

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

EXCUSED: Dr. Thomas Bloom and Jay Erickson

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

CONTENTS: Mike Burrows Special Use Permit, Larry and Pamela Kalkstein Special Use Permit for an Accessory Apartment, New Business Escrow Reimbursements and Presentation to Chairman Brehm.

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

MIKE BURROWS

Public Hearing

275 South Road
Holmes, NY 12531
Grid Number: 13089-6856-00-218211

Special Use Permit Accessory Apartment

Mr. Michael Burrow, landowner was present.

Chairman Brehm said the property is located at 275 South Road, Holmes, NY in a R3 Residential Zoning district. The application is 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. The past history of this parcel known as Whaley Lake Properties/Stuart Leaf was discussed. Mr. Burrows purchased the property from Whaley Lake Properties/Stuart Leaf. The former owners began the application process for an Accessory Apartment in 2022. Mr. Burrows as the new landowner wanted to move forward with that approval by filing an application with the Board. The Planning Board had referred the applicant to the Zoning Board of Appeals on October 16, 2023. Subsequently, the Zoning Board of Appeals granted necessary area variances on November 27, 2023.

Mrs. Daley read the Public Notice into the records.

Chairman Brehm opened the Public Hearing.

Mr. Paul Peppaj 292 South Road neighbor spoke.

Mr. Peppaj said Mr. Burrows purchased the property in the condition as viewed by the Planning Board. It is not easy being a single father. They understand the economic factors to continue the use of the property, by obtaining a special use permit through the Town. There has been no neighborhood problems with Mr. Burrows and he has his support for this Special Use permit for an accessory Apartment. Furthermore, Mr. Peppaj's brothers property adjoins Mr. Burrows parcel. He could not be here this evening, nonetheless, Mr. Burrows also has the support of his brother.

There was no further comments from the audience.

Motion by Mr. Bernard to close the Public hearing.

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

All were in favor and the Motion carried.

Mr. Jobe read into the records Resolution # of 2023 Special Use Permit Accessory Apartment for Mike Burrows located at 275 South Road. Tax Map #13089-6856-00-218211 (Copy in file).

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

Role call

Chairman Brehm aye.

Dr. Thomas Bloom, excused.

Mark Friedman, aye.

Stephen Jobe, aye.

Jay Erickson, excused.

Aaron Cioppa, aye.

Gregory Bernard, aye.

LAWRENCE AND PAMELA KALKSTEIN

738 North Quaker Hill Road

Pawling, NY 12564

Grid Number: 134089-7158-00-715697

Letter of Withdrawal
Special Use Permit Accessory Apartment

Chairman Brehm said the Board is receipt of a letter from Mr. Kalkstein withdrawing their Special Use Permit Accessory Apartment. The applicant has decided to renovate the existing cottage.

The Board discussed how the application originally filed for a Special Use Permit for an Accessory Apartment falls within a pre-existing non-conforming use.

Motion by Mr. Freidman to acknowledge receipt of Lawrence Kalkstein’s withdrawal letter dated December 12, 2023 for the Special Use Permit Accessory Apartment by the Planning Board.

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

All were in favor and the Motion carried.

NEW BUSINESS

No new business was discussed the evening.

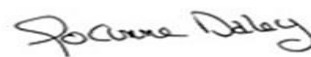
Chairman George Brehm

Supervisor James Schmitt presented and read into the record a recognition of accommodation into the records for the distinction of Chairman of the Planning Board for the growth of community, for all his years of service. Supervisor Schmitt thanked Chairman Brehm for all the years of service to the Town of Pawling.

ADJOURNMENT

On a Motion by Mr. Bernard and seconded by Mr. Freidman to adjourn the meeting at 8:00 p.m. All were in favor and the Motion carried.

Respectfully submitted,



JoAnne Daley
Recording Secretary

non-approved minutes