

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

EXCUSED: Dr. Thomas Bloom.

ALSO PRESENT: Greg Bolner P.E. from the firm of CPL Engineering, Ronald J. Gainer P.E. and Michael Liguori Esq., from Hogan & Rossi Law firm

CONTENTS: Patrick Fay (Special Use Permit, Public hearing) Hannaford Brothers (Site Plan) Guy Philips (Environmental Permit) Estate of Peter and Marten Muller (Subdivision) and Minutes

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

PATRICK FAY Further Discussion/Special Use Permit
49 South Quaker Hill Road
Pawling, NY 12564
Grid Number: 134089-7055-00-955920

No one was present representing Mr. Fay.

Chairman Brehm opened the meeting and reads the Public Notice.

Chairman Brehm said the property is located at 49 South Quaker Hill Road in a CD-5 Zoning District. The Special Use Permit is for an accessory apartment.

Chairman Brehm opened the meeting to the Public.

There were no comments from the audience.

Chairman Brehm closed the meeting to the Public.

Mrs. Pitt read into the records Resolution #7 for a Negative Declaration under SEQRA for Patrick Fay located at 49 South Quaker Hill Road.

Tax Map # 134089-7055-00-955920 (copy in file).

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

Role call

Chairman Brehm aye. Dr. Bloom excused Jay Erickson, aye. Mark Friedman, aye

William Vollmer, aye Aaron Cioppa, aye. Corinne Pitt, aye.

Mr. Vollmer read into the records Resolution #8 for Patrick Fay Special Use Permit approval located at 49 South Quaker Hill Road.

Tax Map # 134089-7055-00-955920 (copy in file).

Second by Mr. Cioppa. Chairman Brehm asked for discussion

Role call

Chairman Brehm aye. Dr. Bloom excused Jay Erickson, aye. Mark Friedman, aye

William Vollmer, aye Aaron Cioppa, aye. Corinne Pitt, aye.

HANNAFORD BROTHERS Further Discussion/Waivers - Site Plan
Akindale Road
Pawling, NY 12564
Grid Number: 134089-7056-00-561152

Mr. Jay Lord, P.E. and Mrs. Brandee Nelson P.E. from Tighe and Bond were present.

Chairman Brehm said Hannaford Bothers is located at 7 Akindale Road. The Planning Board's subcommittee worked with the Hannaford Brothers landscape and photometric plans.

Mr. Erickson reviewed the landscape and photometric plan with Mrs. Nelson. The subcommittee shifted the landscape theme to include native plants, perennials, friendlier wildflower such as local pollinator's meadow flowers opposed to grass. The updated planting plan for the islands within the parking lot includes color blocks of individual perennials (aster, blue indigo, purple coneflower, bee balm etc). Shrubs and trees remain within the islands.

Randomized tree plantings along the store driveway from Akindale Road and along the road includes red maple, serviceberry and river birch species.

Furthermore, the evergreen tree species have been revised to include a mix of white pine, white spruce and junipers to provide landscape screening along the south east corner.

Mrs. Nelson explained how they want to provide a tidy defined apace near the eight (8) foot mowed edge adjacent to the curb and lawn area and around the meadow grass.

Mr. Erickson suggested the mowed edge be reduced four (4) to six (6) feet, to provide flexibility.

Mrs. Nelson concurred with Mr. Erickson suggestion. She continued on to discuss the landscaping along Akindale Road side of the building which creates breaking up the building mass. The plantings will consist of groupings of arborvitae and high bush blueberries.

Mr. Vollmer felt the revised landscape plan aesthesis created a gradual planting plan to blend in with the land behind the building

Mrs. Nelson said the light poles have been redesigned from a height of 21.5 feet, to a proposed poles height of 20 feet. There are 13 poles for the parking lot and eight (8) building mounted lights.

Chairman Brehm said if the Board concurs with the revised photometric plan, a Motion to waive the light poles height is requested by the applicant.

Motion by Mr. Erickson that the Planning Board per the Code of the town of Pawling waives the pole mounted lights from 20 foot to 21.5 feet in height, granting a waiver of 1.5 feet.

Second by Mrs. Pitt. Chairman Brehm asked for discussion

Role call

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

Mr. Erickson asked if any new development transpired on the walking path between Castagna Commerce Park and Hannaford Brothers.

Mrs. Nelson said she has spoken with Mr. Alex Wong, at this time their discussion have been preliminary.

Chairman Brehm explained the Board's safety concerns for people walking from Castagna Commerce Park along NYS Route 22 to the shopping stores.

There was discussion amongst the Board and Castagna team on the potential routes between the two properties, or installation of sidewalks along Route 22. The Board will hold further discussion with the Castagna team, as a majority of the path would be on the Castagna property.

GUY PHILLIP

New Application/Environmental Permit

1662 Route 292

Holmes, N.Y, 12564

Grid Number: 134089-66857-18-298043

Mr. Al Cappelli architect and Mr. William Colbert were present.

Chairman Brehm said the Board is in receipt of Mr. Artus memorandum dated June 09, 2021. The applicant is proposing to demolish an existing structure and then rebuild a residence on the same footprint as the existing structure. The property is located within 100 feet of Whaley Lake.

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 Storm Manager 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. William Vollmer. Chairman Brehm asked for discussion

Role call

Chairman Brehm aye. Dr. Bloom excused Jay Erickson, aye.

Mark Friedman, aye William Vollmer, aye Aaron Cioppa, aye.

Corinne Pitt, aye.

THE ESTATE OF MARTIN MULLER AND PETER MULLER

Administrative
Time Extension

Old Quaker Hill Road

Pawling, NY 12564

Grid Number: 134089-7157-00-311429

No one was present for the Estate of Peter and Martin Muller.

Chairman Brehm said the property is located at Old Quaker Hill Road in a CD-5 Zoning district. Insite Engineering has requested a 180-day time extension for a 2 lot(s) subdivision beginning July 21, 2021 and ending on January 21, 2022.

Motion by Mr. Cioppa to grant a 180-day time extension to The Estate of Martin Muller and Peter Muller for Final Subdivision approval beginning July 21, 2021 and ending on January 21, 2022.

Second by Mrs. Pitt. Chairman Brehm asked for discussion

Role call

Chairman Brehm aye. Dr. Bloom excused Jay Erickson, aye.

Mark Friedman, aye William Vollmer, aye Aaron Cioppa, aye.

Corinne Pitt, aye.

APPROVAL OF MINUTES:

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

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

Role call:

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

Aaron Cioppa, aye. Corinne Pitt, aye. Jay Erickson, aye.

William Vollmer, aye.

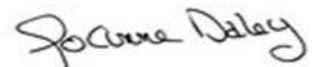
NEW BUSINESS

The Board discussed The Woods at Pawling being placed on the July 06, 2021 agenda. The next step is to review the Planned Development District zoning ordinance.

ADJOURNMENT

On a Motion by Ms. Rennolds and second by Mrs. Pitt 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