

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

ALSO PRESENT: Ron Gainer P.E.

CONTENTS: American Society for Prevention of Cruelty to Animals (Site Plan), Anna Lindstrom-Casson- Ruth Williams (Lot Line Realignment) Gerard and Antoinette Depaoli (Site Plan) John Nilsen (Amended Site Plan, Lot Line Adjustment).

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

AMERICAN SOCIETY FOR PREVENTION OF CRUELTY TO ANIMALS Further Discussion/Site Plan
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.

Mr. O'Rourke Esq., introduced the members of the ASPCA team on the video conference this evening. He provided a brief history on status of the projects, seqra circulation to outside agencies and the latest Environmental Assessment Form review performed by Mr. Bolner.

Mr. Bolner said CPL has completed a review of the material submitted on July 06, 2020. A memorandum dated August 11, 2020 provided an overview of the Site Plan submission, EAF and SWPPP comments. The applicant has addressed the Environmental Assessment form comments. One item noted is the Site Plans interior parking lot landscaping per Code of the Town of Pawling §215-31.2 C.(3)(b) must include at least one tree for every 10 parking spaces. The applicant should revise the landscape plan as currently proposed, or request a formal waiver from the Planning Board, if the ASPCA cannot adequately meet the 1 tree per 10 parking spaces.

Mr. Caris responded that after further discussion the ASPCA team will revised the Site Plan to include 1 tree per parking spaces, along with 10 x 20 parking space sizes. Mr. Caris presented the visual rendering of the aerial 3 D model view entering off of NYS Route 55 illustrating post development conditions. The aerial depicts pre-existing vegetated buffers that shall remain as landscape screening, stormwater management infrastructure areas, plus two (2) parking lots, and the driveway that consist of a 369 circular traffic flow around the building's exterior. The second aerial illustrates 3:1 slopes at street level, outlining the building height at 15 feet. The third aerial illustrates Route 55 overpass west bound of the existing vegetation, stormwater management infrastructure with plantings, 3:1 slope with meadow mix plantings, and roof line of the building. The visual renderings illustrate there will be no impacts from a one story facility, including areas of new and pre-existing landscape screening to the neighborhood.

Chairman Brehm explained that the Board would like submitted photos illustrating the view from higher elevation off of Quaker Hill Roads or Sans Souci Drive.

Mr. Caris presented the balloon float photos taken at the site inspections. He explained that the views from higher elevations would illustrate minimal impact to the surrounding area. The photos presented illustrate the height of the building, at the northeast corner of building #2, and southwest building corner.

Mr. O'Rourke Esq., said the Mixed Business Industry Zoning district allows for construction of a three (3) story building. ASPCA is proposing a one (1) story facility. In addition, 56 % of the property will remain as open space. The building facility and open space creates an efficient aesthetic and unified design incorporating open space elements, natural and appropriate landscape screening throughout the development.

Ms. Rennolds said the Board preference is to obtain photos from the balloon float site inspection. These photos are not only for our own visual review, nevertheless to include as outlining visual rendering at the "Public Hearing" for the neighbors observation.

The Board discussed designation of formally declaring themselves "Lead Agency" pursuant to 617 State Environmental Quality Review.

Motion by Mr. Paulson that the Board formally declares themselves "Lead Agency" pursuant to Part 617 State Environmental Quality Review SEQRA for American Society for Prevention of Cruelty to Animals (ASPCA) located at the intersection of NYS Route 22 and 55 following the responses received by involved/outside agencies.

Second by Ms. Rennolds. 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.

Chairman Brehm outlined the procedural steps for the ASPCA project. The applicant has been placed on the September 08, 2020 Planning Board agenda to review the revised Environmental Assessment Form. If the Board concludes that no technical or statutory issue arise from the EAF, the Board can perform a SEQRA determination at the September 21, 2020 PB meeting. The Zoning Board of Appeals can conclude their decision at their September 28, 2020 meeting, following the Planning Board's SEQRA determination. The Planning Board can schedule the "Public Hearing for October 19, 2020 meeting.

ANNA LINDSTROM (CASSON)

4 Dodge Road

Pawling, NY 12564

Grid Number: 134089-6857-00-506307

Ruth Williams

18 Old Route 55

Pawling, NY 12564

Grid Number: 134089-6957-00-561294

Request for Waiver/Lot Line Realignment

Mr. Curt Johnson RA was present representing the applicants.

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. Subsequently, a letter was received dated August 07, 2020 from Mr. Curt Johnson RA on behalf of the property owner. The applicant has requested that the proposed accessory apartment portion of the application be withdrawn at this time, and for the Board to proceed with the Lot Line Adjustment approval process.

Mr. Gainer said on July 07, 2020 the Board declared the lot line adjustment a Type II action pursuant to SEQRA, concluding the Board's SEQRA responsibility. As previously explained, pursuant to the text contained within the definition of lot line adjustment in the Town's Subdivision Regulations (Chapter A230 of the Town Code) this property conveyance requires "review by the Board. Since the matter does not involve either a "Subdivision" or a Site Plan" application no public hearing is necessary. The project was originally placed on an upcoming agenda to discuss the ZBA's review of the variance. However, this variance is no longer required with the elimination of the garage and apartment. Therefore, the Board can now merely acknowledge that no public hearing is required and direct Mr. Gainer to prepare the approving resolution for consideration at the September 08, 2020 Planning Board meeting.

Mr. Johnson explained that there will be no construction on either parcel. The lot line adjustment will create a large back lawn for Anna Lindstrom Casson. He continue by reviewing the formal waiver requests.

Motion by Mrs. Rennolds to waive metes and bounds of the individual lots involved in the Lot Line Adjustment for Ruth Williams.

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.

Motion by Mr. Cioppa to waive all existing natural feature that may influence the design, including topography (at 2-foot contour intervals) any trees eight or more inches in diameter located within the area to be cleared and soils type within or adjacent to Lindstrom and Williams property boundaries.

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.

GERARD & ANTOINETTE DEPAOLI

Further Discussion/Site Plan

1 Fenwood Drive
Pawling, NY 12564
Grid Number: 134089-7056-00-428399

Mr. John Karrel P.E., Gerard and Antoinette Depaoli landowners were present.

Chairman Brehm said the property is located 1 Fenwood Drive consisting of 0.65+ acres. The applicant proposes to construct a 30' x 40' pole barn adjacent to, and south of, the existing garage for the purpose of storing commercial vehicles and materials associated with the HVAC business.

Mr. Karrel said Mr. Depaoli plans to use the pole barn for his HVAC business. The lot area and setbacks are not being made more non-conforming by this proposal. There is existing gravel parking area to the east of the existing garage. Mr. Depaoli would like to expand the Fenwood Drive entrance and entire parking area for parking commercial and employee vehicles.

Mr. Gainer responded that an expanded parking lot should consist of limited employee parking, since no retail is proposed on the site. If outdoor parking is now planned, then their number and locations should be shown. Further consideration should be given to screening of such areas from Fenwood Drive/Old Route 22 and adjacent residential areas.

Mr. Depaoli said partially the reason for expansion of the parking lot is for employee and businesses vehicles and to include snow removal during inclement weather.

Mr. Paulson reviewed the extent of land disturbances planned and site improvements proposed.

Chairman Brehm discussed the Planning Board's objective to declare themselves lead agency pursuant to the Board's responsibilities.

Motion by Mr. Paulson that the Board formally declares themselves "Lead Agency" pursuant to Part 617 State Environmental Quality Review SEQRA for Gerard and Antoinette DePaoli located at 1 Fenwood Drive.

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

Role call:

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

Motion by Dr. Bloom to schedule a Public Hearing on Tuesday September 08, 2020 for Gerard and Antoinette DePaoli located at 1 Fenwood Drive.

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

Role call:

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

JOHN NILSEN

Site Walk Discussion/Site Plan/Lot Line Adjustment

374 NYS Route 292

Holmes, NY 12531

Grid Numbers: 134089-6855-00-777823

134089-6855-00-779813

Mr. John Karrel P.E. and Mr. John Nilsen landowner were present.

Chairman Brehm recused himself from discussion due to a conflict of interest. Mrs. Pitt is Acting Vice Chairman for the John Nilsen Site Plan.

Acting Vice Chairman Mrs. Pitt said the property is located at 374 NYS Route 292 in the Hamlet Zoning District "HA". A site inspection was performed on August 11, 2020. The Board is in receipt of Mr. Gainer memorandum dated August 14, 2020.

Mr. Gainer said the Board discussed the existing site conditions at the site inspection. The Board is processing the two separate Site Plan and Lot Line adjustment application concurrently. There is a variety of technical and statutory for the applicant engineer to address. The proposed site development plans are to widen the access aisle behind the building to 35-40 feet, which will require removing and re-shaping the area covered by large stone fill. It is likely that to accomplish the re-contouring of the rear slope, blasting will be required. They will utilize a crusher on site to process the materials to make large stone fill required to armor the slope, as well as use the stone for business operations. As a result the applicant do not plan on trucking the large scale material off-site. Impacts to the area residents should be considered in the performance of this work. Timing and duration should be identify by notation on the plans. Mr. Gainer reviewed with the Board site comments and observation made during the site inspection relating to retaining walls, landscaping, exterior lighting spot lighting along the south side of the building, vehicular parking plan, clean up of construction material on site, on site utilities, site drainage, and SWPPP environmental permitting. As noted the extent of regrading envisioned can potentially adversely impact the neighbor's properties, and the overall area, both during construction as well as post construction (visual impacts). Appropriate mitigation should be considered and identified on the Site Plans.

Mr. Karrel asked if the Board decided on to make a SEQRA determination this evening, following the site inspection. He felt the inspection could answer any critical questions by the Board.

Acting Vice Chairman Mrs. Pitt responded given the potential environmental impacts identified by the Board at the site visit (visual and construction impacts of the major regrading of the rear slope, rock crushing expected, potential for blasting etc.) it is recommended that the Board wait until the applicant responds on a variety of comments offered before considering a SEQRA determination. The Board can formally declare themselves lead agency pursuant to SEQRA Part 617 State Environmental Quality Review SEQRA.

Motion by Dr. Bloom that the Board formally declares themselves "Lead Agency" pursuant to Part 617 State Environmental Quality Review SEQRA for John Nilsen located at 374 NYS Route 292.

Second by Mr. Paulson. Acting Vice Chairman Mrs. Pitt 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.

Motion by Dr. Bloom to schedule the Public Hearing on Tuesday September 08, 2020 for John Nilsen located at 374 NYS Route 292.

Second by Ms. Rennolds. Acting Vice Chairman Mrs. Pitt 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.

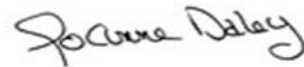
NEW BUSINESS

The Board discussed the Town hall set up for when and if they can hold meetings.

ADJOURNMENT

On a Motion by Ms. Rennolds and second by Mr. Cioppa to adjourn the meeting at 8:30 p.m. All were in favor and the Motion carried.

Respectfully submitted



JoAnne Daley
Recording Secretary

non - approved minutes