

PRESENT: George Brehm Chairman, Corinne Pitt, Aaron Cioppa, Eric Paulson, William Vollmer and Dr. Thomas Bloom and Amie Rennolds.

CONTENTS: Gerard and Antoinette DePaoli (Site Plan), Anna Lindstrom (Lot Line Realignment) Christopher Lallo (Escrow Release), Greene Lumbar (Escrow Release) and New Business.

A:SO PRESENT: Ron Gainer P.E.

There were (5) five people in the audience.

Chairman Brehm opened the meeting at 7:00p.m. and then led the salute to the flag.

GERARD & ANTOINETTE DEPAOLI

Further Discussion/Site Plan

1 Fenwood Drive

Pawling, NY 12564

Grid Number: 134089-7056-00-428399

Gerard and Antoinette DePaoli were present.

Chairman Brehm said the property is located in the Highway Business "HB" consisting of 0.65± acres, located at NYS Route 22. Old Route 22 and Fenwood Drive.

Mr. Gainer said the background of the site, was originally residentially zoned, with the dwelling on the tract constructed in 1975. However, in response to a petition filed by the property owner as well as a second petitioner- Rooney Motors, in 2017 the Town Board chose to rezone the entire portion of the former residential zoning district which abutted the west side of NYS Route 22 to "HB" Highway Business. (7 parcels in total). The property currently contains an existing residential dwelling served by both an on-site subsurface sanitary treatment system and well, with an existing detached garage on the property north of the residence and a small shed. Pursuant to the request the applicant proposes a 30' x 40' yankee style pole barn for the purpose of storing commercial vehicles and material associated with the HVAC business, he operates. This represents a permitted use in the "HB" zone. Mr. Gainer asked if the applicant planned to utilize the commercial garage for office or other related operations that would require installation of a bathroom or shower facilities.

Mr. DePaoli responded that there are no plans to install a bathroom or shower facilities, resulting in no requirements to connect to the on-site subsurface sanitary treatment system and well.

Mr. Gainer reviewed the technical and statutory requirements relative to Town Code section §215-47C (Site Plans).

Dr. Bloom asked if an entrance to the commercial garage would be located off of Old Route 22.

Mr. DePaoli responded, no his business vehicles will enter into the commercial garage off of Fenwood drive. The dwelling entrance shall remain the same entering off of Old Route 22. His objective is to maintain the rural character of the neighborhood from Old Route 22. Additionally, Mr. DePaoli plans to fix the post and rail fencing that is disrepair and beautify the landscape by planting shrubs and trees. As part of the Site Plan revisions these technical items will be illustrated on the plan.

Mr. Gainer said as part of the Planning Board's review of the application, the project requires referral to the following agencies:

- Dutchess County Department of Planning (GML 239m referral); property lies along NYS Route 22.

- Town Fire Marshal
- Dutchess County Department of Health (if any expansion of the existing water supply SSTS is found to be necessary).

Dr. Bloom said the depth of the existing stone-lined drainage ditch inlet to the pipe under the driveway entrance at Fenwood Drive, being the edge of the roadway, is a hazard and asked Mr. Depaoli if he had plans for site improvements.

Mr. Depaoli responded that he is willing to work with the Town's Highway Department to correct the condition as part of his site improvements.

Chairman Brehm scheduled a site inspection for February 08, 2020 at 9:00a.m.

Motion by Ms. Rennolds to authorize the Planning Board secretary to perform the necessary referral to Dutchess County Department of Planning (GML 239m referral); Town Fire Marshal, and Highway Department.

Second by Mr. Vollmer. Chairman Brehm asked for discussion.

All were in favor and the Motion carried.

Mrs. Pitt asked if signage would be proposed to be installed.

Mr. Depaoli said he is considering installing signage in the future.

Mr. Gainer reviewed with Mr. DePaoli lighting plan (if any exterior lighting is proposed) for the proposed commercial garage.

ANNA LINDSTROM (CASSON)

Further Discussion/Lot Line Realignment

4 Dodge Road

Pawling, NY 12564

Grid Number: 134089-6857-00-50630

Ruth Williams

18 Old Route

Pawling, NY 12564

Grid Number: 134089-6957-00-561294

Chairman Brehm said the application is a Lot Line Adjustment for Anna Lindstrom-Casson, 4 Dodge Road and Ruth Williams, 18 Old Route 55 in the R-3 Zoning district.

Mr. Johnson said this application proposes a lot line adjustment between two adjacent parcels. Currently, the Anna Lindstrom Casson parcel comprises 1.4± acres and Ruth Williams parcel is 24.37± acres. The proposal has been revised to transfer 0.65± acres of land from Ruth Williams's lot to Anna Lindstrom-Casson. After the transfer, the Anna Lindstrom Casson parcel will become 2.0± acres, while the Ruth Williams lot will be reduced to 23.8± acres. The land transfer is to permit Lindstrom to construct a detached 3 car garage on the parcel to the north of the existing residence, with an accessory apartment above. The residence shall be converted to a single family. They will be fully compliant with all setback requirements. The latest proposal now includes an accessory apartment in the garage which requires a Special Use Permit pursuant to §215-17.1.

Mr. Vollmer said these properties lie within the R-3 Zoning district, does the applicant have to comply with the acreage for said district.

Mr. Johnson responded that the Williams family does not choose sell additional land, and the applicant is making the lot less conforming therefore, they do not have to meet the zoning district acreage. He explained that the applicant plans to construct a master bedroom suite addition off of the back of the house.

Mr. Gainer said the existing residence is served by an onsite well and sanitary sewer disposal system. It must be established whether the onsite existing utilities have adequate capacity to handle these additional domestic demands. The analysis as to the adequacy of these facilities will be subject to the review and approval by Dutchess County Department of Health, as well any utility expansions. Mr. Gainer said as part of the Planning Board's review of the application, the project requires referral to the following agencies:

- Dutchess County Department of Planning (GML 239m referral); property lies along NYS Route 22.
- Town Fire Marshal
- Dutchess County Department of Health (if any expansion of the existing water supply SSTS is found to be necessary).

Ms. Rennolds asked how the proposed site development grading can be obtained to construct the three car garage.

Mr. Johnson said re-grading and possible some rock removal will be necessary to construct the garage. The exterior of the structure in which an accessory apartment front will be on grade of the parking area, while the apartment above will be at grade at the rear of the building.

Motion by Ms. Rennolds to authorize the Planning Board secretary to perform the necessary referral to Dutchess County Department of Planning (GML 239m referral); Town Fire Marshal.

Second by Mr. Vollmer. Chairman Brehm asked for discussion.

All were in favor and the Motion carried.

Chairman Brehm scheduled a site inspection for February 08, 2020 at 8:30 a.m.

CHRIS LALLO

14 Sage Road

Pawling, NY 12564

Grid Number: 134089-6957-03-406257

Escrow Release/Environmental Permit

No one was present representing Mr. Lallo

Chairman Brehm said the property is located at 14 Sage Road. A letter dated January 15, 2020 from Mr. Lallo requesting escrow release in the amount of \$75.00 was received. Mr. Lallo completed a project to construct a detached garage, which required review by the Environmental Director, Mr. Walter Artus.

Motion by DR. Bloom to recommend to the Town Board to release escrow in the amount of \$75.00 to Mr. Christopher Lallo.

Second by Mrs. Pitt. Chairman Brehm asked for discussion.

All were in favor and the Motion carried.

GREEN LUMBER COMPANY

Bond Release/Environmental Permit

Estate of Leonora Walling
South White Rock Road
Holmes NY 12564
Grid Number: 134089-6856-00-424122

No one was present representing Mr. Lallo

Chairman Brehm said the property is located at South White Rock Road, the applicants were before the Board for an Environmental Permit for a Timber harvesting project. A letter dated January 28, 2020 from Greene Lumber Company requesting bond release in the amount of \$5,000.00 was received. Mr. Joseph Szilagyi Code Enforcement Officer performed a site inspection. The project is complete.

Motion by Dr. Bloom to recommend to the Town Board to release Bond in the amount of \$5,000.00 to Mr. Green Lumber Company.

Second by Mrs. Pitt. Chairman Brehm asked for discussion.

All were in favor and the Motion carried.

MINUTES

Mr. Cioppa Motion to approve the Minutes of January 06, 2020 and January 21, 2020 as read.

Second by Mrs. Pitt. Chairman Brehm asked for discussion.

All were in favor and the Motion carried.

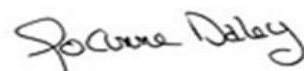
NEW BUSINESS

There was no business discussion this evening.

ADJOURNMENT

On a Motion by Mrs. Rennolds and seconded by Dr. Bloom to adjourn the meeting at 8:30p.m. All were in favor and the Motion carried

Respectfully submitted



JoAnne Daley
Recording Secretary