

PRESENT: Aaron Cioppa, Acting Chairman, Gregory Bernard, Jay Erickson, Steven Jobe.

EXCUSED: Dr. Thomas Bloom and Mark Friedman

ALSO PRESENT: Ronald J. Gainer P.E, Brendan Liberati Esq. from Hogan, Rossi and Liquori Law Firm.

CONTENTS: Chester Dalzell Special Use Permit for an Accessory Apartment, New Business Ingersoll's Automotive of Pawling - Time Extension, Anthony Cambarei - Time Extension, Consolidated Scaffolding Garage, Site Plan and New Business.

Acting Chairman Cioppa opened the meeting at 7:00 p.m. and then led the salute to the flag.

CHESTER DALZELL Special Use Permit Accessory Apartment
41 Fenwood Drive Public Hearing
Pawling, NY 12564
Grid Number: 13089-7056-00-341435

Mr. and Mrs. Craig Dalzell was present.

Acting Chairman Cioppa said the property is located at 41 Fenwood Drive, consisting of 2.04 ± acres in an R-1 Residential Zoning district. The applicants is before the Board for a Special Use Permit for an Accessory Apartment pursuant to the Code of the Town of Pawling Section §215-17.1 Accessory Apartments on one-family residential lot.

Mr. Dalzell said the property contains a one story, single family residence, with an accessory apartment (unoccupied). Recently, he has inherited the property and seeks to legalize the accessory apartment. Therefore, he has applied to the Planning Board for a Special Use Permit. The accessory apartment is located in a 1-story, 4 bedroom residence.

Mr. Gainer said that the Board had requested that a resolution be prepared for this evenings meeting, as the project is at a point to grant approval for Special Use Permit for an Accessory Apartment.

Motion by Mr. Bernard to open the Public Hearing.
Second by Mr. Mr. Jobe Acting Chairman Cioppa sked for discussion.
All were in favor and the Motion carried.

There was no further comments from the audience.

Motion by Mr. Bernard to close the Public Hearing.
Second by Mr. Jobe. Acting Chairman Cioppa asked for discussion.
All were in favor and the Motion carried.

Mr. Erickson read into the records Resolution # 1 of 2024 for Special Use Permit Accessory Apartment Dalzell Site Plan for Chester Dalzell located at 41 Fenwood Drive. Tax Map #13089- 7056-00-341435 (Copy in file).

Second by Mr. Bernard Acting Chairman Cioppa asked for discussion.

Roll call

Acting Chairman Cioppa, aye. Gregory Bernard, aye.
Jay Erickson, aye. Stephen Jobe, aye.

INGERSOLL AUTOMOTIVE INC. Administrative/Time Extension
55 NYS Route 22
Pawling, NY 12564
Grid Number: 134089-7055-00-428765

Acting Chairman Cioppa said the property is located at 55 Route 22 in the Highway Business Zoning District. The Board is in receipt of a letter dated December 7, 2023 from Steve Zehring requesting a Site Plan time extension. Acting Chairman Cioppa said the Board recently adopted a policy for time extensions. Accordingly, the Board policy requests that the applicant, Mr. Zehring to appear before the Board to discuss his request.

Motion by Mr. Jobe to table the Site Plan Time Extension request until the January 16, 2024 Planning Board meeting subject to:

- The applicant appearing before the Board for presentation of the Site Plan and discussion.

Second by Mr. Bernard. Acting Chairman Cioppa asked for discussion.
All were in favor and the Motion carried.

ANTHONY CAMBAREI

Former Precast Concrete Sales LLC
NYS Route 22
Pawling, NY 12564
Grid Number: 134089-7055-00-494892

Further Discussion/Time Extension
Site Plan

Mr. Cambarei, landowner was present.

Acting Chairman Cioppa said the parcel history concerns Precast Concrete Sales LLC. The parcel was sold to Mr. Cambarei. The new landowner has requested a time extension for site plan approval. The Board has recently developed a time extension policy that includes the following:

- The applicant must appear in person.
- Up to a two (2) month grace period will be permitted for applicants seeking a time extension.
- Based on extenuating circumstances the Board can deviate from this policy
- These regulations will apply to all applicable applications.

Mr. Cambarei said he purchased the property from Precaste Concrete Sales Inc., Gregory Fischer. Currently, his plans are to develop the site as approved, with the one change to the site to include an accessory apartment (1,000 square feet, 2 bedrooms) above the proposed garage. Recently, he submitted revised engineer drawing for the upgrades to the Sanitary Sewer Disposal System (SSDS) to the New York City Department of Environmental Protection and the Dutchess County Board of Health.

Mr. Erickson clarified Mr. Cambarei's intention is to acquire formal approval by the NYCDEP and DCBOH prior to revising the site plans. He asked, if these approvals are not granted would the site be built out as approved?

Mr. Cambarei said yes, Ge felt it was important to understand whether or not the SSDS expansion would be approved by the outside agency approval before appearing before the Planning Board. He did not understand time extensions were required.

Motion by Mr. Bernard to grant Site Plan Time Extension to Mr. Cambareri (Former Precaste Concrete Sales, Inc. Site) located at NYS Route 22 beginning November 04, 2023and ending November 04, 2024.

Second by Mr. Erickson. Acting Chairman Cioppa asked for discussion.
All were in favor and the Motion carried.

CONSOLIDATED SCAFFOLDING GARAGE

NYS Route 22
Pawling, NY 12564
Grid Number: 134089-7055-00-458682
134089-7055-00-432665

New Application/Site Plan

Mr. Tom Bowes Landowner, and Mrs. Sarah Richardson from Insite Engineering Inc., was present.

Acting Chairman Cioppa said the property is located on NYS Rite 22 consisting of two parcels, 458682 (4.5± acres) and 432665 (2.069 ± acres) in the Highway Business Zoning district.

Mrs. Richardson said the applicant seeks Site Plan and Erosion Control Permits to construct a commercial garage. The proposal is to build a 6,650 square foot garage building, a parking area, well and sanitary sewer disposal system on site. The subject property contains two lots which are to be merged, totaling 6.6 acres. The access into the site is an asphalt driveway off of NYS Route 22. There are a series of retaining walls adjacent to the driveway that will remain. The property along the road frontage is partially wooded. A portion of the property has been previously disturbed and trees were cleared. Mr. Bowes owns a scaffolding business. The proposed hours of operation are 7:00a.m. to 5:00p.m.

Mr. Bernard asked if there are two access points into both parcels?

Ms. Richardson said there is one entrance access into the parcel, with a right of way allowing access into lot 458682 (4.5± acres) from lot 432665 (2.069 ± acres) parcel. The applicant plans to merge the two parcels, which will have one access point.

Mr. Erickson asked several questions concerning the presented documents for the garage rendering – are they site specific, and what are the colors that the applicant seeks for the building?

Mrs. Richardson said the rendering is not site specific. The applicant proposes eight (8) garage bays in the garage.

Mr. Bowes responded the colors presented are not site specific, either. He can work with the Board on any color scheme suggestions for the building.

Acting Chairman Cioppa asked what the scaffolding business operation is?

Mr. Bowes said they rent out scaffolding and they install the scaffolding that is delivered using their business trucks. He will have inside and outside storage at this site.

Acting Chairman Cioppa asked for the building's elevation?

Ms. Richardson said the elevation at the driveway access is 460 feet, and the building elevation is 483 feet.

Mr. Erickson asked if the elevation specified is to the peak of the building.

Ms. Richardson said the 483 foot value is to the ground floor of the building.

Mr. Gainer asked the applicant to describe the outdoor storage?

Mr. Bowes responded it would be scaffolding, plywood and other related items to installing scaffolding to be stored outside and inside. The wood products and electrical equipment will be kept inside.

Mr. Bernard said the plans need to be annotated, illustrating the outside storage areas.

Ms. Richardson the plans are labeled annotating the storage area.

Mr. Gainer said a narrative as to the number and types of vehicles, along with the company's vehicle maneuverability would work internal to the site, and this should be included in a submission for review by the Board.

Acting Chairman Cioppa asked if vehicles and equipment would be stored in the building.

Mr. Bowes said fork lifts, electrical equipment, plywood and lumber would be stored indoors to keep them out of the weather, in addition to a few vehicles.

Mr. Bernard asked how many employees would be onsite.

Mr. Bowes said there are 3 to 4 employees.

Ms. Richardson said they are proposing seven (7) parking spaces, one (1) handicap, and 4 employee with additional spaces.

Mr. Gainer said a detailed statement of use should be provided, addressing vehicles kept on site and storage, both inside and outside. He asked if the entrance access off of NY Route 22 was ever approved by New York State Department of Transportation?

Ms. Richardson said she understood the access entrance was previously approved by NYSDOT.

Mr. Gainer recommended Ms. Richardson verify with NYSDOT that the access entrance was approved.

Ms. Richardson concurred, that she would follow up for the Boards records.

Mr. Gainer said the Board discussed site elevation information. Cross sections through the site from NYS Route should be provided, illustrating the visual impact of the garage on the Route 22 corridor.

Mr. Bernard asked if blasting or rock hammering to create a flat pad for the proposed garage will be required for this site?

Ms. Richardson said site work would include regrading to create a flat pad for the garage construction. She illustrated the proposed areas of excavation.

Acting Chairman Cioppa said landscaping screening will be required to mitigate the outside storage areas. He express that the applicant keep in mind proposed landscape screening to enhance the NYS Route 22 viewshed.

Mr. Gainer said the applicant should formalize the building elevations to fully represent the proposed building. A full color palette of available colors should be presented for the Board's review. They will work with the applicant on the color scheme.

Mr. Erickson said the goal is to have the garage building blend in with the character of NYS Route 22 and be consistent with other local buildings.

Mr. Bernard asked if the stormwater infrastructure will flow to existing storm site drainage?

Ms. Richardson explained the stormwater infrastructure flow to the existing inlet storm drain that flows across NYS Rout 22.

Mr. Gainer said further calculations are needed on runoff from the new building and the overall site. Mitigation is warranted to treat and discharge the stormwater onsite. He asked if the Town's files were reviewed from the previous mining operations that occurred on site, including what stormwater controls were proposed for the site and entrance drive. For the Boards records, the older files can be reviewed to have a clear understanding of the previous and proposed site uses.

Mr. Erickson said legally the Board needs to identify if any violations from a previous owner falls within the Board's jurisdiction.

Motion by Mr. Erickson to appoint Ron Gainer as Engineer for the Consolidated Scaffolding Site Plan.

Second by Mr. Bernard. Acting Chairman Cioppa asked for discussion.

Mr. Erickson amended to the Motion to approve Mr. Gainer and Ms. Richardson to work together subject to:

- The Planning Board is kept informed of all correspondence.

Amendment second by Mr. Jobe.

All were in favor and the Motion carried.

Acting Chairman Cioppa said following a review by Mr. Gainer and the full Board present a site inspection can be scheduled.

Mr. Erickson reviewed the building site from NYS Route 22.

Mr. Bowes explained that there is at least 100 foot barrier of woodland between the site and Route 22.

Acting Chairman Cioppa placed the applicant on the February 05, 2024 Planning Board agenda for further discussion.

NEW BUSINESS

No new business was discussed this evening.

ADJOURNMENT

On a Motion by Mr. Erickson and seconded by Mr. Bernard to adjourn the meeting at 8:10 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