

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

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

CONTENT: Six Diamond Tree Service (Site Plan), Hannaford Brothers (Site Plan Resolution), Gerard and Antoinette Depaoli (Site Plan), The Woods at Pawling (Site Plan and Subdivision), Paul Mifsud (Environmental Permit), Toks Mailk Ashiru (Environmental Permit), Anne Chung (Environmental Permit) and New Business.

SIX DIAMOND TREE SERVICE

Public Hearing/Site Plan

118 NYS Route 22
Pawling, NY 12564
Grid Number: 134089-7055-00-503941

Mr. and Mrs. Manuel Quezada landowner, Mrs. Stephanie Fox, AIA, were present.

Chairman Brehm said the property is located at 118 NYS Route 22 in the Highway Business Zoning district.

Mrs. Fox gave a brief presentation of the proposed Site Plan. Illustrated drawings were presented. This development proposal involves a 1.27± acre property along the east side of NYS Route 22. The applicant seeks to convert the existing vacant building from its former restaurant use to a business use to operate Six Diamond Tree Service and Landscaping. The site currently contains a 2,000 sf 1-story masonry building, a paved parking area in front, and a flat paved area immediately behind the building (in the rear) will be used to run the business and for storage of equipment. The site shall be used to store vehicles and heavy equipment used in the day-to-day business operations. The site will include interior and exterior renovations, restriping the parking lot, enlarging the back-parking lot, and new signage. A Stormwater Pollution Prevention Plan was prepared. Mrs. Fox updated the Board on outside agency approvals. The current lighting will be replaced, along with security lighting in the back of the building. They will be removing the walk-in cooler in the rear of the building, replacing it with a 10' x 14' storage shed. The proposed landscape plan includes removing the current fountain in front, to be replaced with natural native trees and shrubs. The landowner plans on removing the interior existing kitchen, and utilize the existing rooms as offices, conference space and maintain a small shop in the back of the building.

Mr. Gainer provided an overview of his August 2021 memorandum and then discussed the procedural steps for having the applicant execute and file the Town's Stormwater Management Facilities Easement and Maintenance Agreement and TP 584 with the County Clerk's office.

Chairman Brehm read the public notice and then opened the Public Hearing. There were no comments made by the public.

Motion by Mrs. Pitt to close the verbal portion of the Public Hearing and leave the written comments period opened until the October 10, 2021 Planning Board meeting. Second by Mr. Cioppa. Chairman Brehm asked for discussion.

Role call:

Chairman George Brehm aye.
William Vollmer, aye.
Mark Friedman, aye.

Jay Erickson, aye.
Aaron Cioppa, nay.

Dr. Bloom, aye
Corinne Pitt, aye.

The Board discussed that this application is at a point where Site Plan approval with conditions may be granted.

Chairman Brehm placed the applicants on the October 10, 2021 Planning Board Agenda for consideration of Site Plan resolution.

HANNAFORD BROTHERS

Resolutions/Site Plan

Akindale Road

Pawling, NY 12564

Grid Number: 134089-7056-00-561152

Mr. Jay Lord P.E. from the firm of Maple Rock LLC, and Ms. Brandee Nelson P.E. from the firm of Tighe & Bond were present.

Chairman Brehm said the property is located at Akindale Road in the Highway Business Zoning district.

Mrs. Nelson explained the latest Site Plans modifications that includes a reserved area for a sidewalk, as part of the future walking transportation corridor.

Mrs. Pitt read into the records Resolution #10 of 2021 for Hannaford Brothers Site Plan approval located at Akindale Road (copy in file). Grid Number: 134089-7056-00-561152.

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

Role call:

Chairman George Brehm aye.
William Vollmer, aye.
Mark Friedman, aye

Jay Erickson, aye
Aaron Cioppa, aye.

Dr. Bloom, aye.
Corinne Pitt, aye.

GERARD AND ANTOINETTE DEPAOLI

Administrative/Time Extension

1 Fenwood Drive

Pawling, NY 12564

Grid Number: 134089- 7056-00-428399

No one was present representing GAD Air -Local HVAC Specialists< Gerard and Antoinette DePaoli.

Chairman Brehm said the property is located at 1 Fenwood Drive in the Highway Business "HB" Zoning district. Mr. Depaoli is currently working with an architect on plans for the garage. A letter was received from Mr. Gerard DePaoli requesting an approved Site Plan time extension, beginning September 21, 2021 and ending on September 21, 2022.

Motion by Mr. Vollmer to grant Gad Air Local HVAC Specialist - Gerard and Antoinette Depaoli a Site Plan time extension beginning September 21, 2021 and ending on September 21, 2022.

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

All were in favor and the Motion carried.

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, Ken Kearney from Kearney Development Group were present.

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

Mr. Schwalbe said a site inspection was held with the Board members on September 30, 2021. During the site walk, they staked out the building corners and placed balloons. Layout plans were utilized in touring the site, to evaluate the site development and overall disturbance plan. To assist with visualizing the projects layout, balloons were placed within the footprint of 3 of the proposed structures to attempt to illustrate the height of the peaks of each building's roof line. There were a few questions raised on potential trees to be saved. Donna Mailleo, ASLA RLA from Divney Tung and Schwalbe firm will be holding a meeting with the Board's landscape committee.

Mr. Gainer said following the Board's completion of their site walk, a formal detailed memorandum on the overall Site Plan submittal will now be forthcoming.

Mr. Vollmer asked if the roadway entering the site is a two-way lane?

Mr. Schwalbe presented illustrated drawings, which depicts the traffic flow pattern within the site.

Mrs. Pitt asked several questions. What are the proposed parking stall sizes? She asked if a rendering of the back side of the buildings could be submitted for the Board's review. Are there any visitor parking spaces provided on the plans? Do the residents have individual parking spaces assigned to the units?

Mr. Kearney said they do not assign parking spaces. Handicap parking spaces are provided within each parking lot section. Visitors parking spaces are designated further away from the buildings.

Mr. Schwalbe responded that the parking spaces width are proposed at 9'x 18' feet, with 26-foot aisle widths. He explained the number of parking spaces needed for a multi-family residential housing unit.

Mrs. Pitt asked if the buildings have elevators?

Mr. Kearney responded the buildings are two story walk ups, with no elevators.

Chairman Brehm asked Mr. Schwalbe to submit a formal waiver request for the parking stall sizes, as they do not meet Code.

Mr. Freidman asked where placement of the dumpsters will be the located?

Mr. Schwalbe explained the three (3) dumpster locations. There will be a sanitation company to pick up the garbage.

Mr. Freidman suggested decorative fencing be installed around the dumpsters to block the view of the dumpsters, enhancing the complex.

Mrs. Pitt asked Mr. Kearney if the residents at The Hamlet of Pawling have any cell service issues? Furthermore, would the applicant have any plans to improve cell service for the residents?

Mr. Kearney said there are a few issues with cell service. If need be, they can look into Wi-Fi options for the residents.

Chairman Brehm recommends better cell service be considered, as seniors will be living at this site.

Mrs. Pitt asked if a photometric plan has been submitted to date?

Mr. Schwalbe said the photometric plan was included with the latest submission.

Mrs. Pitt asked if security cameras have been installed onsite?

Mr. Kearney said cameras are located throughout the current facility, and will also be installed at The Woods at Pawling.

The Board discussed that during the site walk, members endorsed the option to installed lighted cupolas on top of the buildings. They further discussed types of solar lighting within the cupolas and if the cupolas would illuminate light to the back of the buildings, which would not be preferred as they would be directed towards adjacent residential properties.

Chairman Brehm polled the Board members to find out if they agreed with the placement of cupolas on the buildings.

Mr. Freidman, aye. Mr. Erickson aye. Dr. Bloom aye. Mr. Vollmer, aye.

Mr. Cioppa aye. Mrs. Pitt, nay. Chairman Brehm, nay.

The Board discussed options for building colors.

Mr. Freidman asked if propane tanks for heating the units will be installed on site.

Mr. Kearney explained the propane tanks are to be buried tanks, located between the buildings.

The Board asked for rendering of the back of the buildings, photometric plans, the cupola design with lighting, and color samples of the building materials and shingles for their review.

The next step is for a meeting to be scheduled with the landscape and architectural sub-committees.

PAUL MIFSUD

Administrative/Environmental Permit

66 Lake Drive

Holmes, NY 12531

Grid Number: 134089-6855-13-178365

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 Stormwater Management 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.

TOKS MALIK ASHIRU

Administrative /Environmental Permit

8 Dutchess Cove

Holmes, NY 12531

Grid Number: 134-089-6855-00-151328

Motion by Mr. Vollmer 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 Stormwater Management 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 Dr. Bloom. Chairman Brehm asks for discussion.

All were in favor and the Motion carried.

ANNE CHUNG

Administrative /Environmental Permit

392 Old Quaker Hill Road

Pawling, NY 12564

Grid Number: 134089-7156-00-492950, 134089-7156-00-470923

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, and 111-6.C, public hearings, referrals to outside agencies and performance bond, and then refers this permit to the Stormwater Management 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 Mrs. Pitt. Chairman Brehm asks for discussion.

All were in favor and the Motion carried.

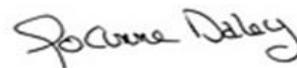
NEW BUSINESS

Mr. Erickson provided an overview of the September 28, 2021 class on Land Use Issues for Legalized Adult-Use Cannabis and Perspectives from Massachusetts.

ADJOURNMENT

On a Motion by Mr. Erickson and second by Mr. Freidman 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