

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

EXCUSED: William Vollmer

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

CONTENT: Ingersoll Auto of Pawling, Time Extension, Violetta Palijevic Accessory Apartment Special Use Permit, Jennifer Coleman Palijevic Accessory Apartment Special Use Permit, The Woods at Pawling Subdivision and Site Plan, New Business and Minutes.

Chairman Brehm is excused this evening and Vice Chairman Dr. Brehm opened the meeting and then led the salute to the flag.

INGERSOLL AUTO OF PAWLING

Administrative/ Time Extension

55 NYS Route 22

Pawling, NY 12564

Grid Number: 134089-7055-00-428765

No one was present from Ingersoll's Auto of Pawling.

Vice Chairman Dr. Bloom said the property is located at 55 NYS Route 22 in the Highway Business "HB" Zoning district. The Board is in receipt of a letter dated December 01, 2021 from Steve Zehring Director of Operations. The applicant is requesting a one-year time extension for Site Plan and Special Use Permit approvals beginning January 06, 2021 and ending January 06, 2022.

Motion by Mr. Cioppa to grant Ingersoll's Auto of Pawling Site Plan and Special Use Permit time extension beginning January 06, 2022 and ending January 06, 2023.

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

All were in favor and the Motion carried.

VIOLETA PALIJEVIC

Further Discussion /Accessory Apartment/ Special Use Permit

122 North White Rock Road

Holmes, NY 125464

Grid Number: 134089-6756-00-974286

Vincent Leto from Westchester Modular Homes was present representing the Palijevic family.

Vice Chairman Dr. Bloom said the property is located at 122 North White Rock Road in an R-3 residential Zoning district. This application involves the construction of an accessory apartment to the south side of an existing residential dwelling.

Mr. Leto said a review of Mr. Gainers P.E. memorandum dated November 29, 2021 was completed. Mr. Pissarro had completed the plan revisions and sent these updates to Mr. Gainer today.

Mrs. Daley explained that copies of all revisions must be sent to the Planning office for the Boards records and review.

Mr. Gainer said the as the Board is aware an accessory apartment is permitted on a one family residential lot, pursuant to §215-17.1 (*accessory apartment on-one family residential lots*).

The creation of an accessory apartment on a one family lot requires a Special Permit. Therefore, the procedures to be followed include:

- Public hearing- Special Permit application requires a public hearing
- Referrals- as part of the Planning Boards review of the application, the project will require referrals to the following agencies:
 - Dutchess County Department of Planning (239m referral, property lies along Town Boundary Pawling/Beekman)
 - Town of Beekman
 - Town Fire Marshal

Pursuant to the New York State Environmental Quality Act (Seqra) Title 6 NYCRR Part 617 Regulations now in effect (as of January 2019), as specified in 617.5c (1) construction or expansion of a single-family, two family or three family residence on an approved lot, including extension of utility services, is now classified as Type 2 actions. Such actions are not subject to any environmental review, as they have been determined not to have a significant impact on the environment. The Board should formally classify the matter as such and this will conclude your Seqra responsibilities. Furthermore, the Board may want to conduct a site inspection.

Motion by Mrs. Pitt to declare the Violeta Palijevic, 122 North White Rock Road Special Use Permit accessory apartment, a Type 2 action according to SEQRA, therefore no further action is required by the Board.

Second by Mr. Cioppa. Vice Chairman Dr. Bloom asked for discussion.

All were in favor and the Motion carried.

Mr. Erickson asked the Board members if they felt a site inspection was necessary for this application.

Following discussion, the Board members waived the site inspection.

Motion by Mr. Erickson that the Planning Board makes all the necessary referrals to the following agencies

- Dutchess County Department of Planning (239m referral, property lies along Town Boundary Pawling/Beekman)
- Town of Beekman
- Town Fire Marsal.

Second by Mr. Cioppa. Vice chairman Dr. Bloom asked for discussion.

All were in favor and the Motion carried.

The Board scheduled a Public Hearing for January 03, 2022.

JENNIFER COLEMAN

101 Hurds Corner Road

Pawling, NY 12564

Grid Number: 134089-7058-00-570544

New Application/Accessory Apartment Special Use Permit

Ms. Jennifer Coleman was present.

Vice Chairman Bloom said the property is located at 101 Hurds Corner road in the CD-5 residential Zoning District. This application involves the renovation of a pre-existing accessory apartment. Ms. Coleman is the new landowner.

Ms. Coleman said she purchased the residence on November 19, 2021. The property consisted of several illegal apartments. During that time, she has been working with Mr. Beck, CEO to bring the main section of the residence and apartment up to New York State Building Code standards. In addition to legalizing the apartment to NYS Building Code, an approval for Special Use Permit for an Accessory Apartment is required by the Planning Board.

Motion by Vice Chairman Dr. Bloom to grant concept approval to Jennifer Coleman located at 101 Hurds Corner Road for a Special Use Permit for an Accessory Apartment.

Second by Mrs. Pitt. Vice chairman Dr. Bloom asked for discussion.

All were in favor and the Motion carried.

Motion by Mrs. Pitt to refer the Jennifer Coleman Special Use Permit for an Accessory Apartment to Mr. Ron Gainer to review.

Second by Mr. Cioppa. Vice Chairman Dr. Bloom asked for discussion.

All were in favor and the Motion carried.

Motion by Dr. Bloom to direct Jennifer Coleman and Mr. Ron Gainer to work directly on the Special Use Permit for an Accessory Apartment application subject to;

- The Planning Board being kept informed on the application status.

Second by Mr. Friedman. Vice Chairman Dr. Bloom 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: 134089-7056-00-61131

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

Vice Chairman Bloom said the property is located off of NYS Route 22, Castagna Drive in the Planned Development District (PDD). The applicants are before the Board for a time extension, and a SEQRA Determination has been prepared for the Board's consideration this evening.

Mr. O'Rourke said applicant respectfully requests an adjournment on any Planning Board action this evening. The traffic study requested was submitted to the Board prior to the last meeting.

Motion by Mrs. Pitt to grant Kearney Development group, The Woods at Pawling Site Plan, Subdivision and Special Use Permit time extension beginning December 30, 2021 and ending January 18, 2022.

Second by Mr. Cioppa. Vice Chairman Dr. Bloom asked for discussion.

All were in favor and the Motion carried.

Mr. Liguori said that following the last Board meeting held on December 06, 2021, Chairman Brehm wrote a letter to Mr. Gary Beck, Code Enforcement Officer, asking his interpretation on whether the current application involved either a change in use or intensity in use. A response letter was sent to the Board from Mr. Beck to be entered into the records. The Board can move forward with the application or grant an adjournment.

Mr. O'Rourke asked for a copy of both Chairman Brehm's and Mr. Beck's letters for their review and records.

Vice Chairman Bloom acknowledged the adjournment until the January 03, 2022 Planning Board meeting.

NEW BUSINESS

i. 2022 Planning Board Schedule

The Board acknowledged the 2022 Planning Board schedule.

ADJOURNMENT

On a Motion by Mr. Cioppa and seconded by Mr. Freidman 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