

PRESENT: Chairman George Brehm, Dr, Thomas Bloom, Corinne Pitt, Amie Rennolds, Aaron Cioppa, Eric Paulson and William Vollmer.

CONTENTS: American Society for the Prevention of Cruelty to Animals (ASPCA) Site Plan and Special Use Permit and Minutes

American Society for the Prevention of Cruelty to Animals
Intersection of NYS Route 22
Pawling, NY 12564
Grid Number: 134089- 7056-00-257503, 110487

New Application/Concept Discussion

Mr. Rick O'Rourke Esq., from the firm of Keane and Beane. Mr. James Caris AICP from JMC Planning Engineering, Landscape Architecture & Land Surveying PLLC, Robert Hesselback AIA, Lauren Martin Esq., were present.

Chairman Brehm said the property is located at the intersection of NYS Route 22 and 55 in the Mixed Business Industry (MBI) Zoning district. The property consists of two parcels totaling 84.42± acres. The applicant will be presenting conceptual Site Plan this evening.

Mr. O'Rourke gave a brief history of the project development. In April 2019, Mr. O'Rourke met with the Town Attorney, Michael Liquori Esq., Chairman Brehm, and Carl Ellis Code Enforcement/Zoning Administrator to discuss the use of the acquisition of said parcels. Mr. Ellis, former Code Enforcement Officer, provided a letter on the use of the property dated April 10, 2019. The layout and design of the site is consistent with the Town of Pawling Zoning Ordinance for the Mixed Business Industry (MBI) Zone.

Mr. Caris began by explaining ASPCA is pleased to provide for Site Plan and Special Use Permit concept plans for development of a 42,300 square foot Recovery and Rehabilitation Center for dogs. The properties acreage provides the opportunity for the facility to be placed well within the required 250 foot setback requirements while maintaining substantial buffers from adjacent properties. The facility in itself includes state of the art sustainable features, such as a green roof as part of the stormwater management system. The parcels are separated by a 200 foot-wide NYSEG property with a cross access easement in favor of the subject parcels. Mr. Caris went over several plansets with the Board members:

- Overall Existing Condition Map
- Recovery and Rehabilitation Center
- Grading Plan
- Parking Plan
- Stormwater Management Plan-fully engineered
- Administration and Medical Building core.
- Outside Treatment Play/Exercise Dog areas
- Typical Dog Wing Plan
- Landscape Plan
- Architectural renderings for discussion on prospective building elevations.

There is a 360 traffic flow access around the proposed building. The building proposed is to be constructed into the land grade somewhat tucking the building into the site. Initial discussions have been held with the Pawling Joint Sewer Commission to verify capacity to serve the ASPCA facility.

Dr. Bloom said he has concerns about noise coming from the facility. He suggested the applicant perform a Noise Study.

Mr. Cioppa asked if dog adoption events would be held on site.

Mr. O'Rourke said this ASPCA center is not an adoption center.

Mr. Hesselback responded that the facility is not a public shelter, the public will not come to the facility to adopt pets. Currently, the ASPCA is working in partnership with the Police Department of the City of New York. Many animals rescued through the partnership require targeted medical and behavioral intervention before they can be successfully placed for adoption and rehomed.

Mr. Cioppa asked how many employees would be employed at the facility.

Mr. Hesselback said at peak there will be 80 to 85 employees at the facility.

Mr. Vollmer said it does not appear that the facility would be seen from NYS Route 55. He also asked if staff would be on site twenty four seven 24/7.

Ms. Kristen said currently the business plan is not to have onsite staffing 24/7. She explained that in Weaverville, North Carolina, a very similar facility was built. At this time, no staff remains on the site during the evening hours. There has not been a need to staff the building overnight. The animals follow a pattern that they go to sleep during the night hours and remain quiet. ASPCA has observed that it is not necessary to have staff overnight.

Mr. Cioppa felt further discussion should be held on the possibility of overnight staff. Additionally he asked why the two land parcels are not proposed to be merged.

Mr. O'Rourke explained a cross easement is pre-existing with NYSEG. The applicant is proposing the project as presented. It would be difficult to combine the lots as NYSEG owns the easement between the parcels.

Mr. Caris explained how the west parcel is not needed to meet the bulk requirements or Floor Area ratio FAR.

Motion by Mr. Cioppa that the Planning Board grants concept approval for Site Plan and Special Use Permit to the American Society for the Prevention of Cruelty to Animals (ASPCA).

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

Role Call:

Chairman Brehm aye.	William Vollmer, aye.
Dr. Bloom aye.	Eric Paulson, aye
Corinne Pitt, aye.	Amie Rennolds, aye.
Aaron Cioppa, aye.	

Motion by Mr. Vollmer to assign Mr. Ron Gainer as the Engineer for the Planning Board on the American Society for the Prevention of Cruelty to Animals application.

Second by Ms. Rennolds. Chairman Brehm asked for discussion.

Ms. Rennolds said she did not understand the Board had a second engineer. Chairman Brehm said the Board had

During discussion of the motion Dr. Bloom said CPL is his recommendation for an Engineer. He said there are additional staff at CPL to assist with reviews on a large project.

Ms. Rennolds said she is rescinding her second to the Motion

Mr. Paulson seconded the Motion for Mr. Gainer.

Mrs. Pitt asked if Mr. Gainer stated he was overburdened with work and cannot fully fulfill an obligation to the ASPCA project.

Role call:

Chairman Brehm No.	William Vollmer, aye.
Dr. Bloom No.	Eric Paulson, aye
Corinne Pitt, aye.	Amie Rennolds, No.
Aaron Cioppa, No.	

Motion by Dr. Bloom to assign CPL Architecture, Engineering, and Planning as the Engineer for the American Society for the Prevention of Cruelty to Animals application.

Second by Ms. Rennolds. Chairman Brehm asked for discussion.

Role Call:

Chairman Brehm aye.	William Vollmer, aye.
Dr. Bloom aye.	Eric Paulson, aye
Corinne Pitt, aye.	Amie Rennolds, aye.
Aaron Cioppa, aye.	

Motion by Mr. Paulson for the Planning Board to declare their intent to be lead agency under SEQRA for a coordinated review.

Second by Ms. Rennolds. Chairman Brehm asked for discussion.

Role Call:

Chairman Brehm aye.
Dr. Bloom aye.
Corinne Pitt, aye.
Aaron Cioppa, aye.

William Vollmer, aye.
Eric Paulson, aye
Amie Rennolds, aye.

Motion by Dr. Bloom that the Planning Board authorizes CPL and JMC Planning Engineering Architecture & Land Surveying PLLC to work directly with the American Society for the Prevention of Cruelty to Animals application subject to:

- The Planning Board is to be informed of all communication.

Second by Ms. Rennolds. Chairman Brehm asked for discussion.

Role Call:

Chairman Brehm aye.
Dr. Bloom aye.
Corinne Pitt, aye.
Aaron Cioppa, aye.

William Vollmer, aye.
Eric Paulson, aye
Amie Rennolds, aye.

Chairman Brehm said a balloon test should be scheduled. He suggested JMC notify the Board on the date of the balloon test.

Mrs. Pitt concluded the meeting by saying, the proposed architectural building, site design and green infrastructure is a very nice clean design that shall benefit the aesthetics of Pawling community. She looks forward to the Board working on this project.

MINUTES

Motion by Mr. Paulson to approve the Minutes of March 02, 2020 as read.

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

All were in favor and the Motion passed.

Hannaford's Brothers

Brandee Nelson, Engineer from Tighe and Bond sent proposed aerial views of the Hannaford Brothers building. Chairman Brehm suggested his preference is a balloon test with photos for a clearer understanding of the building elevations. No date has been proposed to date. The balloon test is to float a balloon at the corners of the building.

ADJOURNMENT

On a Motion by Ms. Rennolds and second by Mr. Paulson to adjourn the meeting at 8:50p.m. All were in favor and the Motion carried.

Respectfully submitted,



JoAnne Daley
Recording Secretary