

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

ALSO PRESENT: Ronald J. Gainer P.E. and Michael Liguori Esq., from Hogan & Rossi Law firm.

CONTENTS: Hannaford Brothers (Site Plan), The Woods at Pawling (Site Plan/ Subdivision) Nathan Hume (Environmental Permit), Minutes and New Business.

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

HANNAFORD BROTHERS

Further Discussion/Site Plan

Akindale Road

Pawling, NY 12564

Grid Number: 134089-7056-00-561152

Chairman Brehm said the Hannaford Brothers application has been tabled until the October 04, 2021 Planning Board meeting.

THE WOODS AT PAWLING

Further Discussion/Site Plan/Subdivision

Castagna Drive

Pawling, NY 12564

Grid Number: 134089- 7056-00-561152

Mr. Jerry Schwalbe P.E. from the firm of Divney, Tung and Schwalbe, Mr. Rick O' Rourke Esq., from the firm of Keane and Beane, and Ken Kearney from Kearney Development Group were present.

Chairman Brehm said the property is located off of NYS Route 22 in the Castagna Commerce Park, Castagna Drive in the Planned Development District (PDD) Zoning District.

Mr. O'Rourke said they are before the Board this evening, requesting that the Planning Board formally declare themselves lead agency for SEQRA. A site inspection is scheduled for September 23, 2021 at 5:00 p.m. with the Board.

Dr. Bloom asked what is the status of the sidewalk plans? Can a reserved area for a sidewalk be placed on the site plans?

Mr. O'Rourke said Mr. Kearney is in agreement with the Board. He can offer services to people living at these complexes. The first is a process used during the pandemic, such as home food deliveries. The food is delivered to the community room. The supervisor receives the delivery and assists in breakdown and storage in an oversized refrigerator/freezer for tenant pick-up. They can work with the local grocery store (Hannaford Brothers) to set up a home delivery service. Another option is the Pawling Resource Center. We have extended an offer to purchase a second van for the sole purpose of assisting seniors living in "The Hamlet of Pawling" and "The Woods of Pawling". One problem for the Pawling Resource Center was lack of drivers. Their goal is to actively solicit active senior volunteers from their complex as drivers. Furthermore, they have had discussion with Dutchess County loop bus to stop at the complex. A bus stop will be constructed for drop-off and pick-up. Currently this service does not exist. There are too many issues such as liability and seasonal, with seniors walking along Route 22. They are engaged in coming up with solutions for their community/tenant's safety.

Dr. Bloom said in the past discussions were held concerning sidewalks along the back section of the property out to Akindale Road, allowing seniors access to the shopping and

banks. The Planning Board is seeking to work with the Town Board on a sidewalk district for a Town of Pawling's future transportation plan.

Mr. O'Rourke Esq. said in the past discussions were held for a walkway. There were never formal approvals for a sidewalk to be installed to Akindale Road. They understand this is an important key item for the Planning Board, to ensure the safety of their residents.

Mr. Schwalbe said the property along NYS Route 22 is owned by NYSDOT. Furthermore, there are problems to install a sidewalk along the back section of the property. Mr. Kearney does not own these properties.

Chairman Brehm said the Board agrees that they want safe walking access for the residents. How these plans are developed remains uncertain. Going through the woods and over rock outcroppings is not a good plan. The sidewalk or walking path has to be a safe passage. The best alternative is to reserve two areas for future sidewalks/walking paths. One through the Castagna Complex out to Akindale Road, and the other along NYS Route 22. Mr. Kearny has offered viable service options for the residents living within these complexes. Nonetheless, the Board does request reserved areas for future sidewalks which should be placed on the site plans.

Mr. O'Rourke Esq. said the Town Board as the legislative Board can establish a sidewalk district committee. There are many technical items that need to be considered, such as setbacks, rock outcroppings, and how to develop an overall continuous transportation system from the Town into the Village of Pawling. Part of the problem is, the area reserved along NYS Route 22 is within the NYSDOT right of way.

Mr. Erickson said one option to consider is to move the sidewalk off NYS Route 22, to allow for a sidewalk 60 feet in from the property line along their frontage. A sidewalk off of NYS Route 22 could allow a nice walk, as opposed to closer to the NYS Route 22 corridor.

The Board and applicants then discussed sidewalk accessibility traversing through the rock outcroppings and wetlands along Route 22.

Mr. Gainer said the Board has held similar discussions with Hannaford Brothers. The outcome of those discussions led to a reserved area placed on Hannaford's site plan for a future sidewalk system to the shopping and bank along their Route 22 access driveway.

Mrs. Pitt asked if, during the construction of "The Woods at Pawling" project, would Castagna install a connector road from both housing complexes out to Akindale Road?

Mr. Schwalbe explained how it would be difficult to construct a road until the eastern side of property is built out. A connector road would be designed as part of the future Town House portion of the PDD that was designated on the original Master Concept Plan for the overall property. Currently, if a road was constructed, this could potentially affect the layout and configuration for the town houses, stormwater facilities, house placement and utilities. Until that later project phase comes to fruition, the applicant would be taking a chance to construct a road through the property.

Motion by Dr. Bloom that the Town of Pawling Planning Board declares themselves as SEQRA lead agency for the "The Woods at Pawling" project located at Castagna Drive Pawling, NY.

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

All were in favor and the Motion carried.

NATHAN HUME
 Bundy Hill Road
 Pawling, NY 12564
 Grid Number: 134089-6956-00-320464

Administrative/Environmental Permit

Motion by Mrs. Pitt 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.

MINUTES

Motion by Mr. Cioppa to approve the Minutes of August 16, 2021 as read.
 Second by Dr. Bloom. Chairman Brehm asked for discussion.
 All were in favor and the Motion carried.

NEW BUSINESS

- i. Follow up - Facebook agendas

Chairman Brehm said Mr. Freidman was following up with Ms. Peterson on adding the Planning Board agendas to the Town of Pawling Facebook.

Mr. Friedman said he spoke with Ms. Peterson. The Planning Board agenda can be linked to the Town’s Facebook page. This falls under best practices for transparency.

The Board discussed Freedom of Speech requirements and that they were advised the comment section could not be turned off. The Board members agreed to post the Planning Board agenda to the Town’s Facebook page.

- ii. Live streaming meetings.

Mr. Erickson explained that he met with Ms. Peterson to review how the Town’s audio livestreaming equipment operated to possible livestream the Planning Board meetings on Facebook.

The Board discussed key items such as Freedom of Speech and the legal laws as to whether the comments section could be turned off during live streaming meetings.

Chairman Brehm polled the Board members on their opinion to livestream Planning Board meetings.

Chairman Brehm, nay	Dr. Bloom, nay	Aaron Cioppa, aye
Mark Freidman, aye	Jay Erickson, aye	William Vollmer, nay
Corinne Pitt, nay.		

Ms. Pitt suggested a trial period of posting the Planning Board agendas on Facebook. If this increases public attendance, then the Board can re-visit livestreaming Planning Board meetings.

- iii. Project software - how this tool could be beneficial to the PB members; thoughts and opinions.

Mr. Erickson has researched better means to collate project materials by use of a software file sharing site like Base Camp or Dropbox. The Board agreed to move forward with setting up a Dropbox account, and to work with Ms. Peterson to have this account for Town Board, Planning and Zoning Board members.

- iv. Set up a subcommittee to develop Site Plan, SUP and Subdivision procedure forms to be provided to the applicants.

Chairman Brehm set up a subcommittee to develop procedural forms to be handed out with all applications to provide step by step project instructions to the Engineers/ applicants and clients.

The committee members are Dr. Bloom and Mr. Vollmer.

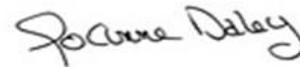
- v. Engineer

The Board discussed the pros and cons of hiring an additional consulting engineering firm. Following discussion, the members of the Board decided that at this time, our two engineering firms can adequately serve our needs. A letter will be sent to the firms interviewed notifying them of the Board's decision.

ADJOURNMENT

On a Motion by Mr. Erickson and second by Mr. Cioppa to adjourn the meeting at 9:00 p.m. All were in favor and the motion carried.

Respectfully submitted,



JoAnne Daley
Recording Secretary

non - approved minutes