

PRESENT: Aaron Cioppa Chairman, Jay Erickson, Vice Chairman, Gregory Bernard, Mark Friedman, and Jennifer Coleman.

EXCUSED: Dr. Thomas Bloom, and Steven Jobe.

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

CONTENTS: John and DeeAnn Blumberg and Andre Hardjei, Minutes and New Business.

Chairman Cioppa began by opening the meeting at 7:00p.m. and then led the salute to the flag.

JOHN AND DEEANN BLUMBERG

New Application/Lot Line Adjustment

63 River Road

Pawling, NY 12564

Grid Number: 134089-7057-00-170896

134089-7058-00-217033

Mr. John Kalin P.E. from DC Engineering, PC was representing the applicant.

Chairman Cioppa said the property is located at 63 River Road in a Residential - 2 Zoning district. This application is for a Lot Line adjustment, Lot #1 is owned by Mountainview Pawling LLC., consisting of 39.436± acres, and Lot #2 is owned by Meadowview Pawling, LLC. consisting of 32.837± acres.

Mr. Kalin said the John and DeeAnn Blumberg are the owners of both lot(s). Their intent is to create road frontage for lot #2, with a permanent driveway and utility easement thru Lot#1 to Lot #2. The total area existing for lot #1 is 39.436± acres and will be reduced to 22.0 and Lot #2 is 32.837± acres and will be increased to 50.2 ± acres. Currently, a dwelling exists on Lot #1.

Mr. Erickson asked if the lots meet bulk regulation and specifically road frontage.

Mr. Kalin said the lot frontage is 200feet. The Lot Line adjustment confirms to 205 feet for Lot # and 323 feet for Lot #1.

Mr. Erickson said if the new driveway created thru an old farm road, does this require meeting bulk regulation and if will there be a driveway maintenance and utility easement agreement to be filed as a permanent easement agreement with the Dutchess County Clerk's office

Mr. Gainers said the Bulk Regulation must be adhered to pursuant to the Code of the Town of Pawling subdivision regulation in order to create a viable buildable lots.

Chairman Cioppa asked where the proposed new house location is.

Mr. Kalin said as shown on the site map area of a flat knoll.

Mr. Friedman asked if the landowners plan to pave the driveway.

Mr. Gainer said these items can be evaluated by the Board at the site walk. The Town normally request the landowner to pave the frontage along the roadway.

Motion by Mr. Friedman to appoint Ron Gainer as Engineer to the John and Deeann Blumberg Lot Line adjustment and to allow their representative/engineer John Kalin P.E. to work directly with Mr. Gainer on this application subject to:

- The Planning Board is kept informed of all correspondence
Second by Mr. Bernard. Chairman Cioppa asked for discussion.
All in favor and the Motion carries.

Chairman Cioppa placed the applicant on the June 03, 2024 Planning Board agenda.

ANDRE HARDJEI

New Application/Environmental Permit

105 Bundy Hill Road

Bundy Hill Road

Pawling, NY 12564

Grid Number 124089-68566-00-815309

Chairman Cioppa said the property is located at 105 Bundy Hill Road on approximately 119.04± acres. The parcel is located in the New York City East of Hudson (EOH) Watershed. The applicant is proposing the installation of two (2) 18" diameter HDPE overflow drainage pipes across the existing driveway in an effort to eliminate flooding from the driveway & erosion along the perimeter of the driveway discharging onto Bundy Hill Road during significant rainfall.

Motion by Mr. 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.
- Notification to the Highway Superintendent for any comments.

Second by Mr. Bernard. Chairman Cioppa 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.

Motion by Mr. Bernard to Move Resolution #11 of 2024

Second by Mr. Friedman Vice Chairman asked for discussion.

All were in favor and the Motion carried.

Aladar Gymes	Subdivision	\$93.10
Victoria Reinhold	Subdivision	\$29.68
Mission Hill Estates	Subdivision	\$8,620.23
Ethan Kelly	Environmental Permit	\$131.25

MINUTES:

Motion by Mr. Friedman to approve the minutes of April 15, 2024 as read.

Second by Ms. Coleman. Chairman Cioppa asked for discussion.

All were in favor and the Motion carried

NEW BUSINESS

i. How to Run a Good Meeting

Ms. Coleman provided an overview on the how to run a good meeting class, she had taken offered by the Planning Federation. She explained ideas discussed offering the perspectives of a board's chair, helpful ideas on how to organize and run an efficient meeting, but ensuring that the public concerns are heard. The class offered guidance on what you can do in advance of your meeting to ensure you have the information you need to address potential issues that may arise, but also limit public comment to only the issues before the board.

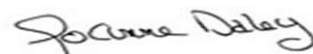
ii. Live Streaming Meetings

The Board discussed options to improve the presentation of projects on the large screens and potential upgrades to the video system to enhance better communication with the viewers.

ADJOURNMENT

On a Motion by Mr. Bernard and seconded by Mr. Erickson 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