

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, and Michael Liquori from Hogan and Rossi Law Firm

CONTENTS: Ingersoll's Auto of Pawling (Time Extension), Uppers Estate (Four 4 Lot(s) Subdivision) and Minutes.

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

INGERSOL AUTO OF PAWLING

Administrative/ Time Extension

55 NYS Route 22  
Pawling, NY 12564  
Grid Number: 134089-7055-00-428765

No one was present from Ingersoll's Auto of Pawling.

Chairman Brehm said the property is located at 55 NYS Route 22 in the Highway Business "HB" Zoning district. The Board is in receipt of a letter dated December 01, 2020 from Steve Zehring Director of Operations. The applicant is requesting a one year time extension for Site Plan and Special Use Permit approvals beginning January 06, 2021 and ending January 06, 2022.

Motion by Mr. Vollmer to grant Ingersoll's Auto of Pawling Site Plan and Special Use Permit time extension beginning January 06, 2021 and ending January 06, 2022. 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.

Chairman Brehm turned the meeting over to Vice Chairman Dr. Bloom to conclude this evening.

UTTERS ESTATE

Further Discussion/Subdivision

Harmony Road  
Pawling, NY 12564  
Grid Number: 134089 6955-00-660987

Vice Chairman Dr. Bloom said the property is located at Harmony Road consisting of 121.0± acres in an R-4 Zoning district. The applicants proposes to subdivide the lot into four parcels.

Mr. Thyberg said the primary use of the property has been and continues to be an agricultural use. Accessory to the agricultural use are several barns and shed. The property is currently owned by several heirs of the Utter's family, who desire to split the property amongst parties

Mr. Bolner began review of the application status. The applicant has not responded to the Board questions raised at the November 16, 2020 meeting. These questions remain to be answered. Mr. Bolner explained the current survey map is at a scale of 150 feet to the inches the Code of the Town of Pawling Section A230-10 General requirements minimum scale for the final plat reads " to a convenient scale of not more than 100 feet to the inch". The maps shall be submitted on uniform size sheets, not larger than thirty-six by forty-eight (36 x48) inches. He explained the Planning Board may wish to consider waiving specific requirements under the subdivision code. Normally, a formal request is submitted to the Board. Mr. Bolner reviewed his memorandum dated December 18, 2020 with the applicant. The project is at a point that the SEQRA circulation can be performed. If the Board so chooses they can make a Motion to circulate for coordinated review pursuant to SEQRA.

Mr. Thyberg said the survey map was submitted at a 150 scale to an inch. They will make the appropriate revisions for resubmission.

Vice Chairman Bloom asked the Board members if they had any comments or questions.

There were no further comments or questions by the Board.

Vice Chairman Dr. Bloom said if the Board members so choose a Motion can be made to circulate SEQRA to outside agencies for a coordinated review.

Motion by Mr. Paulson to acknowledge Utter's Estate Subdivision project represents an "unlisted" action pursuant to SEQRA and that the Board wishes to conduct a coordinated review, and hereby declares the Board's intent to become lead agency.

Second by Mr. Vollmer. Vice Chairman Dr. Bloom 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 Mr. Vollmer for CPL to circulate 239GML and SEQRA packages to involved and interested outside agencies, as identified by the Planning Board secretary as follows:

- Dutchess County Planning 239 GML
- Dutchess County Board of Health
- New York City Department of Environmental Protection.
- New York State Department of Environmental Conservation.
- Fire Marshal
- Dutchess County Planning –SEQRA

Second by Mrs. Pitt. Vice Chairman Dr. Bloom 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 Vice Chairman Dr. Bloom scheduled a "Public Hearing for the Utter's Estate subdivision on Tuesday February 16, 2021.

Second by Mr. Paulson. Vice Chairman Dr. Bloom 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.

Vice Chairman Dr. Bloom asked Mr. Thyberg to formally respond to the Board in reference to the questions raised at the November 16, 2020 Planning Board meeting.

#### APPROVAL OF MINUTES:

Motion by Mr. Paulson to approve the Minutes of November 16, 2020 as read.

Second by Ms. Rennolds. Vice Chairman Dr. Bloom 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

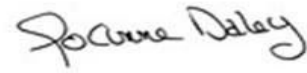
Chairman Brehm said the year 2020 was an unprecedented due to the Covid 19-pandemic. He thanked the Board members for keeping up on all the work this past year, as it was a very long year. The Board completed a heavy workload during adversity. He thanked everyone for all their accomplishments and work on applications before the Board, while learning zoom to hold meetings this year.

Chairman Brehm said Mr. Eric Paulson has asked to not be appointed for an additional term to the Planning Board. He thanked Mr. Paulson for all his contribution as a Board member and said he will be missed as a Member of the Board.

#### ADJOURNMENT

On a Motion by Ms. Rennolds and second by Mr. Vollmer to adjourn the meeting at 7:30 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, flowing style.

JoAnne Daley  
Recording Secretary

non - approved minutes