

PRESENT: Dr. Thomas Bloom, Vice Chairman, George Brehm Chairman, Gregory Bernard, Mark Friedman, Jay Erickson and Steve Jobe.

EXCUSED: Aaron Cioppa

ALSO PRESENT: Ron Gainer P.E. and Michael Liguori Esq. from the firm of Hogan and Rossi.

CONTENTS: Erick and Casie Hansen, Special Use Permit for an Accessory Apartment, Girls Scouts of Greater New York Site Plan, Pawling Self Storage Signage, Tremson Corporation Site Plan, American Tower Inc Telecommunication co-locator Site Plan, Laura Harrison, Environmental Permit and New Business.

ERIK AND CASIE HANSEN

312 Holmes Road
Holmes, NY 12531
Grid Number: 134089-11-6855-152505

Public Hearing/Special Use Permit
Accessory Apartment

Mr. and Mrs. Erik Hansen landowners were present.

Vice Chairman Dr. 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 a Public Hearing for an Accessory Apartment Special Use Permit. Vice Chairman Dr. Bloom read the public notice and then opened the Public Hearing at 7:03p.m.

There were no comments from the audience.

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

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

All were in favor and the Motion carried.

Mr. Jobe read into the records Resolution # 8 of 2022 for Erik and Casie Hansen Special Use Permit approval located at 312 Holmes Road (Copy in file). Grid Number: 134089-11-6855-152505.

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

Role call:

Chairman George Brehm abstain.

Gregory Bernard aye

Stephen Jobe, aye.

Vice Chairman Dr. Bloom, aye.

Jay Erickson, aye

Aaron Cioppa, excused.

Mark Friedman, aye

GIRLS SCOUT OF GREATER NEW YORK

Further Discussion/Site Plan

Camp Kaufman

81 Camp Road

Holmes, NY 12531

Grid Number: 134089-6955-00-070854

Mr. Adam Thyberg from Insite Engineering, was present representing GSGNY.

Vice Chairman Bloom said the property is located at 81 Camp Road Holmes, NY in a R-4 Residential Zoning District.

Mr. Thyberg updated the Board on the status of NYCDEP and DCBOH approvals. The delay was due to inclement weather for the SDDS and stormwater infrastructure onsite inspection by NYCDEP.

Mr. Gainer said the project has before the Board for an extended period of time. The Board performed a site inspection in January. The necessary procedural referrals have been completed by the Planning Board. This evening the SEQRA and Site Plan resolutions have been prepared.

The Board discussed the landscaping, architectural design plans.

Mr. Thyberg responded on plans that illustrate several deciduous trees to the south, evergreen trees to the north west there were incorporated into the plans.

The Board discussed if an additional condition on the architectural review should be added to the Site Plan resolution. Following discussion the consensus of the Board agreed not to add any additional conditions. The members felt it is important to be consistent on all Site Plans.

Mr. Bernard read into the records Resolution # 9 of 2022 for Girl Scout of Greater New York Negative Declaration Notice of Determination of No Significance SEQRA located at 81 Camp Road, Holmes NY (Copy in file). Grid Number: 134089-6955-00-070854

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

Role call:

Chairman George Brehm abstain.

Jay Erickson, aye

Gregory Bernard aye

Aaron Cioppa, excused.

Stephen Jobe, aye.

Mark Friedman, aye

Vice Chairman Dr. Bloom, aye.

Mr. Friedman read into the records Resolution # 10 of 2022 for Girl Scout of Greater New York Site Plan and Special Use Permit located at 81 Camp Road, Holmes NY (Copy in file). Grid Number: 134089-6955-00-070854.

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

Role call:

Chairman George Brehm abstain.

Jay Erickson, aye

Gregory Bernard aye.

Aaron Cioppa, excused.

Stephen Jobe, aye.

Mark Friedman, aye

Vice Chairman Dr. Bloom, aye.

PAWLING SELF STORAGE

New Application/Signage

133 NYS Route 22

Pawling, NY 12564

Grid Number: 134089-705-00-441006

Mr. Mike Gyory managing member of the Pawling Self Storage LLC., was present.

Vice Chairman Dr. Bloom said the property is located at 133 NYS Route 22 in the Highway Business Zoning District. The applicants are before the Board for a sign approval. Currently the sign has been installed. He has had comments from Board members that the sign is loud and not in keeping with character of the neighborhood.

Mr. Gyory said he is seeking sign approval this evening and apologized for putting the cart before the horse.

Vice Chairman Dr. Bloom said the sign should blend in by using more earth tone colors as presented on the existing building.

The Board reviewed the illustrated sign drawings.

Chairman Brehm said the signage is loud, his preference is to change the colors to an earth tone or muted back ground color.

The Board members finds the graphics and font acceptable, they are not in favor of the loud yellow background.

Vice Chairman Dr. Bloom suggested the applicant revise the sign colors and submit the illustrated renderings to the Board prior to the May 16, 2022 meeting. The Board shall review the renderings working with the applicant on an approval.

TREMSON CORPORATION

New Application/Site Plan

84 Libby Lane

Pawling, NY 12564

Grid Number: 14089-7057-00-190695

No one was present from the Tremson Corporation; therefore, the application has been tabled. The applicant has been placed on the May 16, 2022 agenda.

Motion by Chairman Brehm to refer Tremson Corporation to Mr. Ron Gainer for technical review.

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

All were in favor and the Motion carried.

AMERICAN TOWER INC.

New Application/Site Plan

T-Mobile

124 Penny Road

Pawling, NY 12564

Grid Number: 134089-6957-00-098800

The Board is in receipt of an email from Cullen Morgan stating due to geographic locations of their offices, no one can attend this evenings meeting. A request was made for the Board to continue procedural processing of this application.

Vice Chairman Dr. Bloom said the property is located at 124 Penny Road. Mr. Gainer will present the application to the Board.

Mr. Gainer said the application involves a request for collocation of T-Mobile Northeast wireless communication antennae on an existing camouflaged monopine tower located at 124 Penny Lane, along with ancillary equipment at its base. The tower lies in a 7.8-acre parcel owned by Pawling Land Conservation Co., LLC. The 130-foot tower originally received Special Use Permit and Site Plan approvals in 2015 to permit its construction. Currently, only New Cingular Wireless PCS (AT&T) antennas and appurtenant base equipment are in place at the facility. The project plans improvements include the following:

- Installation of (8) antennas (set at a centerline height of 133 feet).
- 10' x 15' concrete pad at grade (located to the rear of the tower location).
- Appurtenant power and cellular communication cabinetry on the pad.
- 50KW Generac diesel emergency genitor/automatic transfer switch gear.

Mr. Gainer continued reviewing the following:

- Approval Procedures.
- Application Requirements.
- SEQRA.
- Referrals.
- Procedural/technical comments.

The Board discussed the project and agreed that the tower is pre-existing therefore, the application did not warrant a site inspection.

Motion by Mr. Friedman that the Planning Board acknowledges American Tower Inc, T-Mobile collocation on the telecommunication tower located at 124 Penny Road. subject to the following:

- The necessary referral be made by the Board's secretary.
- Waive the site inspection.

Second by Mr. Jobe. Vice Dr. Bloom asked for discussion.

All were in favor and the Motion carried.

Motion by Mr. Bernard to schedule a Public Hearing for the June 06, 2022 Planning Board meeting.

Second by Mr. Jobe. Vice Dr. Bloom asked for discussion.

All were in favor and the Motion carried.

LAURA HARRISON

387 Cushman Road

Pawling, NY 12564

Grid Number: 134089-6955-00-668578

New Application/Environmental Permit

Mr. Paul Lynch was present representing Mrs. Harrison.

Vice Chairman Dr, Bloom said the property is located at 387 Cushman Road.

Mr. Lynch said the development proposals involves a construction of a 2-family bedroom residential dwelling on lot #2 of the Vincent Subdivision, which was approved by the Planning Board in 2000. Significant areas of steep slopes exist throughout the tract and must be traversed to access the house location. The property will be served by a private onsite well and pump up SSTS. A SSTS approval has been granted by the Dutchess County Board of Health. The house will lie near the center of the property, and an 850 long driveway will be constructed, in order to reach the SSTS.

Mr. Bernard asked how much cut and fill is required to construct the drive.

Mr. Lynch explained the amount of bank fill to reach the SSTS. The access drive proposed will consist of the least amount of land disturbance. The trucks entering the property will use Route 22 to Route 311 and then onto Cushman Road to access the site.

Mr. Gainer reviewed his memorandum dated April 05, & revised April 29, 2022. The items discussed were the Initial Consideration, Completeness of Application, Site Inspection, Town Environmental Consultant, Referral, Outside Agency Permitting, SEQRA, Technical Issues, and Planning Board Actions. Mr. Gainer discussed the landowner seeks to pave 100 feet into the site and then maintain the remainder of the driveway as gravel.

Mr. Erickson said this parcel is very restricted between wetland and steep slopes, that it is basically an unbuildable with very limited buildable areas. Therefore, it is obvious there is limited area to construct a SSTS.

Motion by Mr. Erickson that the Planning Board declares Laura Harrison Environmental Permit a Type II action according to SEQRA.

Second by Second by Mr. Jobe. Vice Dr. Bloom asked for discussion.

All were in favor and the Motion carried.

Motion by Mr. Erickson that the Planning Board refers Laura Harrison Environmental Permit to the Storm Manager Office for issuance of the permit subject to the following conditions:

- Waive the site inspection.
- All conditions noted in Mr. Gainer technical memorandum dated April 05, rev April 28, 2022 are resolved prior to issuance of Environmental Permit.

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

All were in favor and the Motion carried.

NEW BUSINESS

i. Petition to Rezone David and Maryann Simmons referral from the Town Board.

Mr. Liguori has performed a cursory review of the 1978 Buhlerer subdivision file. A resolution from 1984 was documented in the file that warrants further research. Moving forward the applicant's attorney will need to have a tile search completed. Currently the latest documents leave open questions as to whether further subdivision could be forthcoming. Prior to the Planning Board performing studies on the entirety of the rezoning, the legal aspects of the private road and Boards recommendation on potentially rezoning to a residential zoning district is the first priority.

Following discussion the Board agreed a letter will be sent to the Town Board requesting a time extension be granted to the Planning Board allowing adequate time to research the files, and for Mr. Liguori to speak with the applicant attorney.

ii. ASPCA Landscape and Architectural Subcommittee update.

The subcommittee presented an update to the Planning Board on the latest architectural renderings.

Following discussion the Board decided that a letter would be sent to ASPCA stating: The Architectural review subcommittee reported to the Planning Board at the May 02, 2022 meeting, it is the Boards position that they are currently not satisfied with the Architectural renderings. The Board is not ready to grant conditional final approval on May 16, 2022. There are several outside agencies approvals unsatisfied, and more importantly the Board and applicant have not closed on the latest architectural changes. At this time we are reluctant to grant conditional final approval because of these outstanding conditions.


iii. Planning Board Drop Box

The Board discussed how the box drop could be organized to be the most beneficial to the entire Board.

ADJOURNMENT

On a Motion by Mr. Erickson and seconded by Mr. Freidman to adjourn the meeting at 8:40 p.m. All were in favor and the Motion carried.

Respectfully submitted,



JoAnne Daley
Recording Secretary

non-approve minutes