

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

ALSO PRESENT: Greg Bolner P.E. from the firm of CPL.E.

CONTENTS: American Society For Recovery & Rehabilitation (Site Plan), Church of Latter Day Saints (Site Plan) Rafal Watola (2Lot(s) Subdivision).

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

AMERICAN SOCIETY FOR RECOVERY & REHABILITATION CENTER

Further Discussion/Site Plan

ASPCA

Intersection of NYS Route 22 and Route 55

Pawling, NY 12564

Grid Number: 134089-7056-00-257503

134089-7056-00-110487

Mr. Rick O'Rourke Esq., from the firm of Keane and Beane. Mr. James Caris AICP from JMC Planning Engineering, Landscape Architecture & Land Surveying PLLC, Robert Hesselback AIA, Lauren Martin Esq., were present.

Chairman Brehm said the property is located at the intersection of NYS Route 22 and 55 in the Mixed Business Industry (MBI) Zoning district. The property consists of two parcels totaling 84.42± acres. The Board conducted a site inspection on July 15<sup>th</sup>, 2020.

Mr. O'Rourke said the lead agency circulation time period has begun. Subsequently, the applicants have submitted revised site plans. The site inspection included a flown, the buildings corners and center driveway staked out for the board members. The ASPCA has mitigated the building height to be in harmony with the general visual character of the surrounding community and incorporated a high standard of architectural state of the art design.

Mr. Caris presented an illustrated site map of the existing and proposed grade. The proposed one (1) story building is marginally higher than the existing grade. All proposed buildings require a cut and fill to achieve the bottom of the footing elevation.

Chairman Brehm said during the site walk the visual placement of the planned construction of the new ASPCA rehabilitation and recovery center was clear illustrating the three interconnecting buildings.

Ms. Rennolds asked what is the existing grade above sea level?

Mr. Caris explained the high point is +700.0 feet above sea level. The proposed building is one (1) story, 15 feet in height.. The drawings indicate site grade in the building footprint ranging from +692.0 to +670.0, finished first floor range, and +678.0 to +674.0 middle finished floor, and + 674.0 front building. The building is stepping down across the property.

Chairman Brehm said the parking spaces remain an open item. The applicant respectfully requests that the Planning Board consider reduction of the size requirement of the parking spaces to 9 wide x 18, long. He recommends Mr. O' Rourke and Mr. Caris discuss submittal of a formal parking waiver request to the Planning Board. Chairman Brehm said §215-34 addresses, 10 x 20 parking spaces, or a 10x 18 if the vehicles do not extend over the walkway, etc.

Mr. Caris clarified that the waiver shall be a request from the formal dimensional parking space sizes requirement's pursuant to Town code Section §215-34. Additionally, the nature of the proposed facility does not involve transient drivers looking for parking spaces or customers with shopping carts loading their vehicles. The space will only be utilized by employees of the ASPCA. Furthermore, reducing the size requirements of the parking spaces will decrease the amount of new impervious surfaces.

Chairman Brehm said that this application is at a pint where a referral can be made to the Zoning Board of Appeals pursuant to Code of the Town Section §215-18.

Motion by Ms. Rennolds to refer American Society for Recovery and Rehabilitation Center to the Zoning Board of Appeals.

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

Role call:

Chairman Brehm aye

William Vollmer, excused.

Amie Rennolds, aye.

Corinne Pitt, aye.

Dr. Bloom, aye.

Aaron Cioppa, aye.

Eric Paulson, aye.

Mr. Cioppa said the applicant have presented a revised drawing showing no land banked parking spaces. He asked why the applicants chose to no longer land bank parking spaces.

Mr. Caris responded that after consideration, the ASPCA has decided not to land bank any parking spaces and construct all 117 proposed spaces at one time. It is more cost effective and environmentally good practice to construct the entire parking lot in one phase.

Mr. O'Rourke Esq., discussed when the ASPCA could be placed on the next agenda? They plan on making a submittal to the Zoning Board of Appeals by July 31, 2020.

Chairman Brehm explained the 30 day SEQRA circulation will not end until August 09, 2020, therefore, that is after the Planning Board first regularly scheduled meeting on August 03, 2002. The Board can place the ASPCA on the agenda for August 17, 2020.

Mrs. Pitt asked several questions on the building architecture. Is the proposed building constructed out of steel and what are the colors?

Mr. Hesselback responded the building is proposed to be constructed out of steel. Currently, the color schemes remain under consideration.

Ms. Rennolds asked if balloon test photos were taken during the site inspection.

Mr. Caris responded there were photos taken from different sites around Town. The ASPCA shall include those photos in the next submission. Mr. Caris said once a submittal is made to the Zoning Board of Appeals and a site inspection is scheduled any Planning Board members that could not attend the PB site inspection are welcomed to join the ZBA site inspection.

Chairman Brehm said during the site walk, he requested the applicants develop a computer generated site view, from higher elevation, after the trees are no longer leafed out. There is overgrown forested areas along the Route 22 and Route 55 corridor. He does not believe other than higher elevation the site will not be visible. It was discuss saving as much fully mature vegetation as possible on this site.

CHURCH OF JESUS CHRIST LATTER DAY SAINTS

Time Extension/Site Plan

Camp Liahona

790 NYS Route 292

Holmes, NY 12531

Grid Number: 134089-6857-00-358228

Mrs. Patricia Swartz from the firm of Swartz Architecture, DPC was present representing Church of Jesus Christ Latter Day Saints.

Chairman Brehm said a letter dated July 09, 2020 from Swartz Architecture, DPC was submitted requesting a Time extension beginning September 17, 2020. The applicants continue to work on outstanding technical and statutory relating to the Site Plan approval.

Motion by Mr. Vollmer to grant a time extension beginning September 17, 2020 and ending March 17, 2021,

Second by Mrs. Pitt. Chairman Brehm asked for discussion.

Role call:

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

RAFAL WATOLA

Further Discussion/2 Lot Subdivision

Birch and Donovan Lane  
Holmes, NY 12531  
Grid Number: 134089-6755-12-927524

John Kalin P.E. from DC Engineering was present representing the applicant.

Chairman Brehm said the property is located at Birch and Donovan Lane, Holmes, NY in an R-2 Zoning District. The applicant is before the board for preliminary and Final subdivision approval. It was confirmed that the driveway access and maintenance agreement has been approved by the Town attorney.

Mr. Kalin said they continued working on acquiring the final approvals from New York City Department of Protection and Dutchess County Board of Health.

Mr. Bolner said the applicant will require to apply for a driveway permit from the Highway Superintendent prior to construction for the two residential lot(s). This is not a condition of the Planning Board, it is a condition required when the landowners applies for a building permit.

Mrs. Pitt read into the records Resolution #7 of 2020 for Rafal Watola located at Birch and Donovan Lane. Tax map number 134089-6755-12-927524(copy in file).

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

There was discussion on condition #3 which has been struck from the resolution.

Role call:

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

NEW BUSINESS

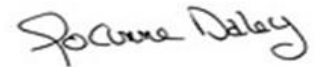
The Board discussed their obligation with the Town Attorney, Michael Liquori on Special Use Permit extension and/or expiration dates.

Mr. Liquori explained that the Planning Board should not take affirmative actions for matters that aren't yet applied for. In the event that you become aware of a zoning violation, his suggestion is that the Board should notify the building department in writing via email and CC the Town clerk and simple ask in that CC that the Town board acknowledge receipt of the information.

ADJOURNMENT

On a Motion by Ms. Rennolds and second by Dr. Bloom to adjourn the meeting at 8:15 p.m. All were in favor and the Motion carried.

Respectfully submitted

A handwritten signature in cursive script that reads "JoAnne Daley".

JoAnne Daley  
Recording Secretary

non - approved minutes