

Supervisor David P. Kelly opened a Special Joint Meeting of the Town Board of the Town of Pawling & the Pawling Planning Board at 7:00 PM July 29, 2015 at Pawling Town Hall, 160 Charles Colman Blvd., Pawling, New York. The meeting was to discuss the Castagna Commerce Park Amended Petition for Zoning Amendments to the Planned Development District (PDD) dated April 1, 2015.

Present for the Town Board:

Supervisor Dave Kelly
Councilman /Deputy Supervisor Bill Johnson - absent
Councilman Michael Montemarano
Councilman Phil DeRosa
Councilman Paul Upham

Present for the Planning Board:

Chairman George Brehm
Aaron Cioppa
Bill Vollmer
Thomas Bloom
Amelie Rennolds - absent
Jay Erickson
Brenda Colberg

JoAnne Daley, Planning Board Secretary

Liz Axelson, Town Consultant/Morris Associates

Present for Castagna:

John Gutleber/President – Castagna Realty
Alex Wong/Castagna Realty
Richard L. O’Rourke/Attorney - Keane & Beane, PC
Jerry Schwalbe - Divney Tung Schwalbe
Michelle Grossman - Divney Tung Schwalbe

The Town Board and Planning Board entertained a presentation by the Castagna Realty Group. Mr. Schwalbe reviewed the history of the Castagna property dating back 27 years, including the Brady Brook Falls Subdivision. The project will allow for senior housing units, offices for healthcare, and opportunities for retail, office and lodging. Mr. Schwalbe presented renderings, elevation maps and a site plan and explained the changes in the proposed zoning amendments, along with Mr. O’Rourke, and Mr. Gutleber. Some of the proposed changes that were discussed were flexibility in the building height requirements from 35 feet to 40 - 45 feet, flexibility in the setbacks for the interior and exterior roads and the ability to replace the gross land use requirements with a gross Floor Area Ratio (FAR). The proposed zoning text amendments would allow a greater flexibility in the design and marketing of the development and would better facilitate the mixed use buildout of the PDD Zone. The ability to permit a phased construction plan where only one use is initially applied allows property owners to take advantage of current market demands. The proposed revision would not modify the developable land area within the Castagna property estimated to be approximately 80 acres and the project would continue to include an open space network of 100 acres. The proposed amendments would allow flexibility within the plan.

Following a question and answer session and lengthy discussion, it was agreed that Ms. Axelson would complete her review based on comments from this evening and submit her review letter to the Planning Board. Following their review of her review letter, she would meet with the Planning Board and upon completion of their review, a recommendation would be submitted to the Town Board.

The motion to adjourn was made by Supervisor Kelly at 9:00 PM, seconded by Councilman Upham, motion passed unanimously.

Town Clerk