

PRESENT: George Brehm Chairman, Dr. Thomas Bloom, Aaron Cioppa, Gregory Bernard, Steven Jobe and Mark Friedman.

ALSO PRESENT: Ronald J. Gainer, PE. Michael Liguori, Esq. and Brendan Liberati from the Law firm of Hogan Rossi and Liguori

CONTENTS: Robert Chipley Site Plan

Chairman Brehm opened the meeting at 7:00p.m. and then led the salute to the flag. He wished everyone a Happy Holiday!

ROBERT CHIPLEY

Further Discussion/Site Plan

10 Chapin Lane

Pawling, NY 12564

Grid Number: 134089-7055-00-553971

Mr. Robert Chipley was present.

Chairman Brehm said the property was located at 10 Chapin Lane consisting of 4.818 acres in the Highway Business Zoning district.

Mr. Chipley said he is moving forward with his Site Plan application. Following the last Board meeting he wanted to understand if the Town Attorney made a determination on his site.

Chairman Brehm said the Zoning Administrator, Mr. Gary Beck sent the letter of determination to the applicant on November 08, 2022. Furthermore, the applicant is in receipt of a memorandum by Mr. Ronald J. Gainer, PE dated December 16, 2022. He asked Mr. Chipley if he planned on doing the site plan himself as opposed to hiring an engineer for this process.

Mr. Chipley responded, "yes" he plans on developing the site plans.

Chairman Brehm explained the section of the Code of the Town of Pawling concerning information that is required to be added to the site plan. A licensed surveyor must stamp the plans. Currently incomplete data has been submitted to the Board.

Dr. Bloom recommended, as a Planning Board member, for Mr. Chipley to hire a engineer.

Mr. Chipley said he is an architect and felt he was capable of developing a site plan per the Code of the Town of Pawling.

Chairman Brehm said the only access into the property is through Chapin Lane. The Board requires a copy of a deed or Chapin Lane easement and maintenance agreement submitted for he records. Mr. Chipley must assure the Board that the easement and maintenance agreement allows for commercial development within the Chapin Lane right of way. A referral to the Fire Marshal will be forthcoming.

Mr. Chipley responded he has a second access through Jason Maxwell's parcel. The problem to using Maxwell access is that there is a containers or equipment blocking the right-of-way. He asked if the Board would require his portion of the right of way to be blacktopped.

Chairman Brehm said Chapin Lane is a private road owned by other landowners. The applicant should provide confirmation as to the right of access over the parcels. The Fire

Marshal shall make a determination on whether it should be paved based on the New York State regulations for Fire Code.

Mr. Gainer said Mr. Chipley should provide, for the record, a summary of the current buildings and their uses on the site.

Mr. Chipley said building #1 is a one-story single-family pre-existing non-conforming dwelling. Building #2 is a one-story residential building that has been turned into his office and storage space. He does not seek a second residential apartment in this premises. Building #3 is a 2-story barn building, with unfinished upstairs with full bath. The first floor is potential tenant space. There is no bathroom in the rear first floor attached workshop, with a half-bath.

Mr. Gainer said that currently, only a property survey has been filed, without any annotation. The plan should at least specify all existing and proposed uses of all structures on the property. Further, all related map elements required by Town Code §215-47C (topography, utilities, etc.) should be included on the plans, unless such plan information is waived by the Planning Board. Should any site disturbances be planned (i.e.; SSTS repair/replacement/upgrade, etc.), this Code section should be reviewed by the applicant and the Site Plan either refined as appropriate or otherwise the applicant should formally seek waivers concerning any plan non-conformities, explaining why such information is unnecessary for this application.

It appears that Brady Brook runs along the rear/southeast corner of the site. If it traverses any portion of the tract, this resource should also be shown on the site plan. Additionally, the parcel lies within the NYS East Branch/Croton River watershed. If any site disturbances are planned, NYS Watershed Rules and Regulations should be consulted to assure compliance with any applicable requirements.

Chairman Brehm said the Board is at a point to schedule a site inspection. Following discussion the Board schedule a site inspection for January 21, 2023 at 9:00a.m.

ADJOURNMENT

Motion by Mr. Friedman and second by Dr. Bloom to adjourn the meeting at 7:45 p.m. All were in favor and the Motion carried.

Respectfully submitted,



JoAnne Daley
Recording Secretary

non-approved minutes