

PRESENT: Chairman George Brehm, Dr, Thomas Bloom, Corinne Pitt, Amie Rennolds, Aaron Cioppa, Eric Paulson and William Vollmer

ALSO PRESENT: Ronald J. Gainer, P.E.

CONTENTS: Gasland Petroleum (SEQRA declaration), Anna Lindstrom and Ruth Williams (Lot Line Adjustment) Lindstrom- (Accessory Apartment), John Nilsen (Amended Site Plan).

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

GASLAND PETROLEUM

Conditional "Site Plan" Resolution

NYS Route 22

Pawling, NY 12564

Grid Number: 134089-7055-00-486785

Mr. Zeidan Nesheiwat Vice president of Gasland Petroleum and Mr. Chris Lapine P.E. from the firm of Chazen Company were present.

Chairman Brehm said the property is located along NYS Route 22 in the Highway Business "HB" Zoning District. The applicant is here this evening for further discussion on the Gas Station/Convenience Store Site Plan.

Mr. Lapine provided the Board an update on the status of continued work with the outside agencies as follows;

- NYSDOT: Gasland Petroleum had to contract with a company to video investigate the NYSDOT drainage system. The work was completed and the video investigation report has been provided. DOT has since been provided a SWPPP which addressed their concerns with items 2 and 4 of DOT's prior letter. We explained that the project is being reviewed by NYCDEP for drainage, not DEC, which addressed their concern on item 3.
- DCDOH: DCDOH provided a letter in January approving the location of the well. The letter and well plan have been submitted to the Town.
- NYCDEP: the NYCDEP is waiting on the SEQRA determination by the Town's Planning Board prior to a full review of the Sanitary Sewer Disposal System plans.
- NYCDEP - Stormwater: Their February 2020 comment letter, currently can be formally submitted on the response of the NYSDOT video investigation drainage pipes video investigation.

Mr. Cioppa asked if Gasland Petroleum heard from the Chamber of Commerce on the new "Welcome to Pawling" signage.

Mr. Lapine said they have reached out to the Chamber of Commerce and haven't heard back from them. The applicant's plan are to replace the existing Chamber of Commerce "Welcome to Pawling" sign along the property frontage at its sole expense. There is limited area for its relocation, and the sign will be located in the same vicinity and will be very visible to motorist.

Ms. Rennolds read into the record Resolution #6 of 2020 for Gasland Petroleum Inc., Site Plan located at NYS Route 22. Tax map #134089-7055-00-486785. (Copy in file)

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

Role call:

Chairman Brehm aye	William Vollmer, aye
Amie Rennolds, aye	Corinne Pitt, aye
Dr. Bloom, aye	Aaron Cioppa, aye
Eric Paulson, aye.	

ANNA LINDSTROM

Further Discussion/Lot Line Adjustment

4 Dodge Road
Pawling, NY 12564
Grid Number: 134089-6857-00-5063

RUTH WILLIAMS

18 Old Route
Pawling, NY 12564
Grid Number: 134089-6957-00-561294

No one was present representing Anna Lindstrom and Ruth Williams.

Chairman Brehm said the application is for a Lot Line Adjustment for Anna Lindstrom-Casson, 4 Dodge Road and Ruth Williams, 18 Old Route 55 in the R-3 Zoning District. This application proposes a lot line adjustment between two adjacent parcels. Currently, the Anna Lindstrom-Casson parcel comprises 1.4± acres and Ruth Williams parcel is 24.37± acres. While the proposal originally was to transfer sufficient lands to bring the Lindstrom parcel up to the 3- acre minimum lot size requirement, the Williams lot will now become 23.8± acre while the Lindstrom lot will become 2.0 ± acres. Thus, the Lindstrom lot will remain sub-standard with respect to lot area. The Board is at a point to make a SEQRA declaration for this application.

Mr. Gainer explained the official Codes, Rules and Regulations of the State of New York Title 6 SEQRA regulations concerning Type II actions. A lot line adjustment is classified as a Type II action, thus the Board merely has to classify the matter as a Type II action according to SEQRA and this will conclude their SEQRA responsibilities.

Motion by Mrs. Pitt to declare Anna Lindstrom (Casson) 4 Dodge Road, Ruth Williams Old Route 55 Lot Line Adjustment, a Type II action according SEQRA, therefore, no further action is necessary by the Board.

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

Role call:

Chairman Brehm aye	William Vollmer, aye
Amie Rennolds, aye	Corinne Pitt, aye
Dr. Bloom, aye	Aaron Cioppa, aye
Eric Paulson, aye.	

Chairman Brehm said there is a bit of confusion as to whether or not an area variance would be required for the substandard lot. Following further review by the Town Attorney, Michael Liquori Esq., has recommended that the Planning Board refer the applicant to the Zoning Board of Appeals for a substandard lot size which will remain after the land transfer. The Board may consider taking this action on this application tonight.

Mr. Liquori said the rationale is that in order to conduct a special permit use the minimum acreage in the district is required to be met. See Chapter §215-17-1(D) which requires that “...*accessory apartment[s] must comply with all bulk requirements for a one-family residential lot.*” The Planning Board should act on the matter by referring to the ZBA for the grant of a variance. Once it has been referred by the Planning Board the applicant must still apply to the Zoning Board of Appeals by submitting an application and complying with the instructions on the ZBA application form. In anticipation of the applicant submitting for the August ZBA meeting, and in an effort to reduce timeframes, the Planning Board will hold its public hearing on the Special Permit (pursuant to Town Code Section §215-46) on September 8, 2020, and is prepared to move on the application at that meeting, pending a successful outcome at the August ZBA meeting.

Motion by Aaron Cioppa to refer Anna Lindstrom (Casson) 4 Dodge Road, Ruth Williams Old Route 55 to the Zoning Board of Appeals for an area variance per Town Code Section §215-17-1(D) which requires that “...*accessory apartment[s] must comply with all bulk requirements for a one-family residential lot.*”

Second by Ms. Rennolds. Chairman Brehm asked for discussion.

Role call:

Chairman Brehm aye	William Vollmer, aye
Amie Rennolds, aye	Corinne Pitt, aye
Dr. Bloom, aye	Aaron Cioppa, aye
Eric Paulson, aye.	

NEW BUSINESS

John Nilsen New Application/Amended Site Plan & Lot Line Adjustment/Assign an Engineer
374 NYS Route 292
Homes, NY 12564
Grid Number: 134089-6855-02-777823, 779813

Chairman Brehm recused himself from discussion due to a conflict of interest.

Acting Vice Chairman Ms. Pitt said that John Nilsen has submitted plans for an Amended Site Plan and Lot Line adjustment application for property located at 374 NYS Route 292. The applicant received Site Plan approval in 2016 and is currently proposing to enlarge the site through a lot line adjustment.

Motion by Mr., Cioppa to hire Ronald Gainer P.E. as the Planning Board's Engineer for the John Nilsen Amended Site Plan and Lot Line Adjustment application, located at 374 NYS Route 292, Holmes, NY. Tax map #134089-.6855-02-777823, 779813

Second by Ms. Rennolds. Acting Vice Chairman Ms. Pitt asked for discussion.

The Board discussed the amount of time required for current and older files to be scanned and then sent out to individual engineers on projects.

Role call:

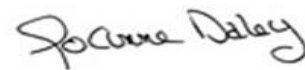
Chairman Brehm aye	William Vollmer, aye
Amie Rennolds, aye	Corinne Pitt, aye
Dr. Bloom, aye	Aaron Cioppa, aye
Eric Paulson, aye.	

Acting Vice Chairman Ms. Pitt placed the applicant on the August 03, 2020 Planning Board agenda for further discussion.

ADJOURNMENT

On a Motion by Ms. Rennolds and second by Mr. Paulson 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