

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 January 27, 2016 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. Nine interested citizens were present.

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
Bill Vollmer

Present for the Zoning Board of Appeals:

Brenda Colberg, Chairman

JoAnne Daley, Planning Board Secretary

Liz Axelson, Town Consultant/Morris Associates

Present for Castagna:

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

Supervisor Kelly said the purpose of this meeting was to have a discussion and to review the Planning Board recommendations to the Town Board on the Jucca PDD zoning amendments on the petition. Supervisor Kelly asked Councilman DeRosa to talk about the Implementation Committee and some things they may work on.

Councilman DeRosa said the Implementation Committee was working on some things some months ago. Nothing has been done lately and he would like to continue on with their work. He said the changes they were working on were to the Minor Amended Site Plan Application, another was Accessory Apartments and the other was regarding Cell Towers. He distributed proposed changes to the Board and following discussion, it was agreed that the Town Board would review the proposed changes and discuss them at next week’s meeting. He noted that he is interviewing two potential Planning/Zoning Board members in the coming weeks. He also noted that Brian Kehoe, Planner and Jennifer Coccozza, Deputy Commissioner from Dutchess County Planning & Development will be attending the February 1, 2016 Planning Board meeting to discuss some Pawling projects.

The Town Board and Planning Board discussed the Planning Board’s recommendations on the Jucca/Castagna Petition for Zoning Amendments dated November 30, 2015. A number of issues were discussed, including the phasing of the uses throughout the project, the number of senior housing units, density in the area, height requirements and area and bulk standards. The developer stressed that they are asking for these amendments in order to provide flexibility for marketing, which is critical to the progress of the project. Following discussion, it was agreed that the Town Board would review the Planning Board recommendations further and discuss at the February 3, 2016 Town Board meeting.

The motion to adjourn was made at 8:25 PM by Supervisor Kelly, seconded by Councilman Upham, motion passed unanimously.

Town Clerk