

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

ALSO PRESENT: Greg Bolner P.E. from CPL Engineers, Ron Gainer P.E. and Michael Liquori from Hogan and Rossi Law Firm

CONTENTS: Precast Concrete Sales Company (Time Extension) American Society for the Prevention of Animal of Animal Cruelty (Time Extension) Hannaford Brothers (Site Plan) KAC Realty LLC (Lot Line adjustment) Steve Donovan (Lot Line Adjustment) and Minutes.

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

PRECASTE CONCRETE SALES COMPANY

Administrative/Time Extension

NYS Route 22
Pawling, NY 12564
Grid Number: 134089-11-7055-494892

No one was present representing Precaste Concrete Sales Company.

Chairman Brehm said the property is located at NYS Route 22 in the Highway Business “HB” Zoning District. A letter from Gregory P. Fisher dated November 23, 2020 requesting a time extension for an approved Site Plan, beginning November 03, 2020 and ending November 03, 2021 was received.

Motion by Mrs. Pitt to grant Precaste Concrete Sales Company a Site Plan time extension beginning November 03, 2020 and ending November 03, 2021.

- The applicant shall comply with any laws or regulations that have been enacted since Site Plan approval was granted.

Second by Mr. Vollmer. Chairman Brehm asked for discussion. Role call:

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

AMERICAN SOCIETY FOR PREVENTION OF CRUELY TO ANIMALS

Administrative/Time Extension

Intersection of Route 22 and 55
Pawling, NY 12564
Grid Number: 134089-7056-00-257503
134089-7056-00-110487

Mr. James Caris AICP from JMC Planning Engineering, Landscape Architecture & Land Surveying PLLC, was present.

Chairman Brehm said the parcel is located at the intersection of NYS Route 22 and 55 in the Mixed Business Industry “MBI” Zoning District. A letter from Rick O’Rourke Esq., representing ASPCA was received requesting with respect a time extension to the pending application for Site Plan approval beginning December 17, 2020 to February 02, 2021.

Motion by Mr. Paulson to grant ASPCA a time extension beginning December 17, 2020 and ending February 02, 2021.

Second by Dr. Bloom. Chairman Brehm asked for discussion. Role call:

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

HANNAFORD BROTHERS

Further Discussion/Time Extension

NYS Route 22

Pawling, NY 12564

Grid Number: 134089-7056-00-561152

Mr. Jay Lord P.E. from the firm of Maple Rock, Elizabeth Hobbs and Tyler Sterling, Manager from the Hannaford Brothers Corporate office and Ms. Brandee Nelson P.E. from the firm of Tighe & Bond were present.

Chairman Brehm said the property is located at Akindale Road. The Board has been working with Hannaford Brothers on the building architectural.

Ms. Rennolds began by thanking the Hannaford Brothers team on the positive changes being made to the building architectures. The modification presented since the November 16, 2020 Planning Board meeting are the south portico hipped roof, extending the portico in front of the north exit gable, and removing intermediary horizontal brown banding trim between the gray tones.

Mrs. Nelson presented photos of the modifications to the Board.

Ms. Rennolds said the Board would like to review the photos to deliberate on the scale and the breaking up the elevations. A few items discussed are eliminating the brown trim except at the roof line, including columns, windows and vertical banding. As previously discussed, the gray flat trim could achieve the same purpose. The Board would like to view photos illustrating the gray flat trim in comparison with the brown trim.

Mrs. Nelson said the revised rendering photos were sent to the Hannaford Brothers design team. There were two renderings developed, one included the auburn (red) color trims, and the other the gray trim. Hannaford Brothers design team preferred the auburn (red) banding and trim. They felt the gray resulted in a gray monochromatic large box. The trim and roof are both presented in auburn colors, the brown color is more red than brown.

Mrs. Nelson presented the gray trim photo simulation.

Ms. Rennolds said the presented photos look more chocolate brown than red.

Mr. Sterling explained the name of the color is defined as "resting auburn".

Mrs. Nelson continued by presenting the architectural gray banding. They felt the gray looks monochromatic from Akindale Road. The auburn red is a Hannaford Brothers logo color. The photo presented include auburn trim around the store front, roof line and windows on the side building elevations

Mr. Vollmer said originally he felt the horizontal and vertical gray trim would enhance the building scale. After, reviewing the photos his preference is the auburn trim.

Mrs. Pitt reviewed the gray south building elevations photos. Her preference is the toned down gray palette. The gray breaks up the boxiness by adding a lighter color scheme. The gray trim is attractive against the auburn colored windows.

Mr. Cioppa said the gray palette creates a very sharp attractive building.

Dr. Bloom said the straight auburn color trim is an overstatement, his preference is the gray color scheme toning down the color palette.

Chairman Brehm polled the Planning Board for the individual opinions on the color palette of the building architectural:

Mr. Cioppa responded gray.

Dr. Bloom, responded gray.

Chairman Brehm responded gray.

Mr. Paulson responded gray.

Mrs. Pitt responded gray.

Ms. Rennolds responded gray, she added the portico columns should have no trim, or the gray trim.

There was discussion that the portico should be constructed with trim. The windows and doors are trimmed with auburn red, standing out, and the column trim should follow to stand out aesthetically.

Mr. Vollmer responded his preference is the auburn color for the vertical/horizontal and window trim, providing scale as the auburn red breaks up the elevations.

Mrs. Rennolds confirmed with the Board members that the consensus of the Board agrees with the color palette, which includes auburn trim around the gable, window trim and column, and gray bands on the vertical/horizontal building façade.

Mrs. Pitt asked if the larger wall façades, would follow the same color palate, as presented on the south side of the building façade. The presented south side of the building facade should flow around the entire building.

Mrs. Nelson responded that In terms of the larger wall façade the gray bands design would be wrapped around the entire building.

Mrs. Rennolds suggested a complete exterior building architectural rendering and landscape plan along with photometric plansets be submitted to the Planning Board in the near future. Ms. Rennolds wanted to go on record to thank Hannaford Brothers for working with the Board to conclude the color selections and trim on the building architectural renderings.

Mrs. Nelson thanked the Board for working with Hannaford Brothers.

Chairman Brehm scheduled a site inspection for Saturday December 12, 2020 at 9:00 a.m.

Since he was unavailable on Saturday, Mr. Cioppa scheduled a site inspection with Ms. Nelson on December 11, 2020 at 7:00 a.m.

KAC REALTY LLC

Robert Clarke

NYS Route 22

Holmes, NY 12531

Grid Number: 134089-6856-00-747145

134089-6856-00-727167

Further Discussion/Lot Line Adjustment

Mr. Joel Chase P.E. was present representing the applicant.

Chairman Brehm said the property is located at NYS Route 292 in an R-2 Zoning District.

Mr. Chase said the project involves adjusting the property line for two existing tax parcels. The northern lot has an existing four (4) bedroom single family residence, recently renovated. The southern lot is currently constructing a new (4) four bedroom residence.

Mr. Bolner reviewed his memorandum dated December 03, 2020. He explained that the project is at a point to declare a Type II action, according to SEQRA if the Board so chooses.

Mr. Chase reviewed with the Board the technical and statutory items to be completed.

Chairman Brehm said pursuant to the new State Environmental Quality Review Act (SEQRA) titles 6 NYCRR Part 617 Regulation now in effect, as specified in 617.5c (16) lot line adjustments are now clearly classified as Type II actions. Such actions are not subject to any environmental review, as they have been determined not to have a

significant impact on the environment. As such, the Planning Board should formally classify, the matter, and this will conclude the Board's SEQRA responsibilities.

Motion by Dr. Bloom that the Board formally declare the project known as KAC Realty LLC Lot Line Adjustment located at 644 Route 292, as a Type II action pursuant to Part 617.5 State Environmental Quality Review SEQRA.

Second by Mrs. Pitt. Chairman Brehm asked for discussion. Role call:

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

Motion by Dr. Bloom that the Board hereby formally waives any requirements for a Public Hearing for the project known as KAC Realty, LLC Lot Line Adjustment, located at 644 Route 292.

Second by Mr. Paulson Chairman Brehm asked for discussion. Role call:

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

Dr. Bloom read into the records Resolution #14 of 2020 – for Lot Line Adjustment approval for KAC Realty LLC , 644 Route 292 (copy in file). Grid Number: 134089-6856-00-747145 and 134089-6856-00-727167

Second by Mrs. Pitt. Chairman Brehm asked for discussion. Role call:

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

STEVE DONOVAN

Further Discussion/Lot Line Adjustment

Donovan Lane

Holmes, NY 12531

Grid Number: 134089-6755-12-916620

134089-6755-12-911585

Mr. Peter Sanders from Rennia Engineers was present representing the applicant.

Chairman Brehm said the property is located at Birch and Donovan Lane in the R-3 Zoning district. Mr. Sanders said the Lot Line Adjustment is for two separate parcels located between Birch and Donovan Lane in an R-3 Zoning District. The proposed lot line adjustment would transfer 1.514± acres of an existing 3.77± acre parcel to an existing non-conforming 0.486± acre parcel, creating a 2.16± acre lot and a 2.00± acre lot. Both of the proposed lots will comply with the R-2 residential zoning district regulations.

Mr. Gainer said in accordance with the definition of "lot Line adjustment" in the Town's Subdivision regulations, this property conveyance requires "review" by the Planning Board. By way of background, the project has been before the Planning Board for an extended period, with "conditional final subdivision" approval first granted on April 01, 2013. Numerous time extensions were subsequently granted in the past, but the final approval lapsed due to inactivity. The applicant has filed new plans to move the project forward. The Board can acknowledge that since this matter does not involve a subdivision or site plan application, no public hearing is necessary. A site inspection has been conducted by the Board. Pursuant to the new State Environmental Quality Review Act (SEQRA) titles 6 NYCRR Part 617 Regulation now in effect, as specified in 617.5c (16), lot line adjustments are now classified as Type II actions. Such actions are not subject to any environmental review, as they have been determined not to have a significant impact on the environment. Nevertheless, given the poor condition of Donovan Lane, some limited roadway improvements are identified on the plat to accommodate the

increased vehicular activity which will result from the lots ultimate development. Mr. Gainer then noted various administrative or legal issues which warrant attention, and referred these matters to the Board's Attorney for comment.

Mr. Liquori said information needs to be submitted from Rennia Engineering on the written and recorded Road Maintenance Agreement that exists. The Board needs to understand how additional parcel shall gain legal access. Currently, a Donovan Lane improvement plat note has been placed on the plans that read.

- Lot(s) 1 & 2 are conveyed with a right of way over these private roads to and from the public highway known as Holmes road.
- The improvements shown hereon to Donovan Lane shall be completed by the applicant (or subsequent heirs, assignees, etc) and approved by the Town Fire Inspector prior to issuance of any building permit for either Lot 1 or Lot 2.
- Additionally, the applicant (or subsequent heirs, assignees, etc) is not responsible for any improvements or maintenance to the other existing private roads (Birch Lane, Park Lane, Donovan Lane, common connection to Holmes road) or properties, as they are privately owned and are not considered as part of this application. All previous maintenance agreements are valid and remain enforceable.

If the Board reviews the map, areas marked in black illustrate a hammerhead turnaround, installation of reflector warning posts, reestablish 10' x 40' pull-off areas, remove tree & brush growth, & regrade Donovan Lane to maintain a width of 16' where feasible. However, some of these improvements are proposed on adjoining landowner's parcels. The map clearly states improvements on one parcel now or formerly Robert and Virginia VanScoy. The Board cannot approve improvements on another landowner's property as proposed, unless, it is legally documented in a Road Maintenance Easement Agreement/Deed. The Board does not have the authority to issue an approval on another landowner's property. These issues need to be resolved before approvals are allowed for the proposed road improvements. The applicant must provide road easement agreements to the Board, illustrating if the landowners can traverse up and down these private roads. It is the responsibility of the Planning Board to address these issues and beneficial to the applicant, when he goes to sell or finance these lot(s).

Mr. Sanders said the subdivision map titled #9423, contains notes that state lots within the subdivision grant access to the right of way along Donovan, Park and Birch Lanes. Additionally, there is a 25-foot reservation strip along these roads. The subdivision was approved in 1992.

Chairman Brehm said the first step is for Mr. Sanders to submit documentation on the road maintenance easement agreements and maps. None of these documents have been submitted to the Town Attorney, Engineer and Planning Board for review.

Mr. Liquori said the map and documents must be submitted together. The reservation strip and access from the parcel to Holmes Road access needs to be clarified. Also, the access onto Park Lane needs to be presented, as if an emergency currently occurred, how emergency vehicles would access these parcels.

Chairman Brehm said in the best interest of all parties, the matter of the access, road maintenance agreement and reservation strip need to be clarified legally before this project goes further. Currently it is confusing for a potential buyer purchasing a lot, on what is the legal access etc.

Mr. Sanders said the landowner at the end of Park Lane has placed large boulders at the end of Park Lane to prevent motorists from driving in a full circle driving around the private road (Birch, Park and Donovan).

There was discussion concerning the 2013 Planning Board resolution for Donovan's previous application. Chairman Brehm said the 2013 subdivision was null and void, that resolution is no longer valid.

Mr. Gainer said based on the issue of road access outlined tonight, does the Planning board members feel at this time if a "Public Hearing" should be scheduled to allow other residents of the development to offer comments on this application.

Mr. Sanders said based on the fact that this was a previous Lot Line Adjustments under subdivision regulation and the code allows the board to waive the Public Hearing, that no Public Hearing be held.

Mr. Cioppa recommended the Board does not make a decision this evening on whether or not to hold a "Public Hearing".

The Board concurred that the road maintenance agreement and prior maps referenced be sent to Mr. Gainer and Mr. Liquori for interpretation on the legal access and deeded agreements.

Mr. Gainer said that, pursuant to the new state Environmental Quality review Act (SEQRA) titles 6 NYCRR Part 617 Regulation now in effect, as specified in 617.5c (16), lot line adjustments are now clearly classified as Type II actions. Such action are not subject to any environmental review, as they have been determined not to have a significant impact on the environment. If the Board so chooses they can make a SEQRA declaration this evening.

Motion by Mrs. Pitt Motion that the Board hereby formally declares the project known as Steve Donovan Lot Line Adjustment located between Birch and Donovan Lane to be a Type II action pursuant to Part 617.5 State Environmental Quality Review SEQRA.

Second by Mr. Cioppa. Chairman Brehm asked for discussion. Role call:

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

MINUTES

Motion by Mr. Cioppa to approve the Minutes of October 05, 2020, October 19, 2020 and November 02, 2020 as read.

Second by Dr. Bloom. Chairman Brehm asked for discussion. Role call:

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

NEW BUSINESS

2021 Planning Board Schedule

The Board approved the 2021 Planning Board schedule as presented.

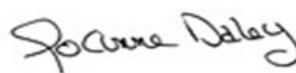
Planning Board Members

The Board discussed the changes to the Planning Board appointments.

ADJORNMENT

On a Motion was made 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