

PRESENT: George Brehm Chairman, Dr. Thomas Bloom Jay Erickson, Aaron Cioppa, Mark Friedman, Greg Bernard.

EXCUSED: Steve Jobe

ALSO PRESENT: Ronald J. Gainer P.E.

CONTENT: American Tower Inc., Site Plan, High Meadow farm Special Use permit for an Accessory Apartment, Christopher & Ellen Meagher Lot Line Adjustment, Pawling Development Corporation Escrow Release and Minutes

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

AMERICAN TOWER INC.

Public Hearing/Site Plan
TCT-2022-001

T-Mobile
124 Penny Road
Pawling, NY 12564
Grid Number: 134089-6957-00-098800

Mr. Ryan Clark from Centerline Communications T-Mobile Inc. was present.

Chairman Brehm said the property is located at 124 Penny Road in an R-4 Zoning District. Chairman Brehm read the public notice and opened the Public Hearing.

Mr. Clark said the application involves a request for colocation 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 antennas will be placed at 119-foot height on the tower. Currently, only New Cingular Wireless PCS (AT&T) antennas and appurtenant base equipment are in place at the facility

The Board held discussion on the current number of the co-locators existing on the tower.

Mr. Gainer responded that currently there is only one cellular company located on the tower. A T&T is located on the highest level of the tower. Based on site plan review Mr. Clark advised that that Dish Network will be forthcoming to the Board as a third co-locator.

Chairman Brehm asked if T-Mobile was 5G capable.

Mr. Clark responded T-Mobile will have 5G capabilities.

Mr. Gainer said the project represents an "Unlisted" action pursuant to SEQRA. A full EAF-Part 1 has been filed by the applicant. It does not appear that there are any other involved agencies, as so the Board may act as soon as it believes that have all the information required to make a SERQA determination. Following the Public Hearing, if the Board so chooses, Resolutions including a SEQRA determination and Site Plan/Special Use Permit can be prepared

Chairman Brehm opened the meeting to the Public.

There were no comments made by the Public.

Motion by Mr. Erickson to close the Public Hearing.

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

All were in favor and the Motion carried.

HIGH MEADOW FARMS

687 Old Quaker Hill Road

Pawling, NY 12564

Grid Number: 134089-7157-00-417199

New Application/Accessory Apartment

Special Use Permit /Environmental Permit

SUP 2022-003

Ms. Dawn McKenzie from the firm of Insite Engineering and Ralph Mackin from Mackin Architects were present.

Chairman Brehm said the property is located at 687 Old Quaker Hill Road in a CD-5 Zoning District. The applicant is seeking approval for an accessory apartment within an existing barn on the site.

Ms. McKenzie said they are here tonight for a Special Use Permit for an accessory apartment. The landowner plans to convert the upper floor of the existing barn for use as an "accessory apartment". The entire barn lies within the 100-foot control area of the existing pond on the property.

Mr. Mackin explained the barn consist of two levels. He presented illustrated drawings of the property, main house and barn (outside and interior). The proposed accessory apartment will include a second story deck, the accessory apartment is under 1200 square feet, which includes two-bedroom, kitchen and sitting room. The barn space downstairs is a large open space.

Mr. Erickson asked if the entrance to the second-floor apartment is a pre-existing stairway?

Mr. Mackin said they are creating a vestibule entrance into the building and then a foyer shall allow access to the second-floor apartment.

Mr. Erickson asked if the vestibule square footage is included in the total accessory apartment square footage?

Mr. Mackin said the apartment foyer and stairwell is included in the apartment total square footage. The proposed vestibule is separate from the accessory apartment.

Mr. Cioppa asked if the first floor will be utilized for parties?

Mr. Mackin said the first floor is proposed to be used as recreational space for the owners, and provide space for entertaining.

Dr. Bloom asked if any bathrooms are located on the first and/or second floors?

Mr. Mackin said the second floor has a powder room that will be renovated into a full bathroom.

Dr. Bloom asked if an existing sanitary sewer disposal system SSDS will serve the proposed accessory apartment?

Ms. Mc Kenzie responded the proposed apartment will utilize the existing SSDS in place which, at present, serves the main residence on the property. This will require that a new SSTS be constructed for the primary dwelling. Only minor exterior

changes are proposed to the structure. As part of the barn renovations, a new second story deck will be constructed, and additionally a lower level deck on the back of barn is proposed. A new septic tank and field will require DCBOH approval for the main house. There will be two separate systems. An Environmental Permit will be required for approval by the Town. They are asking if the special use permit for the accessory apartment could be conditions as issuance as part of a Certificate of Occupancy.

Chairman Brehm explained the Planning Board approvals are based upon outside agencies approval, which includes Dutchess County Board of Health.

Mr. Friedman asked if the exterior windows would be changed?

Mr. Mackin said they are seeking to aesthetically respect the older barn appearance. In addition to keeping the exterior building aesthetics, the interior will include a new two-zone heating/cooling system.

Mr. Bernard said the landowner has performed improvements to the building and landscaping on the property. These improvements have enhanced the property. It is apparent that the landowner cares about his property.

Motion by Mr. Bernard to grant concept approval to High Meadows Farm for a Special Use Permit for an Accessory Apartment.

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

All were in favor and the Motion carried.

Motion by Dr. Bloom Motion to refer High Meadow Farm application to Mr. Gainer. Dr. Bloom said Insite Engineering and Mr. Gainer can work together subject to;

- The Board being kept informed on the project's status.

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

All were in favor and the Motion carried.

Following discussion the Board waived the site inspection.

The Board scheduled a Public Hearing for July 05, 2022 for the Accessory Apartment Special Use Permit

CHRISTOPHER & ELLEN MEAGHER

15 & 25 Old Route 55

Pawling, NY 12564

Grid Number: 134089-6957-00-593155

134089-6957-00-510173

New Application/Lot Line Adjustment

SUP 2022-001

Mr. Adam Thyberg from Insite Engineering was present.

Chairman Brehm said the property is located at 15 and 25 Old Route 55 in an R-3 residential Zoning District. The applicant is before the Board for a Lot Line Adjustment.

Mr. Thyberg said the proposed lot line adjustment is between two adjacent lots that they Meagher family owned. The lot sizes for 15 Old Route 55 is currently 19.96 acres and for 25 Old Route 55 is 31.75 acres for a cumulative total of 51.44 acres. The proposed adjustment would increase #15 or proposed lot #1 to 46.37 acres and

reduce #25 to 5.07 acres. The area proposed to be absorbed by #15 is forested land that contains steep slopes, and naturally drains onto #15. The applicant seeks to protect this part of the landscape through their continued ownership. Both lots would meet applicable zoning requirements, and both lots are over 5 acres.

Mr. Erickson asked if the main residence was located on #15.

Mr. Thyberg said the Meagher residence was formerly owned by the Hudson Artist Foundation. There are numerous structures on the property. The artist retreat portion of #15 did not happen and the property was purchased by the Meagher family. The road frontage is along Old Route 55.

The Board discussed code compliance issues relating to a Lot Line Adjustment.

Mr. Erickson asked for the total measurements of road frontage for on lot #2 (25 Old Route 55).

Mr. Thyberg responded 275 feet of road frontage exist for #25. Mr. Thyberg asked the Board if a Public Hearing could be scheduled for this application.

Motion by Mr. Erickson to grant concept approval to Christopher and Ellen Meagher Lot Line Adjustment, located at 15 Old Route 55 and 25 Old Route 55.

Second by Dr. Bloom. Chairman Brehm asked for discussion.

All were in favor and the Motion carried.

Motion by Dr. Bloom Motion to refer Christopher and Ellen Meagher Lot Line Adjustment, located at 15 Old Route 55 and 25 Old Route 55 application to Mr. Gainer. Dr. Bloom said Insite Engineering and Mr. Gainer can work together subject to:

- The Board being kept informed on the project's status.

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

All were in favor and the Motion carried.

Following discussion the Board waived the site inspection.

The Board scheduled a Public Hearing for July 05, 2022 for the Lot Line Adjustment application.

PAWLING DEVELOPMENT CORPORATION

5 Debbie Lane

Pawling, NY 12564

Grid Number: 134089-6957-00-117483

Administrative/Escrow Release

Environmental Permit

EP 2021-005

Chairman Brehm said the property is located at 5 Debbie Lane. A letter was received from Mr. Steve Parrino dated May 24, 2022 requesting release of escrow in the amount of \$250,00, for the reason the property was sold. It has been confirmed by Mrs. Daley that no fees are owed.

Motion by Mr. Friedman to recommend to the Town Board release the escrow in the amount of \$250.00 to Mr. Steve Parrino.

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

All were in favor and the Motion carried.

APPROVAL OF MINUTES:

Motion by Mr. Friedman to approve the Minutes of May 02, 2022 as read.

Second by Dr. Bloom. Chairman Brehm asked for discussion.

All were in favor and the Motion carried.

NEW BUSINESS

i. Livestreaming Meetings

Mr. Friedman acknowledged that the Board began livestreaming the Planning Board meetings this evening.

Mr. Erickson thanked the citizens for being engaged in Planning Board meetings. He said that people are welcomed to join the Board meeting in person and they look forward to the public communication via sending letters to the members of the Board.

ADJOURNMENT

On a Motion by Mr. Erickson and seconded by Mr. Freidman to adjourn the meeting at 8:15 p.m. All were in favor and the Motion carried.

Respectfully submitted,



JoAnne Daley
Recording Secretary

non-approved minutes