

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

ALSO PRESENT: Greg Bolner from CPL Engineering.

CONTENTS: American Society for the Prevention of Animal Cruelty, Worksession. And Minutes

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

Re-Affirm SEQRA  
Site Plan/Special Use Permit

Intersection of NYS Route 22 and 55

Pawling, NY 12564

Grid Number: 134089-7056-00-257503

134089-7056-00-11048

Chairman Brehm said the property is located at the intersection of NYS Routes 22 and 55 in the Mixed Business Industry (MBI) Zoning district. The property consists of two parcels totaling 84.42± acres. Chairman Brehm explained that the Board moved a resolution for a Seqra Declaration at the September 21, 2020 meeting. Subsequently it has come to the Board's attention that the SEQRA form prepared by Mr. Greg Bolner requires modification, nonetheless, the substance of the form has not changed. The appropriate action for tonight's meeting is to make a motion to amend the original Part 3; amend the negative declaration to reflect the changes in the type of action, authorize the publication and then re-affirm the findings in the Negative Declaration.

Mr. Bolner said that after some further review, it was realized that the Part 3 EAF and Negative Declaration Resolutions should have indicated that this project is a Type I action under SEQR. While this does not impact the scrutiny or level of review, the documents need to be corrected for the record, and filed as required for Type 1 Actions and published in the ENB. The only changes to the EAF is the correction of the designation from an "Unlisted" action to a "Type I". The changes to the Negative Declaration are shown in the attached pdf, track changes mode which only changes the designation and explains the change.

Motion by Chairman Brehm to amend the original Part 3, negative declaration to correct the action to a Type I action, authorize publication and re-affirm the finding of the negative declaration.

Second by Ms. 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.

WORKSESSION

Hannaford Brothers' subcommittee worked on the architectural designs for the Hannaford's Brothers building. The following are a list of recommendations to achieve the goals and to provide patrons an attractive ease of use.

- 1) Soften the big box look of the building on *both* the west and south facades
- 2) Incorporate a portico or covered area on *both* west and south facades in order to a) provide shelter from sun and rain and b) break down the massive scale.
- 3) Color and materials: Use a muted color palette such as grays and greens with metal roofs, wood like cladding, and articulated base, see Waldoboro Maine example
- 4) Take inspiration cues from rural barns seen in Dutchess County
- 5) Provide landscaping to screen the south, east and north facades from surrounding neighborhood
- 6) Improve proposed sign
- 7) The Planning Board is open to flexibility regarding setbacks and number of parking spaces in order to produce a more attractive and user-friendly store.
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Following conversation, the Board members agreed to write a letter to Hannaford Brothers outlining their recommendations on the building architecture, with a sample copy of Waldoboro Maine store.

Motion by Dr. Bloom to authorize Chairman Brehm to write a letter to Hannaford's Brothers on the Planning Boards architectural recommendation.

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

Role Call:

Chairman Brehm aye  
Corinne Pitt, aye.  
Eric Paulson, aye.

William Vollmer, excused.  
Dr. Bloom, aye.

Amie Rennolds, aye.  
Aaron Cioppa, aye.

MINUTES

Motion by Mr. Paulson to approve the Minutes of August 17, 2020 and September 08, 2020 as read.

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

Role Call:

Chairman Brehm abstained  
Corinne Pitt, aye.  
Eric Paulson, aye.

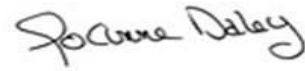
William Vollmer, excused.  
Dr. Bloom, aye.

Amie Rennolds, aye.  
Aaron Cioppa, aye.

ADJOURNMENT

A Motion by Ms. Rennolds and seconded by Mr. Cioppa to adjourn the meeting at 8:00 p.m. All were in favor and the Motion carried.

Respectfully submitted

A handwritten signature in black ink that reads "JoAnne Daley". The signature is written in a cursive style with a large initial 'J' and 'D'.

JoAnne Daley  
Recording Secretary

non - approved minutes