

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

EXCUSED: Jay Erickson,

ALSO PRESENT: Ronald J. Gainer PE, Michael Liguori Esq., from Hogan & Rossi Law firm.

CONTENT: The Woods at Pawling Subdivision and Site Plan, Violetta Palijevic Accessory Apartment Special Use Permit, New Business and Minutes.

Chairman Brehm opened the meeting and then led the salute to the flag.

THE WOODS AT PAWLING

Further Discussion/Site Plan/Subdivision

Castagna Drive

Pawling, NY 12564

Grid Number: 134089-7056-00-651311

Mr. Jerry Schwalbe P.E. from the firm of Divney, Tung and Schwalbe, Mr. Richard O'Rourke Esq. from Keane and Beane Law firm and Ken Kearney from Kearney Development Group were present.

Chairman Brehm said the property is located off of NYS Route 22, Castagna Drive in the Planned Development District (PDD).

Mr. Kearney said a landscape lighting plans subcommittee meeting was held with Mr. Cioppa and Mr. Erickson. The outcome included reconfiguration of a section of roadway away from the Hamlet of Pawling building, landscaping and lighting plans.

Mr. Schwalbe began by making a presentation. The "Woods of Pawling" is proposed on the northeast portion of the Campus, with access obtained from the extension off of Castagna Drive. Consistent with the Master Site Plan, the location for the proposed housing site is in the area previously designated for residential use, as shown on Drawing SP-1.0. Following the Planning Board meeting held on November 01, 2021, a landscape committee meeting was held. There was consideration taken on additional screening. The landscape plans have been updated to add 62 trees, 23 evergreens trees, understory trees and shrubs to fill in the viewshed. These trees were added on the back sides of the buildings to mitigate the views of the buildings and lights reflecting off site. No lighting is proposed in the rear of the buildings. Decorative globe style lighting was proposed in front of the buildings, 15-foot-high. The light poles along the entrance roadway are proposed at 12 foot high. In addition, for The Hamlet of Pawling building facing the roadway, trees are proposed near the balconies to add landscape screening. A section of the roadway has been pushed back to allow for more greenspace between The Hamlet of Pawling and the roadway.

Chairman Brehm asked if any responses had been received by New York State Department of Transportation?

Mr. Schwalbe responded currently, they have not had contact with NYSDOT.

Chairman Brehm recommended that a traffic study be forthcoming for NYS Route 22 and Akindale Road. Many motorists use Akindale Road as a short cut into Connecticut. Furthermore, he suggested the applicant begin responding to the verbal and written comments submitted during the public hearing.

Mrs. Pitt suggested that another sub-committee meeting be scheduled to review the photometric and landscape plan. Additionally, Mrs. Pitt asked if berms could be constructed along sections of the back perimeter of the multi family housing units, as stated in the PDD zoning regulations.

Chairman Brehm said a letter has been written to Pawling Central School District, Superintendent Kim Fontana, seeking their comments. The Board awaits a response.

The people in the audience began speaking out concerning the Public Hearing. The taxpayer wanted to know when they can offer rebuttal the project.

Chairman Brehm explained the public hearing process. The Board held a Public Hearing on November 01, 2021, where all comments were taken. The Public Hearing for verbal comments was then closed, and the portion of the public hearing for receipt of written comments was left open until November 15, 2021. At this point, the Public Hearing has been closed. All letters received have been added to the record and submitted to the applicants for a response to the Planning Board.

Mrs. Pitt explained there is confusion regarding specifics of a public hearing for site plan and the information on the Board's website. The Public Hearing verbal portion was closed on November 01, 2021, and the written portion left opened for two weeks. The Board has heard the public concerns regarding safety, health and welfare. The Board is at a point that Castagna/Kearney team are to address the comments raised during the public hearing. Mrs. Pitt asked the applicants if they are considering installing the roadway from the complex out to Akindale Road during this phase of the project.

Mr. Schwalbe said there are no plans to install the access road to Akindale Road during The Woods at Pawling project phase.

Mr. Gainer said the Planning Board has made a referral to NYSDOT. The Board is waiting to see if any comments will be forthcoming from the NYSDOT

Mrs. Pitt asked the Castagna team what has been done relating to marketing of the Medical Office Buildings to acquire tenants to come to Pawling. She finds it curious that no medical offices seek to utilize their Pawling site. Following the COVID pandemic, it seems currently is the time to market the property. How is the property being marketed, and can the Castagna team provide studies or marketing information so the Board can understand what efforts have been made? In her opinion, this was not the vision for the Planned Development district. The goals have changed with funding.

Mr. Schwalbe explained that when they came in with the Medical Office Building (MOB), it was a real plan. Their partner pulled out of coming to Pawling. Castagna Company has invested a substantial cost, time and planning to develop the MOB. They can reach out to Castagna to provide information on their marketing of the PDD.

VIOLETA PALIJEVIC                      New Application/Accessory Apartment/Special Use Permit  
122 North White Rock Road  
Holmes, NY 125464  
Grid Number: 134089-6756-00-974286

Mr. Vinny Leto from Westchester Modular Homes was present representing the applicants  
Chairman Brehm said the property is 122 North White Rock Road in a R-3 Zoning districts.

Mr. Leto said the applicants are proposing a one-bedroom accessory apartment to an existing 3-bedroom residence with sanitary sewer disposal system and well. The accessory apartment would increase the bedroom count to four bedrooms.

Mr. Cioppa asked where are the parking spaces located for the accessory apartment?

Mr. Leto presented an illustrated site plan, showing the locations of the parking spaces near the main residence.

The Board reviewed the plans.

Mr. Leto explained that Westchester Modular Homes constructed the residence in the 1990's.

Motion by Mr. Cioppa that the Planning Board grants Violeta Palijevec concept approval for an Accessory Dwelling Special Use Permit.

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

All were in favor and the Motion carried.

Motion by Chairman Brehm to refer the Violeta Palijevec Accessory Apartment Special Use Permit application located at 122 North white Rock Road to Mr. Ronald J. Gainer P.E.

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

All were in favor and the Motion carried.

Motion by Dr. Bloom that the Planning Board recommends Mr. Gainer and Westchester Modular Home work together on the application subject to;

- The Planning Board being kept informed on the status of the project.

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

All were in favor and the Motion carried.

#### APPROVAL OF MINUTES:

Motion by Mr. Cioppa to approve the Minutes of November 01, 2021 as read.

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

All were in favor and the Motion carried.

#### NEW BUSINESS

Chairman Brehm said the Planning Board can revisit the option of livestreaming the meetings in 2022. He would like a subcommittee be set up consisting of Mr. Friedman and Mr. Erickson.

Mr. Freidman responded that he cannot speak for Mr. Erickson. Nonetheless, he would be available as a committee member. He explained that there are different options for livestreaming and to set up separate computer for viewing applications on the big screen TV.

#### ADJOURNMENT

On a Motion by Mr. Cioppa and seconded by Mr. Freidman to adjourn the meeting at 9:30 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 a long, sweeping underline.

JoAnne Daley  
Recording Secretary