

Deputy Supervisor Bill Johnson opened a Special Meeting of the Town Board of the Town of Pawling at 7:00 PM January 23, 2013 at Pawling Town Hall, 160 Charles Colman Blvd., Pawling, New York. Supervisor Kelly arrived at approximately 7:15 PM. The meeting was a joint meeting with the Town of Pawling Town Board and Town of Pawling Planning Board to discuss the Castagna /Jucca Petition for Zoning Amendments to the Planned Development District (PDD).

Present for the Town Board:

Supervisor Dave Kelly  
Councilman /Deputy Supervisor Bill Johnson  
Councilman Mike Montemarano  
Councilman Phil DeRosa  
Councilman Paul Upham

Present for the Planning Board:

Chairman Kent Johnson  
George Brehm  
Steve Sollazzo  
Thomas Bloom  
Amelie Rennolds  
B.J. Yankowich  
Russ Gerry

JoAnne Daley, Planning Board Secretary

Also present was Liz Axelson, Town Consultant/Morris Associates.

Councilman Johnson said the meeting tonight is to discuss the Castagna petition for zoning changes to the (PDD). He turned the meeting over to Liz Axelson, Town Consultant, to give an overview of the petition.

Ms. Axelson gave an overview of the proposed changes in the PDD. She submitted a review of the changes Castagna proposed in their petition dated October 1, 2012. The Planning Board made comments and recommendations on the proposed changes and also on Ms. Axelson's review letter of January 10, 2013. Ms. Axelson said her goal tonight is to end up with some sense of how the review document is to be revised so that it can be turned over to the applicant and their representatives. The Castagna/Jucca petition that was submitted proposes to make changes to the supplemental requirements of the PDD. She explained the location of the (PDD) overlay zone on the zoning map. She had submitted a review memorandum dated January 10, 2013. Since then, the Planning Board has spent a considerable amount of time and thought on the review memo. She has revised the review memorandum based on Planning Board discussion and comments. The Planning Board has submitted a memorandum with recommendations, which will be discussed this evening.

The Town Board and Planning Board discussed the Planning Board's recommendations, which are at the end of these minutes. Following discussion of each of the 11 points, it was agreed that Ms. Axelson would revise the review memorandum based on comments made this evening and re-issue it to the Town Board, Planning Board and the applicant and their representatives. Ms. Axelson said she would try to have the memorandum revised and back out to everyone as soon as possible, possibly tomorrow.

The motion to adjourn was made by Supervisor Kelly at 8:10 PM, seconded by Councilman Johnson, motion passed unanimously.

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Town Clerk

The following summation is based upon the review of Ms. Liz Axelson's memorandum dated January 10, 2013 and the petition for Zoning Amendments by Jucca Company, Town Code, Chapter §215, section §215-36 Planned Development District (PDD) related to the existing PDD Zone.

- The recommendation of the Planning Board is for the deletion of the Planned Development District overlay zone, leaving only the Castagna Realty parcel as a designated PDD. No further lands would become a PDD zoning district in the Town.  
Please note: This determination was made based upon status of the other lands in the PDD overlay area which are encumbered by conservation easements and/or having to combine 150± acres of contiguous land parcels.
- The Board motion and approved by a vote in favor (4 to1) to reinstate the language regarding a fund for development rights (special fund), and the Route 22 greenway contribution contained in the current zoning subsection §215-36E. (2). (b). (3). (b) and 4.  
The Board recommends the Mixed Business Industry zone(s) should be subject to the same criteria for a fund for development rights. This issue should be further discussed with the Town Board.
- The Board's recommendation is that they felt it is not desirable to move buildings closer to Route 22 and encourage pedestrian walkways along the Route 22 corridor for aesthetic and safety reasons.
- The Board's recommendation for net multifamily density (bedrooms per acre).  
RE: Senior Housing. Seniors must be 55 years or older, the head of household shall occupy the unit, under such circumstances there is no limitation other than the requirements of site plan approval.  
The offering plan has to be approved by the New York State Attorney General office.  
\*Senior housing is deed restricted. No school children will be eligible for occupancy.
- The Board's recommendation for Floor Area Ratio F.A.R. is to allow a 0.25 (0.15 or 2.5 fold increase).
- The Board's recommendation for, multiple use center gross floor area maximum of 200,000 SF.  
A Special Use Permit is required above 200,000 SF.
- The Board's recommendation for, store size (in gross floor area) maximum of 100,000 SF.  
A Special Use Permit is required above 100,000 SF.
- The Board's recommendation for the proportion of total acreage in industrial or office use is no maximum, more than 25% requires a Special Use Permit.
- The Board's recommendation for the building height to be increased from 35 feet or (2 1/2 stories) to 40 feet or (3 stories).  
Please note: Due to the increase in height the Board will perform a visual analysis during site plan review to determine if any adverse visual impact occurs.
- The Board's recommendation is to decrease the internal roadways setbacks to 20'.
- The Board's recommendation for setbacks from external road right of way (in feet) is 150' with a reduction to 60' under certain conditions.