TOWN OF PAWLING November 18, 2024

PLANNING BOARD Page 1

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

ALSP PRESENT: Mike Liquori Esq. and Brendan Liberati, Esq. from Hogan, Rossi and Liquori Law Firm, Ron Gainer P.E.

CONTENTS: Anthony Cambareri Administrative Time Extension, Tremson Wood Products LLC. Site Plan, Minutes and New Business.

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

ANTHONY CAMBARERI Administrative/Time Extension NYS Route 22

Pawling, NY 12564

Grid Number: 134089-7055-00-494892

Mr. Cambarei, landowner was present.

Chairman Cioppa said the parcel history concerns the former Precast Concrete Sales LLC approved site plan. Mr. Cambarei purchased the parcel over a year ago. He is requesting a time extension for site plan approval.

Mr. Cambarei said he purchased the property from Precaste Concrete Sales Inc., Gregory Fischer. Currently, his plans are to develop the site as approved, with the one change to the site to include an accessory apartment (1,000 square feet, 2 bedrooms) above the proposed garage. Recently, he submitted revised engineer drawing for the upgrades to the Sanitary Sewer Disposal System (SSDS) to the New York City Department of Environmental Protection and the Dutchess County Board of Health. He explained that since appearing before the Board in early 2024, he has acquire formal approval by the NYCDEP,DCBOH and a NYSDOT highway work permit extension. Currently his plans are to construct the building/site and then in the future return to the Board for a special use permit for accessory apartment above commercial establishments.

Mr. Gainer said there remains a few technical and statutory items to resolve. He continues to work with the applicant to provide resolve this few remaining items. The applicant seeks a time extension to advance issuance of an environmental permit.

Motion by Mr. Bernard to grant Site Plan Time Extension to Mr. Cambareri (Former Precaste Concrete Sales, Inc. Site) located at NYS Route 22 beginning November 04, 2024 and ending November 04, 2025.

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

All were in favor and the Motion carried.

TREMSON WOOD PRODUCTS Further Discussion/Site Plan

84 Libby Lane

Pawling, NY 12564

Grid Number: 134089-7057-00-190695

Chairman Cioppa said the property is located at 84 Libby Lane. The site plan process has been has been ongoing between the Board and the applicant. Chairman Cioppa asked for a Motion to enter into executive session for the purpose of potential ongoing litigation.

Motion by Mr. Freidman to enter into executive session to obtain the advice of legal counsel regarding proposed pending or current litigation.

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

All were in favor and the Motion carried.

Motion by Chairman Cioppa advising that no decisions were made during executive session and for the Board came out of executive session at 8:12p.m.

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

All were in favor and the Motion carried.

Mr. Liquori Esq. presented the Tremson response letter to the Board for their review and comments.

ESCROW REIMBURSEMENTS

Town of Pawling Planning Board Recommendation for Escrow Balances

Reimbursement Town Code Chapter 95 Resolution #20 of 2024

Motion by Mr. Bernard.

Second by Mr. Jobe.

John Minchala Accessory Apartment Special Use Permit $940.00

Verizon Wireless Telecommunication Tower/Colocator $1,916.15

White Oak Farm Environmental Permit 2020-036 $180.37

Arc of Ministries Environmental Permit $325.00

MINUTES:

Motion by Mr. Freidman to approve the minutes of October 07, 2024 and October 21,

2024 as read.

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

All were in favor and the Motion carried.

NEW BUSINESS

i. Starkdale Park Resort Update

Chairman Cioppa and Vice Chairman Erickson updated the Board on a collaborative meeting with the Town of Dover Planning Board Chairman Ryan Courien and Marilyn VanMillion Planning Board secretary. They will continue to meet with the Dover Planning Board on a regularly basis. The goal is for the two Towns to work cohesively together.

Chairman Cioppa continued by informing the members of the Board, that the Planner subcommittee has three additional interviews scheduled with Planning firms to represent the Board on the Starkdale Park project.

ii. Route 22- Traffic and Pedestrian Safety Letter

Vice Chairman Erickson reviewed Route 22 traffic and safety letter with the Board members. He asked if any members of the Board had any additional comments to add before the letter could be finalized at the December 02, 2024 meeting.

# ADJOURNMENT

On a Motion by Mr. Freidman and seconded by Mr. Bernard to adjourn the meeting at 8:40 p.m. All were in favor and the Motion carried.

Respectfully submitted,

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JoAnne Daley

Recording Secretary

non-approved minutes