

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

EXCUSED: Aaron Cioppa

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

CONTENTS: Cloverbrook Farms/James and Francine Mathews, Lot Line Adjustment, SGH Chinna LLC. Site Plan, and Solar Energy Law.

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

CLOVERBROOK FARMS

New Application/Lot Line Adjustment

JAMES & FRANCINE MATTHEWS

414 Quaker Hill Road

Pawling, NY 12564

Grid Number: 134089-7156-00-098910

134089-7157-00-134035

134089-7157-00-0800461

James and Francine Matthews are the landowners, Mr. Joseph Zarecki P.E. from the firm of Zarecki & Associates was present.

Chairman Brehm said the property is located at 414 Old Quaker Hill Road in a CD-5 Zoning district. Cloverbrook Farm Inc. and the Mathews have filed an application with Planning Board of the Town of Pawling for approval of a lot line adjustment between the four adjacent, contiguous parcels whereby the Mathews parcel is to be extinguished, and this land merged into the adjacent lots as illustrated on the plat, so that only lots will remain once approved.

Mr. Gainer said a memorandum was prepared outlining Board review process, Seqra, technical issues, and other conditions of approval. A resolution was prepared for the Board to move this project forward if they so choose.

Mr. Jobe read into the records Resolution #16 of 2023 Lot Line adjustment for Cloverbrook Farm Inc. and James and Francine Mathews located at Quaker Hill Road. Tax Map #134089-7156-00-098910, 134089-7157-00-134035, 134089-7157-00-0800461 (Copy in file).

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

Role call

Chairman Brehm aye.

Dr. Thomas Bloom, aye.

Mark Friedman, aye.

Stephen Jobe, aye.

Jay Erickson, aye.

Aaron Cioppa, aye.

Gregory Bernard, aye.

SGH CHINNA LLC

Presentation/Plan Revisions/Site Plan

851 NYS Route 22

Pawling, NY 12564

Grid Number: 134089-7057-00-297809

Mr. Curt Johnson from the JPL Group Designs LLC. were present.

Chairman Brehm said the property is located at 851 NYS Route 22 in the Highway Business Zoning district. The applicant is at a point in the application to discuss the referrals to the Zoning Board of Appeals.

Mr. Johnson said the area variance per section 215-40 and 215-16 Bulk Regulation for setbacks.

Motion by Mr. Freidman that the Planning Board refers SGH Chinna LLC. to the Zoning Board of Appeals for area variances/signage.

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

All were in favor and the Motion carried.

SOLAR ENERGY SYSTEMS LOCAL LAW

Chairman Brehm introduced the "Proposed" Solar Energy System" Local Law, that has been referred by the Town Board to the Planning Board pursuant to Code of the Town of Pawling Section §215-54. A work session to review discuss and make recommendation has been scheduled for the meeting of October 02, 2023.

ESCROW REIMBURSEMENT

Administrative Tasks/Resolution

Town of Pawling Planning Board Recommendation for Escrow Balances Reimbursement Town Code Chapter 95.

Resolution #11 of 2023.

**"I Mr. Cioppa move Refund # Resolution 12 of 2023, repayment of any unused escrow."**

**Second by Mr. Bernard. Chairman Brehm asked for discussion.**

**All were in favor and the Motion carried.**

Kathy Rohan

Environmental Permit

\$350.00

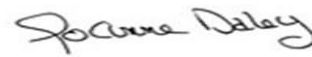
NEW BUSINESS

Dr. Bloom said he attended a NY Planning Federation training work session. He updated the Board on commercial industry for promoting diversity and inclusion in the cannabis industry. The presentation covered consumer, retailers and distribution and processors. He understands the Town Board opted out for the Town of Pawling, which includes allowing adult use cannabis retail dispensaries or on site consumption licenses from locating within a jurisdiction. Nonetheless, he brought up important factor on potential adverse effects to a community.

ADJOURNMENT

On a Motion by Mr. Jobe and seconded by Mr. Cioppa to adjourn the meeting at 8:20 p.m. All were in favor and the Motion carried.

Respectfully submitted,



JoAnne Daley  
Recording Secretary

non-approved minutes