

PRESENT Dr. Thomas Bloom Vice Chairman, Aaron Cioppa. Jay Erickson, Mark Friedman, Stephen Jobe and Gregory Bernard.

EXCUSED: Chairman George Brehm.

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

CONTENT: Hannaford Brother Site Plan, Girl Scouts of Greater New York Site Plan Site Plan, Erik and Casie Hansen Accessory Apartment Special Use Permit, Mitchel Tobias Escrow Reimbursement, Six Diamond Tree service, escrow Reimbursement and New Business.

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

HANNAFORD BROTHERS Concept Discussion/Site Plan - Hannaford's -To-Go
162 NYS Route 22
Pawling, NY 12564
Grid Number: 134089-7056-00-519080

Mrs. Brandee Nelson from Tighe & Bond Engineering was present.

Vice Chairman Bloom said Hannaford Brothers is located at 162 NYS Route 22 in the Highway Business "HB" Zoning district.

Mrs. Nelson said the application is to add a "Hannaford to Go" on line shopping service at the existing supermarket. This service allows a customer to place their grocery orders online. Store staff does the shopping for the order, and stores it in a designated location in the store. When the customer arrives at the store and parks in a designated "Hannaford to Go" parking spot, they send a text to the "Hannaford to Go" associate. The associate then exits the store at the Hannaford to Go service egress door and delivers the groceries to the customer's vehicle, finishing the transaction using a tablet device. Hannaford's began rolling out this service three years ago to allow for contactless grocery shopping options. Mrs. Nelson presented the illustrated plans. There are five (5) designated parking spaces along the southern edge of the parking lot. The parking spaces will have painted pavement stencils stating "Hannaford to Go", to signify these parking spaces are reserved for this service, as well as five (5) signs for each spot.

Mr. Gainer said the latest Hannaford Brother Site Plan application concerns only parking lot modifications within the existing supermarket site, which fronts on Route 22. This service represents Hannaford's on-line grocery order service. The implementation of this new shopping service will only require very limited work within the existing parking area, involving remarking 5-existing spaces adjacent to the store entrance, with installation of new signage at various locations within the parking lot to direct drivers to these designated spots. The applicant has filed a Short form EAF-part 1 for the Board's evaluation of the potential environmental impact of the proposed project. However, it is recognized that the work does not involve any new structures and will have very little impact to the site or to the area's environment, and so would appear to qualify under exemptions specified within 6 NYCRR Part 617.5(c). Therefore, classification of the matter as a "Type 2" action pursuant to SEQRA would be appropriate. Such actions are not subject to any environmental review as they have been determined not to have a significant impact on the environment. Therefore, the Board may classify the matter as

such at your initial meeting and so conclude your SEQRA responsibility. Additionally, the Board may wish to schedule a Public Hearing this evening, which is required procedurally.

Mr. Bernard said the crosswalk and speed bump is located at the entrance of the building. This corner between the parking lot and front entrance is very busy from vehicular and pedestrian traffic entering the site from the parking lot, Route 22, and cars traversing through the parking lot. He has concerns on employee safety crossing the parking lot to the "Hannaford's to Go" section for parking.

Mrs. Nelson responded that Hannaford Brothers take their employee safety seriously. Part of the selection of these spaces that was taken into consideration was to provide the shortest distance for the associate to walk. Interior store renovations are made to provide coolers for groceries and allow the associate to gather the orders to bring out to shoppers. The position of the signage assists with control of the traffic. All associates are trained, and wear safety vests during deliveries. Part of the selection of these spaces is to provide short walking distances for the employees.

Vice Chairman Bloom suggested that the dimension of the five parking spaces become wider. If two cars enter at the same time, with two shopping carts, it could be tight. The applicant should revise the area to incorporate five wider parking spots for this service.

Mr. Bernard observed that since there are no curbs along the Hannaford to go parking spots, the signage will be set in the middle of nowhere.

Mrs. Nelson said the signage is installed with balusters. Hannaford either set the signage in balusters or sets the signage in a permanent structure. Most signage is placed in the landscape areas, to prevent any vehicular impact.

Mr. Cioppa said the cross walk should be restriped and marked for the safety of associates. The parking spaces should also be marked "Hannaford's to Go".

Mr. Erickson suggested taking 6 parking spaces and turn them into 5 parking spaces, creating a wider parking space for the safety of the associates and vehicles. The total amount of time a car is parked will be reduced by a customer picking up their groceries to go, opposed to a shopper who is spending 20 minutes, plus in the store shopping.

Following discussion, the Board concurred that they would like taking the five parking spaces and fitting them within (6) existing parking spaces, resulting in five (5) wider parking spaces.

Motion by Mr. Freidman to declare the Hannaford's to Go a Type II action according to SEQRA, therefore no further action is necessary by the Board.

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

All were in favor and the Motion carried.

Motion by Vice Chairman Bloom to request the secretary of the Board to make the necessary referrals:

- Dutchess County Planning & Development (GML 239m referral, property lies along Holmes Road (CR-30))
- Town fire marshal.

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

All were in favor and the Motion carried.

Mr. Cioppa asked if the Board should waive the Drawing Compliance with 215-47 (c) this evening.

Mr. Gainer said the current site plan does not incorporate various information specified in the Code (map overall property, area map, topography etc.). However, given the very limited nature of the site work involved in implementing this "Hannaford to Go" feature, we believe that it would be acceptable to waive any informalities in the plan and accept the current drawings as suitable for the Board to act on the application. This waiver can be incorporated into the approval granted by the Board.

The Board members concurred.

GIRL SCOUTS of GREATER NEW YORK

Further Discussion/Site Plan

81 Camp Road

Holmes, NY 12564

Grid Number: 1340859-6955-00-070854

Mr. Adam Thyberg from Insite Engineering, Nina Lesser and Rohaen Wilks from Peter Gisolfi Associates, LLP Architects firm was present.

Vice Chairman Bloom said the property is located at 81 Camp Road Holmes, NY.

Mr. Thyberg said the project's architects are presenting the illustrated drawings this evening. A color palette and building architecture were presented. The first item of business is they respectfully request a Public Hearing be scheduled for next month's Planning Board meeting. The Girl Scouts of Greater New York Camp Kaufman wishes to replace their existing dining hall with a new facility. The septic tank and absorption field location for the existing dining hall is known, but based on capacity and condition, it does not meet the requirements of code conforming septic system. The design and permitting for a new code conforming SSTS for the renovated dining hall facility will be required. Due to inclement weather the testing is behind scheduled. Mr. Thyberg introduced Ms. Lesser.

Ms. Lesser began by saying the common philosophy of the GSGNY design team is to embrace sustainability solutions that will serve GSGNY well into the future. The team identified the following key objectives for the new building.

- Create a building which respects and enhances its environment.
- Design a highly efficient exterior envelope to minimize energy use.
- Use sustainable material and sources of energy.
- Install state-of-the-art equipment and
- Provide access to new technologies and educational programs for the summer camp and retreat programs that are offered throughout the year.

The new facility will be sized appropriately to accommodate current program needs with flexibility for future program growth. The submitted plan illustrates a new lobby with a welcome desk and an informal program space at the mezzanine level. The largest space is the new multi-purpose room which will serve primarily as the Camp's dining room. It will be supported by a new kitchen and dishwashing area, toilet rooms and administrative space. In addition, there will be four other program spaces to allow the GSGNY to schedule a variety of programs even when the dining room is in use. The design intent is to create a new building that blends harmoniously with its setting, and compliments the vernacular shape and style of the current

camp cabins. Cookie Hall will be razed, and the new dining hall will be sited in the same vicinity to minimize the impact on the natural environment. The GSGNY design team is also exploring other “green measures” to create a building that will be intrinsically sustainable and environmentally friendly. It will be a place of recreation, socialization and education for the Girl Scouts for many years to come.

The proposed building colors are tan stucco front with cast stone sill, stone veneer, hollow metal door and shingle roof. There are timber arches in the building. Furthermore, they are seeking to reuse some of the current building material for furniture or exterior displays.

Mr. Erickson asked if the shingles are asphalt?

Ms. Lesser said the roof shingles are asphalt with standing seam, with a pattern of different roof materials. The main roofs are shingle with the classroom and two connectors using the seam roof material. The substantial components for the building are geothermal for the HVAC system and recycled material from the existing building. The proposal is for 8-inch studs for the wall with open cell insulation, creating a tight envelope. The glass will be energy efficient.

Mr. Gainer reviewed his technical memorandum dated February 16, 2022. He explained that the 30-day period for outside agencies to object to the Planning Board becoming Lead Agency expires prior to this meeting. Therefore, if no objections have yet been received, you may formally acknowledge yourselves as Lead Agency at tonight’s meeting. The Board should therefore determine what additional information must be provided by the applicant in order for the Board to be in a position to make a SEQRA Declaration. Procedurally, the Board should schedule the Public Hearing for an upcoming meeting. The various technical comments concerning the plans were provided to the design engineer to address. The applicant’s next step are detailed design of the stormwater management and sanitary disposal facilities.

Mr. Thyberg explained the proposed lighting. He will provide the Board specs on the fixture/wattages for the lighting.

Vice Chairman Bloom said the Board should refer the Environmental Permits pursuant to Chapter 111 Freshwater Wetlands, and Watercourse and Chapter 171 Erosion and Sediment Control ordinance to Mr. Artus for review. Furthermore, the Board is at a point to declare ourselves lead agency pursuant to SEQRA.

Motion by Mr. Bernard that the Planning Board declare themselves lead agency pursuant to SEQRA for the Girl scouts of Greater New York-Camp Kaufman project.

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

All were in favor and the Motion carried.

Motion by Mr. Bernard to refer the Environmental Permit to Mr. Walter Artus for review and comment.

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

All were in favor and the Motion carried.

Dr. Bloom asked what is the goal of GSGNY to begin construction?

Mr. Thyberg said that GSGNY’s goal is to begin construction during the summer of 2022.

Mr. Erickson said that as the building’s placement is positioned due south, he suggested the north windows be reduced and increased on the south side. This would allow additional natural lighting to filter into the building and reduce lighting costs. Further, if the overhang were

increased, the building would get more natural shading when you don't want the sun. The idea is more exposure on the south side for a more economical and sustainable building. He suggested a ridge on the wall. In the long term, this would save the Girls Scouts money.

Vice Chairman Bloom asked what material will be used for the walkways? He asked if the paths would be lighted.

Ms. Lesser said for the walkways, the proposed material is blue stone pavers on the south side and scored concrete cement on the north side.

Mr. Wilks said the product typically used is a thermal blue stone. This type of stone does not get as slippery. There is a manufactured blue stone product that has been considered for use. Light scones will be installed on the building, and a lighting plan will be submitted to the Board.

Mr. Freidman asked several questions - if a parking plan has been submitted for the dining hall and camp. Where is the location of the loading docks and deliveries?

Ms. Lesser responded that all the onsite parking is at the bottom of the site. A proposal for handicap parking spaces is being considered closer to Cookie Hall. Ms. Lesser explained that a roadway entering the back of Cookie Hall is designated for deliveries, (i.e., food and propane etc.) and to be used as a loading dock.

Vice Chairman Bloom asked where are the dumpster locations?

Mr. Wilks responded the dumpster will be set back from the dining hall. A detail of the proposed dumpster enclosure needs to be included on the plans.

Vice Chairman Bloom said the next step is for the Board to schedule a Public Hearing for the March 21, 2022 meeting. Prior to the Public Hearing the applicant can submit revised drawings for the Board's review and discussion.

ERIK AND CASIE HANSEN

Special Use Permit for an Accessory Apartment

312 Holmes Road

Concept Discussion

Holmes, NY 12564

Grid Number: 134089-11-6855-152505

Erik and Casie Hansen, landowners, were present.

Vice Chairman Bloom said the 3.69±-acre property is located at 312 Holmes Road in a R-3 Zoning district. The applicants are before the Board for an Accessory Apartment Special Use Permit.

Mrs. Hansen said the property contains a single family 4-bedroom residence, and a separate unoccupied 1-bedroom structure. They wish to utilize the 1-bedroom residence as an accessory apartment. The small residence is a total of 520 square feet one bedroom and the main house is 3,400 square feet four bedroom with a sanitary sewage disposal system (SSDS).

Mr. Gainer said as the Board is aware that "accessory apartments" are permitted on one-family residential lots, pursuant to 215-17.1 "Accessory Apartments on one family residential lots", subject to compliance with all requirements specified therein. The proposal has a minor impact to the site. The Planning Board review process requires holding a Public Hearing for Special Permit. The project should also be referred to the following agencies.

- Dutchess County Planning & Development (GML 239m referral, property lies along Holmes Road (CR-30))

- Town fire marshal.
- Dutchess County Behavioral & Community Health (to confirm the adequacy of the existing water supply and SSTS on the property).
- Site Inspection, if the Board so chooses.
- SEQRA - Pursuant to New York State Environmental Quality Review Act (Seqra) Title 6 NYCRR Part 617 Regulations now in effect (as of January 2019), as specified in 617.5c (11) 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.

Vice Chairman Bloom asked if the Board wanted to schedule a site inspection? Following discussion, the Board felt this application is minor in nature and so did not schedule a site inspection.

Vice Chairman Bloom said the Board's next procedural steps are to assign Mr. Gainer to this project, grant concept approval and make the necessary referral.

Motion by Mr. Cioppa to assign Mr. Gainer to Erik and Casie Hansen Special Use Permit for an Accessory Apartment. Mr. Gainer and the Hansen's can work together subject to;

- The Board being kept informed on the project's status.

Second by Vice Chairman Bloom. Vice Chairman Bloom asked for discussion.

All were in favor and the Motion carried.

Motion by Mr. Cioppa to grant concept approval for a Special Use Permit for an Accessory Apartment to Erik and Casie Hansen located at 312 Holmes Road, Holmes, NY.

Second by Mr. Friedman. Vice Chairman Bloom asked for discussion.

All were in favor and the Motion carried.

Motion by Mr. Cioppa for the Board to request the secretary to make the necessary referral to;

- Dutchess County Planning & Development (GML 239m referral, property lies along Holmes Road (CR-30)
- Town fire marshal.
- Dutchess County Behavioral & Community Health (to confirm the adequacy of the existing water supply and SSTS on the property)

Second by Mr. Bernard. Vice Chairman Bloom, asked for discussion. All were in favor and the Motion carried.

MITCHEL TOBIAS

Administrative/Escrow Release

140 Jansen Road

Holmes, NY 12531

Grid Number: 134089-6955-13-036321

Vice Chairman Bloom said the property is located at 140 Jansen Road. A letter was received on February 10, 2022 from Mr. Tobias requesting release of the escrow in the amount of \$250.00 for an Environmental Permit. The project has been completed and the secretary has verified with Mr. Artus that no fees are owed.

Motion by Mr. Erickson that the Planning Board recommends to the Town Board release of Mr. Tobias escrow in the amount of \$250.00.

Second by Mr. Cioppa. Vice Chairman Bloom asked for discussion.
All were in favor and the Motion carried.

SIX DIAMOND TREE SERVICE

Administrative/Escrow Release

118 NYS Route 22

Pawling, NY 12564

Grid Number: 134089-7055-00-503941

Vice Chairman Bloom said the property is located at 118 NYS Route 22. A letter was received from Mrs. Maria Quezada dated February 14, 2022 requesting release of escrow in the amount of \$9,168.41, as the Site Plan has been completed. A balance of \$1,000.00 will be held in the escrow account to cover the cost of site inspections by the engineer during construction.

Motion by Mr. Friedman to recommend to the Town Board release of Mrs. Maria Quesada escrow in the amount of \$9,168.41, minus monies for the inspections during construction.

Second by Mr. Bernard. Vice Chairman Bloom asked for discussion.

All were in favor and the Motion carried.

NEW BUSINESS

- i. Jennifer Coleman Letter - Board's review and discussion

Vice Chairman Bloom said the Board is in receipt of the Ms. Colemans letter requesting that the Special Use Permit for her accessory apartment be reduced from three (3) years to one (1) year. Ms. Coleman stated that Mr. Lombardozzi expressed concern on increase traffic and undesirable or potential disruption to the neighborhood. Additionally, he stated that her house and sight line is direct across from her home, this information is incorrect. During the Public Hearing she did not know this information. Following the meeting Ms. Coleman realized Mr. Lombardozzi sight line is not in direct sight of her home. Ms. Coleman only seeks to bring in good tenants that are respectful.

Mr. Bernard asked what is the point to reduce the SUP to one (1) year. The neighbors could make complaints over three years, making the Boards decision unfavorable.

Mr. Freidman said the residence is pre-existing. The three years was made based on a concession to the neighbors. Obviously, Ms. Coleman seeks to have respectful tenants as 101 Hurds Corner Road will become her home.

Following conversation, the Board reviewed options to reduce the time from three years to one year. The Board's preference is to keep the three-year temporary Special Use Permit time frame. The Board agreed that, from a process perspective, when a Public Hearing is held, the Board makes these decisions prior to any approval granted. The terms were accepted by the applicant during the Public Hearing, and if changes were made to the time frame another Public Hearing procedural would have to be held. In three years, Ms. Coleman can appear before the Board to make a decision on the granting of a permanent Accessory Apartment Special Use Permit.

ADJOURNMENT

On a Motion by Mr. Erickson and seconded by Mr. Freidman to adjourn the meeting at 8:30p.m.
All were in favor and the Motion carried.

Respectfully submitted,

A handwritten signature in black ink that reads "JoAnne Daley". The signature is written in a cursive style with a large initial "J" and "D".

JoAnne Daley
Recording Secretary

non-approved minutes