

PRESENT Dr. Thomas Bloom Vice Chairman, Aaron Cioppa, Jay Erickson, Mark Friedman, Stephen Jobe and Gregory Bernard.

EXCUSED: Chairman George Brehm.

ALSO PRESENT: Ronald J. Gainer PE, Michael Liguori Esq., from Hogan & Rossi Law firm.

CONTENT: Hannaford To Go (Site Plan), Erik and Casie Hansen (Special Use Permit for Accessory Apartment) Gary Malouf (Environmental Permit), August Oepen (Environmental Permit) and Minutes.

Chairman Brehm is excused this evening. Vice Chairman Bloom opened the meeting at 7L00p.m. and then led the salute to the flag.

HANNAFORD to GO

Administration/Site Plan Public Hearing

Hannaford to Go

162 Route 22

Pawling, NY 12564

GRID NUMBER: 134089-7056-00-519080

Mrs. Brandee Nelson was present from Tighe and Bond.

Vice Chairman Bloom said Hannaford Brothers is located at 162 NYS Route 22 in the Highway Business "HB" Zoning district. Vice Chairman Dr. Bloom read the public notice and opened the Public Hearing.

Mrs. Nelson said the application is to add a "Hannaford to Go" on line shopping service at the existing supermarket. This service allows a customer to place their grocery orders online. Store staff does the shopping for the order, and stores it in a designated location in the store. When the customer arrives at the store and parks in a designated "Hannaford to Go" parking spot, they send a text to the "Hannaford to Go" associate. The associate then exits the store at the Hannaford to Go service egress door and delivers the groceries to the customer's vehicle, finishing the transaction using a tablet device. Hannaford's began rolling out this service three years ago to allow for contactless grocery shopping options. Mrs. Nelson presented the illustrated plans. Based on the Towns request, the five proposed parking spaces are now distributed over seven existing parking spaces. The spaces will be 9 feet wide with a 3.5-foot-wide striped access aisle between the parking spaces, and providing space for the store employees to move the shopping cart out of the drive aisle during the transaction. The crosswalk nearest the Hannaford-To-Go spaces will be repainted at the time the parking stalls are painted.

Mr. Gainer reviewed his memorandum dated March 15, 2022. The Board then declared this application a Type II SEQRA action, concluding the Boards responsibilities.

Motion by Mr. Cioppa to opened the Public Hearing at 7:03p.m.

Second by Mr. Bernard.

All were in favor and the Motion carried.

There were no comments from the audience.

Motion by Mr. Bernard to close the Public Hearing at 7:04 p.m.

Second by Mr. Erickson.

All were in favor and the Motion carried.

Mr. Bernard asked if legal cross easements between 158 Route 22 LLC and Hannaford's Brothers exists.

Mrs. Nelson said at this time, she is not aware of what easements exist between the two parcels. She will research the property's easements and then provide an answer to the Planning Board.

The Board placed Hannaford's to Go on the April 04, 2022 agenda for action on a Site Plan resolution.

GIRLS SCOUTS OF GREATER NEW YORK

Public Hearing/Site Plan

Camp Kaufman

81 Camp Road

Pawling, NY 12564

Grid Number: 1340859-6955-00-070854

Mr. Adam Thyberg from Insite Engineering, Nina Lesser and Rohaen Wilks from Peter Gisolfi Associates, LLP Architects firm was present.

Vice Chairman Bloom said the property is located at 81 Camp Road Holmes, NY.

Mr. Thyberg said there has been a few modifications to the Site Plan. They are meeting with the Fire Marshal on March 22, 2022. The soil testing has been completed, and the sanitary disposal sewer system (SSDS) design will be forthcoming.

Mr. Gainer said the applicant continues to work on all technical and statutory items.

Vice Chairman Dr. Bloom read the public notice.

Motion by Mr. Cioppa to open the Public Hearing at 7:14p.m.

Second by Mr. Bernard.

All were in favor and the Motion carried.

There were no comments by the public.

Motion by Mr. Bernard to close the Public Hearing at 7:15p.m.

Second by Mr. Erickson.

All were in favor and the Motion carried.

Vice Chairman Dr. Bloom said the applicant will be placed on the April 18, 2022 Planning Board agenda for a SEQRA determination and Site Plan resolutions.

ERIK AND CASIE HANSEN

Accessory Apartment Special Use Permit

312 Holmes Road

Holmes, NY 12564

Grid Number: 134089-11-6855-152505

Erik and Casie Hansen, landowners, were present.

Vice Chairman Bloom said the 3.69±-acre property is located at 312 Holmes Road in a R-3 Zoning district. The applicants are before the Board for an Accessory Apartment Special Use Permit.

Mrs. Hansen said the property contains a single family 4-bedroom residence, and a separate unoccupied 1-bedroom structure. They wish to utilize the 1-bedroom residence as an accessory apartment. The small residence is a total of 520 square feet one bedroom, and the main house is 3,400 square feet four bedroom with a sanitary sewage disposal system (SSDS).

Mr. Gainer reviewed his memorandum dated February 23, 2022.

The Board and Mr. Liguori discussed the need for compliance with the Code of the Town of Pawling for pre-existing, non-conforming lots. Mr. Liguori explained that when an application comes before the board for any approvals, all aspects of the Zoning code must be complied with on an individual lot. The intent of the Code is to allow a municipality the authority to take a look at the entire property.

Motion by Mr. Cioppa to declare Erik and Casie Hansen Special Use Permit for an Accessory Apartment a Type II action according to SEQRA. Therefore, no further action is necessary by the Board.

Second by Mr. Cioppa. Vice Chairman Dr. Bloom asked for discussion.

All were in favor and the Motion carried.

Motion by Mr. Bernard that the Planning Board refers Erik and Casie Hansen to the Zoning Board of Appeals for an area variance for front yard side back. Second by Mr. Erickson. Vice Chairman Dr. Bloom asked for discussion. All were in favor and the Motion carried.

Motion by Dr. Bloom to request the secretary to make the necessary referral.

Second by Mr. Bernard. Vice Chairman Dr. Bloom.

All were in favor and the Motion carried.

GARY MAULOUF

Administrative/Environmental Permit

62 Lakeview Drive

Holmes, NY 12531

Grid Number: 134089-6856-09-204583

Motion by Mr. Cioppa that the Board waives Chapter 111, Freshwater, Wetlands and Watercourse Protection; Sections as per 111-6 E(4)(c) (2, - 111-6.1, 111-6. A, and 111-6.C, public hearings, referrals to outside agencies and performance bond, and then refers this permit to the Stormwater Management Officer subject to:

- Proof of insurance (for liability, disability and worker compensation), with the Town of Pawling shown as an additional certificate holder.

Second by Mr. Jobe. Vice Chairman Dr. Bloom ask for discussion.

All were in favor and the Motion carried.

AUGUST OEPEN

Administrative/Environmental Permit

1552 Route 292

Holmes, NY 12531

Grid Number: 134089-6856-05-224912

Motion by Mr. Erickson that the Board waives Chapter 111, Freshwater, Wetlands and Watercourse Protection; Sections as per 111-6 E(4)(c) (2, - 111-6.1, 111-6. A, and 111-6.C, public hearings, referrals to outside agencies and performance bond, and then refers this permit to the Storm Manager Officer subject to:

- Mr. Walter Artus memorandum dated March 19, 2022, Page 2 #5, a) b) and c).
- Proof of insurance (for liability, disability and worker compensation), with the Town of Pawling shown as an additional certificate holder.

Second by Mr. Cioppa. Vice Chairman Dr. Bloom ask for discussion.
All in favor and the Motion carried.

MINUTES:

Motion by Mr. Cioppa to approve the Minutes of February 07, 2002 and February 22, 2022 as read.

Second by Mr. Friedman. Vice Chairman Dr. Bloom asked for discussion.

All were in favor and Motion carried.

NEW BUSINESS

i. ASPCA Subcommittee

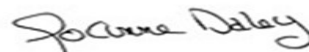
The ASPCA subcommittee consisted of three Board members. Since Mr. Vollmer is no longer on the Planning Board, Vice Chairman Dr. Bloom asked for volunteer to replace Mr. Vollmer.

Mr. Friedman said he would become the third member on the ASPCA architectural/ landscape photometric subcommittee.

ADJOURNMENT

On a Motion by Mr. Erickson and seconded by Mr. Freidman to adjourn the meeting at 8:30p.m. All were in favor and the Motion carried.

Respectfully submitted,



JoAnne Daley
Recording Secretary

non-approved minutes