

Supervisor David P. Kelly opened the Workshop Meeting of the Town Board of the Town of Pawling at 7:00 PM March 4, 2015 at Pawling Town Hall, 160 Charles Colman Blvd., Pawling, New York. Present were Councilmen Montemarano, DeRosa, Johnson and approximately 10 interested citizens. Councilman Upham was absent.

### **CASTAGNA/JUCCA CORPORATION PRESENTATION**

Mr. Richard O'Rourke, attorney from the firm of Keane & Beane, representing Castagna was present. Mr. O'Rourke introduced Mr. John Gutleber, President and CEO of Castagna Realty and Mr. Jerry Schwalbe, P.E. from the firm of Divney Tung Schwalbe. Mr. O'Rourke said they were before the Board tonight to give an update of where they are and their expectations of where they want to be. Mr. O'Rourke said they have been through a closing, the funding is in place and construction has begun. This beginning step can serve as a catalyst for the other complimentary uses that are envisioned. One of the things they have to do and will probably do in the next ten days, is proposed certain modifications to the Zoning Ordinance and Planned Development District provisions. The market has changed dramatically and they want to capitalize on that strong market and they believe that some of the provisions of the ordinance that were adopted 25 years ago just don't work in the 21<sup>st</sup> century.

Mr. Gutleber thanked the Board for working with them. Regarding the senior housing, they closed on December 17<sup>th</sup> and broke ground on December 19<sup>th</sup>. They expect to open the first building in May of 2016 and the second building June of 2016. The reservations will begin probably in December of this year for the units. There are new developments with the medical office buildings in that they were originally talking to HealthQuest. HealthQuest has decided to spend more money in Poughkeepsie and since that time, Northshore LIJ has expressed interest and they want to be in Pawling. Within a month, he should have more information on that. Regarding the hotel, they have been talking to a group who is associated with Daryl Hall and they would like to do a boutique hotel with approximately 50 rooms, he will keep the Board updated on that. They have three groups that are interested in the assisted living portion of the site and they are working with them and will keep the Board updated. There is a major demand for assisted living in this area. Regarding the senior townhomes, they are working on the designs of the model homes. Regarding the sewer capacity, they have a lot of development in the works but they are limited as to what they can do, as there is not sufficient sewer capacity at this time. The current sewer reservation can't support everything he just talked about. They are pleased to work with the Board and the State and he understood that the expansion would happen in 2017. They will do whatever they can to help make that happen. The Route 22 Sewer Works will begin in April, the cost is 2.2 million which is more than they expected. The phase 2, from that point up to the expanded sewer will be about 4 million, instead of the 3 million they had originally thought, so those costs have come up significantly. It seems like it will take NYSEG two years before they are ready to jump in to the project but they will keep pushing. They need as much increased density, flexibility and sewer capacity to keep moving this project forward as quickly as they can. They estimate this project will generate approximately 4 million dollars in taxes, 2,000 construction jobs and 1,000 permanent jobs. They are pleased and he hoped the Board was pleased. He looked forward to working with the Board.

Mr. Jerry Schwalbe said this is something they started two years ago. They met with Liz Axelson from Morris Associates many times and had numerous meetings with the Planning Board and the Town Board was also involved. They had identified a series of zoning amendments but then it sort of went off line. The reason they stopped moving that forward was because they were trying to move ahead with the senior housing project. Now that is underway so they can move back to talking about the proposed zoning changes. Ms. Axelson had generated a memo some time ago, which was the last point in the process. They had worked with Ms. Axelson in 2013 and gotten all of the items in her memo addressed. They would like to continue that process and move forward with the proposed text amendment which will include changes to the Planned Development District, the floor area ratio and building heights, among others. They need the building areas to be flexible and they need some mechanism to allow for flexibility and options to be more creative. They hoped to be able to push this through quickly.

Supervisor Kelly said he would work together with all consultants to produce a resolution to review and adopt on March 11<sup>th</sup> with all of the action items included in it.

Mr. O'Rourke said when the PDD zoning regulations were adopted back in the 1980's, there was an intermediate step of having land use designations. So before square footage was calculated, you had to literally designate areas for commercial, etc. Today in terms of what is happening some 35 years later, that step is very difficult. They have to go through the site plan and special permit process but the land use designation step is one that has hurt them because they just can't be flexible in the design.

Supervisor Kelly asked if the petition that was submitted in 2013 would be resurrected or would there be an additional petition or a new petition.

Mr. O'Rourke said he thought it would be that petition and enhancements. They will be submitting responses to what the town consultants have said to them thus far and they will also make some modifications in terms of this next petition. Much of the material has been submitted and much of it has been vetted. He felt they should be able to move along fairly well.

Supervisor Kelly said the Board is here to help with whatever is necessary.

## **RESOLUTIONS**

The Board discussed the proposed resolutions. Following discussion, it was agreed that resolutions 2015051, 2015052, 2015053, and 2015054 would be placed on the March 11, 2015 Town Board meeting agenda.

## **FURTHER BUSINESS**

Supervisor Kelly said the Chairman of the Pawling Joint Sewer Commission asked if the Town Board members would attend a meeting of the Sewer Commission on March 12<sup>th</sup> at 7 PM at the Village Hall to discuss economic development and the extension of the sewer line.

Supervisor Kelly asked Cathy Giordano, Town Clerk to notice a special meeting of the Town Board for Thursday, March 12, 2015 at 7:00 PM at the Village Hall.

## **REPORTS**

### **KELLY**

Supervisor Kelly said he attended the Association of Towns conference from February 15<sup>th</sup> through 18<sup>th</sup> and he gave the Board an update on his time there. He and Councilman Upham met with the Director of the Pawling Free Library and talked about potential programs. The Library is looking at holding some programs in Holmes, and he suggested they meet with Recreation Director Melissa Smith. He attended a flood hazard mitigation meeting. The Town has a flood mitigation plan, which needs to be updated and can be rolled into the County plan. The Recreation flyer is ready to go to the printer. Regarding the golf course, the position of club house manager was approved at 4:00 PM today. The vacancy will be noticed. The other positions that will work at the golf course will be rec assistant. An RFP for the golf carts is in the process and will be done as soon as possible, with responses due back on March 17<sup>th</sup> at 10:00 AM. He is working on food, beverages and other golf supplies. There was a Whaley Lake Dam meeting held this past Saturday, where approximately 75 people were in attendance, along with Dam Safety Committee members and Councilmen Upham and DeRosa. The information that presented was received well by everyone. He met with the Appalachian Trail Community in February, and discussed was Eastern Mountain Sports trips up to Pawling by train to conduct hikes and other activities in the area. A couple of Board members met with Mrs. Brockway of the Pawling Community Foundation and she is looking forward to meeting with other members of the Board.

### **JOHNSON**

Councilman Johnson said he has been working with Supervisor Kelly on the golf course in an attempt to get a handle on the amount of play and increase revenue. Last Tuesday, he sat on a panel with Senator Murphy, who has finally stumbled upon the fact that people need help with

heroin and opiate addictions. There were a lot of good groups and ideas at that meeting and he felt changes would be forthcoming soon.

### **MONTEMARANO**

Councilman Montemarano said he is finalizing the plans for the rehabilitation of the basketball courts and playground area. He will have something for the Board at an upcoming meeting.

### **DEROSA**

Councilman DeRosa said he also attended the Association of Towns conference, which was a good series of meetings. He attended the State of the County address on February 25<sup>th</sup>. He met with Mrs. Brockway and Councilman Upham on the parks. He attended the Whaley Lake Dam meeting and he felt the information was well received. He met with the Planning Department and Zoning Board of Appeals to work on the intent of accessory apartments in the Town Code. He and Chairman of the Planning Board George Brehm have been working on a provision to add to the Town Code for small site plan revisions.

### **PUBLIC COMMENT**

Peter Cris, President of the Pawling Chamber of Commerce, requested that everyone extend the invitation to the entire community to attend the April Chamber of Commerce meeting where County Executive Marcus Molinaro will speak. He felt Pawling should show community support for the County Executive as he has shown continued support for Pawling. Mr. Cris said at the last Executive Board meeting of the Chamber of Commerce, discussions came up regarding economic development. The Executive Board would like to attend more PJSC and Town Board meetings and would like to help in any way they can. He would like to extend the invitation to the Executive Board to attend the March 12<sup>th</sup> joint meeting with the PJSC and Town Board.

Larry Oates, resident of 56 Route 292 in Holmes said he sent a letter to the Board addressing concerns about the Schoicket property on Route 292. He asked if he would receive comments back from the Board. He is concerned that the Schoicket property is for sale now and he is concerned if it changes hands, nothing will get done. He was hoping that someone from the Town would get back to him on this issue.

Supervisor Kelly said he had not seen the letter but he assured Mr. Oates the letter would be answered.

Tom Corrao, Town of Pawling Building Inspector, said he was happy to hear that a committee is working on accessory apartments. He said the committee is more than welcome to the proposed changes that the Building Department had worked on in 2010, 2011 and 2012. The proposed changes were put together by Tom Llanes, Town of Pawling Building Inspector, Bill Blessey, Town of Pawling Zoning Board Chairman and himself.

The motion to adjourn was made by Supervisor Kelly at 7:50 PM, seconded by Councilman Johnson, motion passed unanimously.

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Town Clerk