

PRESENT: Vice Chairman, Dr. Thomas Bloom, Corinne Pitt, William Vollmer, Aaron Cioppa, Mark Friedman, and Jay Erickson.

EXCUSED: George Brehm Chairman

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

CONTENTS: PTM Auto Sales LLC. (Site Plan) Sarka and Timothy Leff (Special Use Permit) and Minutes.

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

PTM AUTO SALES LLC. Further Discussion - Site Plan, Special Use Permit
1249 NYS Route 22
Pawling, NY 12564
Grid Number: 134089-11-7058-631821

Mr. Jorge Merchan Landowner, was present.

Vice Chairman Dr. Bloom said the property is located at 1249 NYS Route 22 in the Highway Business "HB" Zoning District.

Motion by Mrs. Pitt to grant PTM Auto Sales LLC a 45 day time extension beginning May 17, 2021 and ending June 24, 2021.

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

Role call:

Chairman George Brehm excused. Mark Friedman, aye. Dr. Bloom, aye.
Aaron Cioppa, aye. Corinne Pitt, aye. Jay Erickson, aye.
William Vollmer, aye.

SARKA & TIMOTHY LEFF New Application/Special Use Permit
116 Cox Road
Pawling, NY 12564
Grid Number: 134089-7156-00-023196

Vice Chairman Dr. Bloom said the application is for a Special Use Permit application for Sarka and Timothy Leff. The applicant has a two-car garage/barn designed with storage space above. They are proposing to convert the storage space into a guest room and bath, creating living space for their family members to have a place to stay overnight when visiting.

Mrs. Leff explained that a Sanitary Sewer Disposal System is proposed to service the barn/garage building. The system is located in the front yard, and subject to review/approval by Dutchess County Department of Health and New York City

Department of Environmental Protection. The DCBOH approval is pending the issuance of the Town of Pawling SEQRA Determination. The NYCDEP approval was obtained on April 22, 2021. No new exterior lighting is being proposed from the walkway between the primary residence and barn/garage.

Mr. Gainer reviewed his memorandum dated May 13, 2021 with the Board. This application involves an existing, developed 1.23 acre residential lot along the west side of Cox Road, just prior to the cul-de-sac. The property owner proposes to convert the upper floor of an existing barn/garage for use as an accessory apartment/quest cottage. Guest cottages are permitted by Special Use in the CD-5 Zoning district. However, it is noted that, per both §215-46 (Special Permit) and §215-47 Site Plans) Code section states no separate Site Plan approval is required for accessory apartments. Since a bedroom is being added to the present garage, a new SSTS is proposed to service the additional wastewater. No exterior changes or site construction is proposed.

A short EAF and project narrative has been filed by the applicant. Pursuant to New York State Environmental Quality Review Act (SEQA) Title 6 NYCRR Part 617 Regulations now in effect, as specified in 617.5c (11) construction of expansion of a single family, two family or three family residence on an approved lot, including extension of utility services, are now classified as Type II actions. Such actions are not subject to any environmental review, as they have been determined not to have a significant impact on the environment. As such, the Planning Board should merely classify the matter as such upon initial review of the application and this will conclude your SEQRA responsibilities. Procedurally, the Board is obligated to conduct a Public Hearing pursuant to the criteria specified in Code section §215-46.

Vice Chairman Dr. Bloom asked if the Board members had any additional questions.

The Board discussed the merits of scheduling sit inspections, for the health safety and welfare of the applicant and neighborhood.

Mr. Friedman suggested the Board schedule a site inspection, for the sake of consistency as the Board recently conducted another site inspection for a similar project.

The Board scheduled a site inspection for Thursday June 03, 201 at 5:00p.m.

Motion by Mr. Erickson to direct the Planning Board secretary, as part of the Planning Board's review of the application, to submit required project referrals to the following agencies:

- Dutchess County Department of Health approval of proposed SSTS).
- New York City Department of environmental protection (SWPPP & SSTS).
- Town Fire Marshall.

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

Role call:

Chairman George Brehm excused. Mark Friedman, aye. Dr. Bloom, aye.

Aaron Cioppa, aye.
William Vollmer, aye.

Corinne Pitt, aye. Jay Erickson, aye.

Motion by Mrs. Pitt to declare Sarka and Timothy Leff, Special Use Permit application a Type II action according SEQRA, therefore, no further action is necessary by the Board.

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

Role call:

Chairman Brehm excused. William Vollmer, aye Jay Erickson, aye
Corinne Pitt, aye Dr. Bloom, aye Aaron Cioppa, aye
Mark Friedman, aye.

MINUTES

Motion by Mr. Cioppa to approve the Minutes of April 05, 2021, April 19, 2021 and May 03, 2021 as read.

Second by Mr. Freidman. Vice Chairman Dr, Bloom asked for discussion.

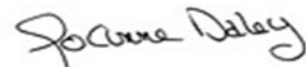
Role call:

Chairman Brehm excused. William Vollmer, aye Jay Erickson, aye
Corinne Pitt, aye Dr. Bloom, aye Aaron Cioppa, aye
Mark Friedman, aye.

ADJOURNMENT

On a Motion by Mr. Erickson and second by Mrs. Pitt to adjourn the meeting at 8:00p.m.
All were in favor and the motion carried.

Respectfully submitted



JoAnne Daley
Recording Secretary

non - approved minutes