

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

EXCUSED: Corinne Pitt and Dr. Thomas Bloom.

ALSO PRESENT: Greg Bolner P.E. and Michael Liguori Esq., from Hogan & Rossi Law firm.

CONTENTS: Timothy and Sarka Leff (Escrow Release), Charles Greenwald (Escrow Release), ASPCA (time extension), Natal/O'Raffity (environmental permit), Pawling Gulf Station (Site Plan application).

TIMOTHY AND SARKA LEFF

Administrative/Escrow Release

116 Cox Road
Pawling, NY 12564
Grid Number: 134089- 7156-00-023196

Chairman Brehm said the Board is in receipt of a letter from Mrs. Sarka Leff dated July 26, 2021 requesting escrow release in the amount of \$187.50 for approval of a Special Use Permit. The applicant has completed the project. It has been confirmed by the secretary of the Board that there are no outstanding fees.

Motion by Mr. Erickson that the Planning Board recommends to the Town Board release of the Sarka Leff escrow in the amount of \$187.50 as the Special Use Permit application has been completed.

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

All were in favor and the Motion carried.

CHARLES GREENWALD

Administrative/Escrow Release

116 Lakeview Drive
Holmes, NY 12531
Grid Number: 134089-6856-09-206718

Chairman Brehm said the Board is in receipt of a letter from Mr. Charles Greenwald dated July 2021 requesting escrow release in the amount of \$300.00 for approval of an Environmental Permit. The project has been completed. It has been confirmed by the secretary of the Board there are no outstanding fees.

Motion by Mr. Vollmer that the Planning Board recommends to the Town Board release of Mr. Charles Greenwald escrow in the amount of \$300.00 as the Environmental Permit application has been completed.

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

All were in favor and the Motion carried

AMERICAN SOCIETY FOR PREVENTION OF
CRUELTY TO ANIMALS

Presentation/ Administrative
Time Extension

Intersection of Route 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, and Mr. James Caris P.E. from the firm of JMC site Engineering were present.

Chairman Brehm said the parcel is located at the intersection of NYS Route 22 and 55 in the Mixed Business Industry "MBI" Zoning District. A letter from Rick O'Rourke Esq., representing ASPCA was received, requesting a time extension for the pending application for Site Plan approval. Mr. O'Rourke Esq. and Mr. Caris P.E. would like provide the Board with a brief presentation/update on the status of the ASPCA project.

Mr. O'Rourke said the latest development on the status of the ASPCA application is that the property is now owned by the ASPCA.

Mr. Caris said they continue to work with the outside agencies on approvals.

The NYSDEC and NYCDEP plans required revisions. The plans will be submitted mid-September. These outside agencies have 45 days for review, therefore delaying the final architectural revisions of the Site Plans. The other items that have continued to be clarified is the NYSE&G cross easement agreement, and NYSDOT review is in the second phase.

Mr. O'Rourke explained that due to the NYSDEC and NYCDEP review time frame of 45 days after submittal, this places the applicant behind with final revisions to the overall site plan. In the interest of both parties, a submittal would not be forthcoming until mid-December. Therefore, opposed to requesting a time extension every 45 days, they are requesting a time extension date of January 2022.

Chairman Brehm said due to unforeseen conditions, he suggested the Board grant a time extension until February 28, 2022. He asked if Mr. Caris has been in touch with the Architectural and Landscape subcommittee?

Mr. Caris responded the ASPCA Site Plan remains under development. Once the final revisions are completed, they will contact the sub-committee.

Motion by Mr. Friedman to grant ASPCA a time extension beginning August 02, 2021 and ending February 28, 2021.

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

All were in favor and the Motion carried.

NATAL/O'RAFFITY

Administrative/Environmental Permit

3 Dutchess Drive

Holmes NY 12531

Grid Number: 134089-6855-13-167478

Chairman Brehm said the Natal/O'Raffity family is proposing the installation of a ten (10) foot by ten (10) foot stone patio in the rear of the existing residence. The stone patio will abut the lower level of the residence with a platform for a spiral staircase. The spiral staircase is proposed to connect the upper deck to the proposed stone patio. Additional landscape improvements are proposed. The Board is in receipt of Mr. Artus's memorandum dated August 09, 2021.

Motion by Mr. Erickson 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, 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:

- Proof of insurance (for liability, disability and worker compensation), with the Town of Pawling shown as an additional certificate holder.

Second by Mr. Cioppa. Chairman Brehm asks for discussion.
All were in favor and the Motion carried.

PAWLING GULF STATION

Concept Discussion/Site Plan

851 NYS Route 22

Pawling, NY 12564

Grid Number: 134089-70527-00-297809

Mr. Singh and his son, landowners, and Mr. Curt Johnson were present.

Chairman Brehm said the property is located at 851 NYS Route 22 in the Highway Business "HB" Zoning district. The applicant is seeking to revise a previously approved Site Plan.

Mr. Johnson said the applicant seeks to amend an approved Site Plan to include the following:

- Placement of a 10' x 28' long prefabricated cooler element at the south sides of the existing building. The cooler would also have a 9' high fence at the east and south sides for screening.
- Placement of a 24' x 32' safety and weather protection canopy over each of the existing pump islands (two total).
- Creation of an outdoor seating area at the north side of the building.
- Modification to the approved exterior of the building.
- Minor relocation of the parking spaces and dumpster area that were approved with the previous Site Plan.
- Enhanced site lighting.

Due to discrepancies with the former survey, the applicant had the survey updated which delineates the property lines that differ from the previous survey information.

Chairman Brehm asked if the 9-foot-high fence would require a Special Use Permit as part of the Site Plan approvals.

Mr. Bolner responded he would verify the Code of the Town of Pawling section for fencing for the Board. Mr. Bolner said currently the square footage on the survey presented illustrates some discrepancies. The difference illustrates 6,000 square feet from the former 8,000 square feet encroachment. The current lease area would be estimated at 6,000 square feet.

Mr. Liguori Esq. said once the correct square footage is determined the applicant will require a new lease agreement with the NYSDOT.

Mr. Erickson asked if any improvements are proposed for the south side of the building grass area?

Mr. Johnson said the sanitary sewer disposal system is located within the grass area, and no improvements are proposed.

Motion by Mr. Cioppa to grant concept approval to Pawling Gulf Station SGH-Chhina LLC located at 851 NYS Route 22 and River Road.

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

All were in favor and the Motion carried.

Chairman Brehm said the Town Board has expressed that their goal is to clean up NYS Route 22.

Mr. Erickson said gave a few suggestions for consideration by adding landscaping to the corner of the building or within the concrete platform along NYS Route 22 and River Road to create a visual enhancement softening these areas.

Chairman Brehm set up a landscape and architectural subcommittee to work with Mr. Johnson. The members of the subcommittee are Mr. Erickson, Mr. Freidman and Mr. Vollmer.

APPROVAL OF MINUTES

Motion by Mr. Cioppa to approve the Minutes of July 06, 2021 and August 02, 2021 as read.

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

All were in favor and the Motion carried.

NEW BUSINESS

The Board discussed options to better communicate with the public by live streaming Planning Board meetings and distribution of agendas via Facebook. There have been several citizens that complained about Planning Board transparency, along with negative comments raised by individuals within the community.

Mr. Freidman said the thought behind improved communication is to defray these continuous negative public comments. He has been approached by Town residents, expressing frustration and anger, lack of transparency, operating behind close doors and deals made behind closed doors. Since he became a Planning Board member, he has not observed any of these complaints. He has worked with numerous Planning Boards in other Towns and felt the Town of Pawling should be proud of our Board. Nonetheless, we have a perception problem. The Town Board promotes transparency by engaging the citizens online, allowing them to be more in tune with the process. He suggests promoting Planning Board meetings, as long as it is done within the NYS rules and regulations. The goal is to promote more engagement to deflect criticism. The two projects people have mostly raised concerns about were PTM Auto Sales LLC and ASPCA. He appreciates the Board members listening to what he has encountered and how to promote Planning Board meetings.

Chairman Brehm asked what can the Board do to become more in tune with the Public?

Mr. Erickson said the Town Board has set the gold standards for the community. He could research live streaming the Planning Board meetings. If the Board live streams, one option is to add a comment that states, any comments posted here are not considered part of the public record. Mr. Erickson is willing to try live streaming the Board meetings. The next step is to meet with Ms. Peterson to go over the Town's audio set up. Following understanding of the audio procedures, a formal document can be written to explain the live streaming steps.

Mr. Liguori Esq. said there is a serious misconception of the Planning Board authority. The Planning Board members are not Town Board members and do not have legislative Town authority. Often the public does not understand the role of this Board.

The Board discussed live streaming format and how that could work during a Board meeting. The Town does not have an IT department to assist the Board.

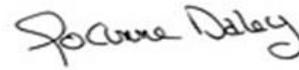
Mr. Freidman suggested a link be configured to Facebook/Town website to allow citizens easier access to the Planning Board agendas.

Chairman Brehm asked Mr. Freidman and Mr. Erickson to research methods to live stream and post the agenda on Facebook. Following a discussion with Ms. Peterson, Mr. Freidman and Mr. Erickson will return to the Planning Board with a procedural plan on how to execute live streaming facebook and links to the agenda. The Board will review the information with Mr. Liguori Esq. prior to implementation.

ADJOURNMENT

On a Motion by Mr. Erickson and second by Mr. Vollmer to adjourn the meeting at 8:30 p.m. All were in favor and the motion carried.

Respectfully submitted



JoAnne Daley
Recording Secretary

non - approved minutes