

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

EXCUSED: William Vollmer.

ALSO PRESENT: Ron Gainer P.E. Greg Bolner P.E. from CPL.

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

MINUTES

Mr. Cioppa approved the Minutes of May 11, 2020 and May 18, 2020 as read.
Second by Ms. Rennolds. Chairman Brehm asked for discussion.
All were in favor and the Motion passed.

GASLAND PETROLEUM

SEQRA

Declaration/Site Plan

NYS Route 22

Pawling, NY 12564

Grid Number: 134089-7055-00-486785

Mr. Zeidan Nesheiwat Vice president of Gasland Petroleum and Mr. Chris Lapine P.E. from the firm of Chazen Company was present.

Chairman Brehm said the property is located along NYS Route 22 in the Highway Business "HB" Zoning District. The applicant is here this evening for further discussion on the Gas Station/Convenience Store.

Mr. Gainer the project is at a point a SEQRA declaration can be made, after the Planning Board has considered the reasonably related long term, short term, direct, indirect and cumulative impacts of the action as set forth in 6.N.Y.C.R.R. part 617.7 (11) or (111). The agencies have been working towards resolving technical and statutory requirements with the applicant.

Ms. Rennolds read into the record Resolution #6 of 2020 for Gasland Petroleum (Mitch Nesheiwat) Negative Declaration Notice of Determination of No Significance located at NYS Route 22, Pawling, NY. Tax map #134089-7055-00-486785. (copy in file)

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

Role call:

Chairman Brehm aye

William Vollmer, excused.

Amie Rennolds, aye.

Corinne Pitt, aye.

Dr. Bloom, aye.

Aaron Cioppa, aye.

Eric Paulson, aye.

Chairman Brehm said the project is at a point to move forward with "conditionally" Site Aplan approval.

Mr. Gainer said working with Mr. Lapine the technical and statutory items can be resolved moving forward. Some of the conditions are stormwater infrastructure with approval by the NYSDOT to close out that section of the project.

Mr. Lapine said the NYSDEP and DCBOH requires the SEQRA determination prior to granting approvals. It is a catch 22 and following tonight's meeting, they can finalize SSDS designs and well.

Chairman Brehm placed the applicant on the July 06, 2020 Planning Board agenda for conditional Site Plan approval.

AMERICAN SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS

Further

Discussion/Site Plan

Intersection of NYS Route 22 and 55

Pawling, NY 12564

Grid Number: 134089- 7056-00-257503, 110487

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. Bolner said CPL has completed initial review of the submitted material for the proposed ASPCA animal recovery center. The applicant will require a area variance for use of an outdoor area. The site plan review noted a small portion of the site is located in the southwestern corner of the 100 year flood plain. The applicant will need to obtain a driveway permit as well as a permit for the proposed improvements on Route 55 from NYSDOT. He reviewed the outside agencies approvals required and Pawling Joint sewer Commission and Fire Marshal. The cross easement from NYSEG should be submitted for the Town attorney is review and approval. The dog walking trails require a narrative, as to whether or not a dog shall be on leash whenever outside of the building. Additional description or details to the design and functionally of the green roof needs to be provided. The applicant is proposing 51 parking spaces with an additional land banked spaces. The applicant should provide a narrative describing their specific need for parking. The retaining wall design is 12 feet at the highest, raising concerns for barrier on top to be addressed. The other comments discussed were the Environmental assessment form and SWPPP comments. A lighting and landscape plan needs further revisions.

Mr. Caris said they are working on a formal response and plan revision to CPL comment letter dated June 08, 2020.

Ms. Pitt said at the previous meeting with the ASPCA, a similar facility has been constructed. She asked where that location is and does the building design mirror the building proposed in Pawling.

Mr. Caris said the ASPCA is located in North Carolina. Currently, the building façade is proposed with insulated metal panels over a steel structure.

Chairman Brehm suggested the Board consider scheduling a site inspection. He has concerns to the number of parking spaces versus the number of employees. He questioned if the 51 parking spaces is adequate for 80 employees.

Mr. Hesselback said the employee have a staggered work scheduled throughout the week.

Chairman Brehm said the applicant should provide the maximum number of employees during specific times. The parking sizes proposed are smaller than the Code of Town of Pawling. He suggested the applicant parking spaces size be 10 x 18 with a waiver to go into the cross way. It is possible that the applicant might have to use some of the land bank parking spaces for employees.

Mr. O'Rourke said the applicant can work with the Planning Board on the number of employee per shift and the number of parking spaces needed or additional spaces from the land bank. He explained that the applicants are at a point to commence the SEQRA circulation to outside agencies.

Mr. Liquori said he did not have an objection to commence the SEQRA circulation. He requested the applicant refer the New York State Electric and Gas cross easement for his review and approval.

Mr. Bolner reviewed the few items to be corrected on the Environmental Assessment form prior to the circulation.

Mr. Caris responded that the correction shall be made and sent to CPL, Greg Bolner for circulation.

Motion by Dr. Bloom to authorize circulating the notice of intent to be lead agency for SEQRA.

- Subject to the addressing the correction to the Environmental Assessment Form as noted by CPL Greg Bolner.

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

Role call:

Chairman Brehm aye

William Vollmer, excused.

Amie Rennolds, aye.

Corinne Pitt, aye.

Dr. Bloom, aye.

Aaron Cioppa, aye.

Eric Paulson, aye.

The Board scheduled a site inspection for July 08, 2020 at 5:00p.m. The four corners of the building and driveway entering the site will be staked out. A balloon will be flown by 1:00p.m. and a list of location shall be provided to Mr. Caris to view the balloon from local distance (i.e. Mt. Tom, South Quaker Hill Road, Cedar Valley Church road, Bundy Hill etc).

Mr. Bolner requested cross section line of site near the over pass where Route 55 passes over Route 22, viewing the building uphill, where the land will be cleared. Would the building profile be constructed low or into the grade that a motorist will be looking over the building?

Mr. Caris explained the building location was driven by the geo-tech consultants, along with the stormwater detention drains/infrastructure. The development of this site is to maintain as much landscape buffer as possible.

Chairman Brehm thanked the applicant for attending tonight's meeting and the scheduled ASPCA on the July 20, 2020 Planning Board agenda.

NEW BUSINESS

No new business was discussed.

ADJOURNMENT

Motion by Ms. Rennolds and second by Mr. Paulson to adjourn the meeting at 8:30p.m., all were in favor and the meeting was adjourned.

Respectfully submitted

JoAnne Daley
Recording secretary

non- approved minutes