

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

EXCUSED: Steven Jobe

CONTENTS: Larry and Pamela Kalkstein (Special Use Permit for an Accessory Apartment) Anthony Cambarel (Time Extension), Escrow Reimbursements.

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

LAWRENCE AND PAMELA KALKSTEIN

738 North Quaker Hill Road
Pawling, NY 12564

Grid Number: 134089- 7156-00-715697

Special Use Permit
Accessory Apartment

Chairman Brehm said the Board received a request from Keith Staudohar P.E. on behalf of the Kalkstein application.

Mr. Staudohar sent in a letter to update the Board that the applicants Lawrence and Pamela Kalkstein, will not be attending the Planning Board meeting this evening and respectfully requests that this application be adjourned until the December 18, 2023 meeting.

Chairman Brehm tabled the application until the December 18, 2023 Planning Board meeting.

ANTHONY CAMBAREI

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

Administrative/Time Extension
Site Plan

No one was present representing Anthony Cambareri site plan.

Chairman Brehm began by explaining the parcel history, the Precaste Concrete Sales LLC. parcel was sold to Mr. Cambareri. The new landowner requested a time extension for site plan approval. Currently, the applicant would like to revise the site plan to include an apartment above the office, therefore they will require an amended site plan before the Board.

The Board members asked if the Board has a policy for time extension approvals. Further discussion was held on their options to either grant a time extension or request the applicant to appear before the Board. If the landowner must file for an amended site plan then it's possible this is a moot point to extend Site Plan time extension approvals..

Mr. Erickson suggested the Board ask the Town Attorney, a legal question, that if a property is sold and a change of ownership happens, does the site plan approval transfer to the new owner.

Following discussion, the Board suggested the time extension be tabled until the applicant appear before the Board at the December 12, 2023 Planning Board meeting to explain the updated site plan.

ESCROW REIMBURSEMENT

Administrative Tasks/Resolution

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

Resolution #15 of 2023.

Church of Latter Day Saints	Site Plan	\$1,868.00
Elazar Demeshulam	Environmental Permit	\$197.00
Lake Dutchess Association	Environmental permit	\$200.00
Miquel Bendezu	Environmental Permit	\$50.00
James and Heather Costa	Area Variance	\$499.00
Glen Baker	Environmental Permit	\$175.00

"I MOVE Refund Resolution #15 of 2023, REPAYMENT OF UNUSED ESCROW."

NEW BUSINESS

i. The Meadows of Pawling

Chairman Brehm said the Meadows of Pawling would like to schedule a pre-application meeting. He asked for Board members to volunteer to attend this meeting to take lead role in overseeing the project before the Board.

Mr. Cioppa and Mr. Freidman both agreed to attend The Meadows of Pawling meeting.

Chairman Brehm said there are four accessory apartment applications before the Board. he suggested the members of the board split up these applications.

ii. Flow Charts

Mr. Freidman said after the new year the subcommittee can begin development of a flow chart for Site Plan applications.

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 cursive script that reads "JoAnne Daley".

JoAnne Daley
Recording Secretary

non-approved minutes