the garage/barn to the house.

Motion by Mrs. Pitt to grant concept approval to Sarka and Timothy Leff located at 116 Cox Road.

Second by Mr. Erickson. Chairman Brehm asked for discussion. Role call.

Chairman George Brehm aye. Mark Friedman, aye. Dr. Bloom, aye.

Aaron Cioppa, aye. Corinne Pitt, aye. Jay Erickson, aye.  
William Vollmer, excused.

KAC REALTY LLC

Administrative/ Escrow Release

NYS Route 292

Holmes, NY 12531

Grid Number: 134089-6856-00-747145

134089-6856-00-727167

Chairman Brehm said this application was for a Lot Line Adjustment located on NYS Route 292. A letter dated April 06, 2021 from KAC Realty LLC, Mr. Robert Clarke, requesting escrow release in the amount of \$2,203.64, was received. It has been confirmed by the Board's secretary that no outstanding invoices remain to be paid.

Motion by Mr. Freidman to recommend to the Town Board to release the escrow in the amount of \$2.203.64 as the Lot Line Adjustment application has been completed.

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

Role call.

Chairman George Brehm aye. Mark Friedman, aye. Dr. Bloom, aye.

Aaron Cioppa, aye. Corinne Pitt, aye. Jay Erickson, aye.

William Vollmer, excused.

ANNE CHUNG

Administrative/ Bond Release

392 Old Quaker Hill Road

Pawling, NY 12564

Grid Number: 134089-7156-00-492950

Chairman Brehm said this application was for an Environmental Permit Performance Bond located on 392 Old Quaker Hill Road. A letter dated April 01, 2021 has been received

from Anne Chung requesting the bond release in the amount of \$5,000.00. It has been confirmed by the Board's secretary that no outstanding invoices remain to be paid.

Motion by Mrs. Pitt to recommend to the Town Board to release the Performance Bond in the amount of \$5,000.00 as the Timber Harvesting Environmental Permit project has been completed. Second by Mr. Cioppa. Chairman Brehm asked for discussion Role call.

Chairman George Brehm aye. Mark Friedman, aye. Dr. Bloom, aye.  
Aaron Cioppa, aye. Corinne Pitt, aye. Jay Erickson, aye. William Vollmer,  
excused.

### NEW BUSINESS

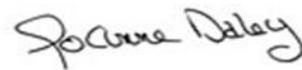
#### i. Donovan Lot Line Adjustment

The Board discussed Mr. Donovan's concerns with road upgrades to Donovan Lane. The Board and Mr. Liguori reviewed the material and decided Mr. Bolner would review the Whatola application as to why no roadway improvements were required, and then respond to Chairman Brehm

### ADJOURNMENT

On a Motion by Mr. Erickson and second by Mrs. Pitt to adjourn the meeting at 9:20p.m. All were in favor and the motion carried.

Respectfully submitted



JoAnne Daley  
Recording Secretary

non-non - approved minutes