

PRESENT: Jay Erickson, Vice Chairman, Gregory Bernard, Jay Erickson, Mark Friedman Dr. Thomas Bloom and Steven Jobe

EXCUSED: Aaron Cioppa, Chairman.

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

CONTENTS: Mark and Kimberly Bottini Special Use Permit for an Accessory Apartment, Four Space LLC Site Plan, Mark and Patricia Belair/Town of Pawling, Lot Line Adjustment, Four Space LLC Site Plan, Consolidated Scaffolding Garage Site Plan, AllSpace Storage Signage, Carlota Naranjo, Environmental Permit, Escrow Reimbursement and New Business.

Vice Chairman Jay Erickson ran the meeting in the absence of Chairman Aaron Cioppa. Vice Chairman Erickson opened the meeting at 7:00p.m. and then led the salute to the flag.

MARK BOTTINI

115 South Quaker Hill Road
Pawling, NY 12564

Grid Number: 134089-7156-00-380082
134089-7155-00-385288

Public Hearing/ Special Use Permit
Accessory Apartment

Adam Thyberg from Insite Engineering, Mr. David Daniels Esq. and Mrs. Lillian Schmitt Esq. from Daniels, Porco and Lusardi Law firm were present representing Mark and Kimberly Bottini.

Vice Chairman Erickson said the property is located at 115 South Quaker Hill Road in a CD-5 Zoning district.

Mr. Thyberg reviewed the following updates on the application for an accessory apartment. The latest plans indicate that the property lines have been merged to one large parcel consisting of 207± acres. The merged lots will contain both the principal dwelling and the proposed subordinate accessory apartment. As shown in the Overall Plan, the principal dwelling and accessory apartment are central within the 207±-acre merged property, and will have no impact on any surrounding property. The applicant was before the ZBA on 01-22-2024, where the ZBA granted the square footage variance for the Accessory Apartment. The area variance information has been added to the site plans.

Vice Chairman Erickson read the public notice and then opened the Public Hearing.

There were no comments from the audience.

Motion by Mr. Bernard to close the Public hearing.

Second by Mr. Freidman. Vice Chairman Erickson asked for discussion.

All were in favor and the Motion carried.

Mr. Daniels Esq. explained that the lots have been merged and then provided the Dutchess County Clerks Recording page for the Board's records.

Mr. Jobe read into the records Resolution # 3 of 2024 Special Use Permit for an Accessory Apartment for Mark and Kimberly Bottini located at South Quaker Hill Road. Tax Map #13089- 7156-00-380082, 134089-7156-00-385288, 134089-7156-00-259347 (Copy in file).

Second by Mr. Bernard Vice Chairman Erickson asked for discussion.

Roll call

Aaron Chairman Cioppa, excused.

Gregory Bernard, aye.

Jay Erickson, aye.

Stephen Jobe, aye.

Mark Friedman, aye

Dr. Thomas Bloom, aye.

CONSOLIDATED SCAFFOLDING

Schedule Site Inspection/Site Plan

NYS Route 22

Pawling, NY 12564

Grid Number: 134089-7055-00-458682

134089-7055-00-432665

Adam Thyberg from Insite Engineering was present representing the landowner.

Vice Chairman Erickson 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. The Board would like to re-schedule a site inspection with the applicant this evening. As per Mr. Gainer’s prior memorandum, the Board had outlined their recommendations for conducting a site inspection of this property. The proposed improvements shall be staked, with building elevations represented (using balloons placed at the front building corners, set to the roof’s peak height) all outdoor parking and storage areas, and Sanitary sewer disposal system (SSDS) locations located, should any site-specific issues be identified which may warrant further study and review during the Board’s processing of the application.

A site inspection was scheduled for March 23, 2024 at 8:30a.m.

MARK & PATRICIA BELAIR/TOWN OF PAWLING

Further Discussion - Lot Line Adjustment

1904 NYS Route 22

Pawling, NY 12564

Grid Number: 134089-6857-00-446371

134089-6857-00-384346

Mr. and Mrs. Mark Belair were present this evening.

Vice Chairman Erickson said this application proposes a lot line adjustment between two adjacent properties along the east side of Route 292, one of which is owned by the Town of Pawling (vacant land) and the Belair parcels which is developed with an existing residential dwelling. The land transfer is 0.76± acres of land from the Town of Pawling parcel is to be transferred to Belair, for the purpose of construction a new driveway access into the Belair tract to provide for a safer driveway access into the lot.

Mr. Belair said they were before initially the Town Board four years ago. Therefore, they are pleased to move forward with finishing the Lot Line Adjustment. First and foremost, he wanted to thank the Planning Board and Mr. Gainer for being so prompt in moving this lot line adjustment forward, as this is a major safety concern for accessing their driveway. Secondly, he read Mr. Gainers memorandum, he has one item that raised a question, being the location of wells and septic systems within 200 feet of the Belair parcel to be shown on the Site Plans.

Vice Chairman Erickson said the Board follows New York State law and the Code of the Town of Pawling to ensure regulations and procedures are appropriately followed. It is important to maintain good record keeping on all Planning projects. Therefore, these details are part of code compliance that must be documented on the plans.

Mr. Gainer summarized his memorandum dated March 03, 2024. He explained that in the past the Board has requested documentation of sanitary sewer disposal systems and wells to maintain clear records and compliance with Health Department standards. Additionally, if the Board so chooses they can schedule a site inspection. He then went over the SEQRA process, with the Board. Pursuant to New York State Environmental Quality Review Act (SEQR) Title 6 NYCRR Part 617 Regulations, as specified in 617.5c (16) lot line adjustments are classified as Type II actions. Such actions are not subject to any environmental review, as they have been determined not to have a significant impact on the environment. Lot Line adjustments are deemed a "Type II" SEQRA action. As such, the Planning Board may formerly classify the matter as such at tonight's meeting, and so conclude your SEQRA responsibilities. The Board next step is to schedule a Public Hearing, and then complete the necessary referrals, GML 239(m) to Dutchess County Planning and the Fire Marshal. Outside referrals would also normally be required. However, as noted documentation has already been provided confirming both Dutchess County Health and NYS DOT have already reviewed and approved the project elements which are subject to their review. Therefore, new referrals to these agencies does not appear warranted.

Motion by Mr. Bernard to declare this application as a Type II action.

Second by Mr. Freidman. Vice Chairman Erickson asked for discussion.

All were in favor and the Motion carried.

Motion by Mr. Friedman to direct the secretary to make the necessary referrals as noted in Mr. Gainer's March 03, 2024 memorandum as follows:

- Dutchess County Planning 239GML
- Fire Marshal.

Second by Mr. Bernard. Vice Chairman Erickson asked for discussion.

All were in favor and the Motion carried.

Motion by Mr. Friedman to schedule a Public Hearing for Mach 18, 2024 for the Belair/Town of Pawling Lot Line Adjustment.

Second by Mr. Bernard. Vice Chairman Erickson asked for discussion.

All were in favor and the Motion carried.

Following discussion, the Board choose not to schedule a site inspection as the NYSDOT has already approved the driveway access locations.

Mr. Liquori Esq. advised that both himself and Mr. Gainer have researched Town Code to identify if the Public Hearing could be waived for Lot Line Adjustment applications. Following this review of the Town's subdivision regulations, it was determined that the Board is mandated to hold a Public Hearing for Lot Line Adjustment applications. Public Hearings cannot be waived. Therefore, in the best interest of this project, the Board could direct Mr. Gainer to prepare an approval Resolution for the Mach 18, 2024 Planning Board meeting.

FOUR SPACE LLC

Schedule Public Hearing/Site Plan

158 NYS Route 22

Pawling, NY 12564

Grid Number: 134089-7055-00-552035

No one was present representing Four Space LLC.

Mr. Bernard explained that the Board has received the comments from Dutchess County Planning. He asked if the Board wanted to review those comments this evening?

Mr. Erickson said the Board does not have to make any decision this evening. The commercial trailers planned at the site do not have engines, and so he is unsure if any seepage would occur to wells within the 200 feet distance. He recommended that the Board reconcile these concerns with Dutchess County planning before any resolution be prepared.

Mr. Liquori Esq. said the Board can open the Public Hearing, and then hold the public hearing open until such time as the comments are reconciled with the Dutchess County Planning.

Vice Chairman Erickson requested Mike Liquori Esq. to write a letter to Dutchess County Planning, transmitting the initial correspondence from the County and the applicant's response, to request a clear direction from the County on the matter.

Motion by Mr. Jobe to schedule a Public Hearing on March 18, 2024 for Four Space LLC. Site Plan application.

Second by Dr. Bloom. Vice Chairman Erickson asked for discussion.

All were in favor and the Motion carried.

ALLSPACE STORAGE

New Application/Signage

165 Route 22

Pawling, NY 12564

Grid Number: 1340897058-00-450075

Ms. Nancy Forrest from the GNS Group LTD. was present representing Jason Page, AllSpace Storage.

Vice Chairman Erickson said the property is located at 162 NYS Route 22 in the Highway Business "HB" Zoning district. The applicant is seeking to update their current freestanding road signage.

Ms. Forrest said they seek to replace the existing freestanding sign with a new design. The presented design is displayed at other AllSpace Storage locations.

Mr. Bernard asked if the proposed signage would match the Salt Point Allspace Storage site.

Ms. Forrest responded, yes.

Vice Chairman Erickson asked several questions, if this was a rebranding of Allspace Storage signs, does the existing landscaping as shown in the photo remain onsite?

Ms. Forrest said the vegetation, the shrubs will not be removed. It is only a rebranding of AllSpace Storage facilities signage.

Mr. Bernard asked if the sign would be ground mounted, and back lit? Also, what is height of the sign?

Ms. Forest said the current sign roof is being removed. The sign will be ground mounted with the same current lighting. No new lighting is proposed. The proposed height for the sign is 13' 6".

Mr. Freidman asked if the center (middle panel) of the sign would have changeable lettering.

Ms. Forrest said the center of the sign (middle panel) would contain changeable lettering to advertise AllSpace Storage specials.

Vice Chairman Erickson asked if the Board members had any further questions?

There were no further comments or questions.

Vice Chairman Erickson suggested if the members concur on the proposed updated for AllSpace Storage signage, the Board could move forward to approve as presented this evening.

Motion by Mr. Friedman to approve Allspace storage signage as presented.

Second by Dr. Bloom. Vice Chairman Erickson asked for discussion.

All were in favor and the Motion carried.

CARLOTA NARANJO

New Application/Environmental Permit

14 Lakeview Drive

Holmes, NY 12531

Grid Number: 134089-685-13-214483

No one was present representing Carlota Naranjo.

Vice Chairman Erickson said the property is located at 14 Lakeview Drive in an R-1 Zoning district. The applicant is before the Board for a Chapter 111 Freshwater, Wetlands and Watercourse Protection permit, and Chapter 171 Soil Erosion, Sediment Control and Steep Slope Protection Environmental Permit. Mr. Artus prepared a memorandum dated February 24, 2024 for the Board's review. The applicant proposes to renovate an existing residence and landscape the existing hillside with patios, stairs, retaining walls (under four feet) waterfalls and hardscape areas. The parcel will be served by a new subsurface sewage disposal system (SSDS) and a new individual drilled well. All proposed retaining walls are less than four feet in height and will therefore not require review by the Town Engineer. The environmental permit falls under the Planning Board's purview as far as the erosion control permits required.

Motion by Vice Chairman Erickson that the Board waives Chapter 111, Freshwater, Wetlands and Watercourse Protection; Sections as per 111-6 E (4) (c) (2) - 111-6.1, 111-6. A, and 111-6.C, public hearings, referrals to outside agencies and performance bond, as recommended by Mr. Artus. The Board reviewed Chapter 171 Soil Erosion, Sediment Control and Steep slopes and then refers this permit to the Storm Manager Office for issuance of the Environmental Permit subject to:

- Mr. Artus performing bi-weekly inspection and after major storm events as needed.

Second by Dr. Bloom. Vice Chairman Erickson asks for discussion.

All in favor and the Motion carried.

ESCROW REIMBURSEMENT

Administrative Tasks/Resolution

Town of Pawling Planning Board Recommendation for Escrow Balances

Reimbursement Town Code Chapter 95

I Move Resolution #4 of 2024

Dish Wireless	Site Plan	\$2,019.10
Stephen Kroell	Environmental Permit	\$25.00
Garay & O'Mara Farms Inc.	Environmental Permit	\$1,275.00
Sarka Leff	Environmental Permit	\$25.00
Transcend Wireless	Site Plan	\$300.00
Ken Wong	Environmental Permit	\$100.00
James & Francisa Matthews	Lot Line Adjustment	\$1,435.64
NeuBerger, Berman Investment Advisor	Environmental Permit	\$400.00

Motion by Mr. Freidman.

Second by Mr. Bernard. Vice Chairman Erickson asks for discussion.

All in favor and the Motion carries

NEW BUSINESS

i Signage Subcommittee

Mr. Jobe scheduled a zoom meeting for the Singh Chinna LLC. signage on Thursday March 07, 2024.


ii. Stakdale Farms Development/West Dover Road

Vice Chairman Erickson said a community meeting has been scheduled at the Lathrop Building, Lakeside Park on Mach 12, 2024 at 6:00 pm, where the developers will make a presentation on the project.

ADJOURNMENT

On a Motion by Mr. Jobe and seconded by Mr. Bernard to adjourn the meeting at 8:30 p.m. All were in favor and the Motion carried.

Respectfully submitted,



JoAnne Daley
Recording Secretary

non-approved minutes