TOWN OF PAWLING April 21, 2025

PLANNING BOARD Page 1

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

ALSO PRESENT: Mike Liquori Esq., Brendan Liberati Esq. from the firm of Hogan Rossi and Liquori PLLC. and Mr. Ron gainer P.E.

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

TREMSON WOOD PRODUCTS LLC New Application/Signage

84 Libby Lane

Pawling, NY 12564

Grid Number: 134089-7057-00-190695

Mr. Tyler Trembly landowner was present.

Chairman Cioppa said the property is located at 84 Libby Lane in the “VRD” Zoning district. The applicant is before the Board for a sign application.

Mr. Tremblay said the proposed signage is a condition of the Site Plan resolution which was to be completed within thirty (30) days. The proposed signage location is at the entrance to the gated mulch yard. The sign reads *“Tremson Corporation, Landscaping, Recycling, Mulch”* with a phone number in green, grey and a white background. The bottom line reads *“Mulch Sales are Prohibited”*.

Dr. Bloom asked two questions - if Tremson Wood products sells retail mulch products from the yard and if contractors are coming to the site to purchase mulch products.

Mr. Trembly responded they sell mulch products to garden centers using Tremson vehicles to truck their products offsite.

Ms. Coleman clarified the exact signage location.

Mr. Trembly said the sign is past the first two building entering the mulch storage / grinding yard.

Chairman Cioppa asked for any additional questions by the Board.

Motion by Ms. Coleman to approve Tremson Wood Products LLC signage, located at 84 Libby Lane as presented this evening.

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

All were in favor and the Motion carried.

THE WOODS AT PAWLING Administrative/Bond Release

Castagna Drive

Pawling, N: 12564

Grid Number:134089-7056-00-657426

Chairman Cioppa said the Planning Board is in receipt of a letter dated April 22, 2025 from Brennan Construction to release the Performance Bond associated with the Woods of Pawling project. Chairman Cioppa is in receipt of an email from Everett White Code Enforcement officer advising the Board that “The Woods at Pawling” has received their Certificate of Occupancy from the Town of Pawling Building Department, and the New York State Department of Environmental Conservation “Notice of Termination” has been signed off.

Mr. Bernard said several of the pine trees have died. If the trees are part of the development, the applicant should replant new trees prior to releasing the Performance Bond.

Chairman Cioppa said the Planning Board can send out the building inspector to verify that the trees are replanted.

Mr. Freidman asked the locations of the dead pine trees.

Mr. Bernard said they are along the tree lines and throughout the property.

Motion by Chairman Cioppa to table the release of the Performance Bone subject to ;

* A site inspection to be held by Mr. Gainer, P.E. and Everett White Code Enforcement Officer.

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

All were in favor and the Motion carried.

ESCROW REIMBURSEMENT

Town of Pawling Planning Board Recommendation for Escrow Balances

Reimbursement Town Code Chapter 95.

Motion by Mr. Bernard to approve resolution #3 of 2025.

Second by Dr. Bloom.

Andre Bigilall Environmental Permit $60.00

Glen Schwartz Environmental Permit $625.00

Chris Johnson Environmental Permit $60.00

Castagna PDD Site Plan $1,715.91

Andre Hardjie Environmental Permit $50.00

Gary Malouf Environmental Permit $142.50

MINUTES

Chairman Cioppa motioned to approve the Minutes of March 10, 2025, March 26, 2025 and April 7, 2025 as read.

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

All were in favor and the Motion carried.

NEW BUSINESS

i. Starkdale Farms Resort

Mr. Freidman asked if there is any new news on Starkdale Farms application before the Town Board.

Mr. Bernard said Starkdale Farms will not be placed on the Town Board agenda until after the election.

ii. Thomas Chen - Crystal Park

Mr. Chen has hired a new attorney. Their goal is to clear up all violations and then re-appear before the Planning Board for site plan approval.

ADJOURNMENT

Motion by Mr. Freidman and seconded by Vice Chairman Erickson to adjourn the meeting at 8:00 p.m. All were in favor and the Motion carried.

Respectfully submitted,

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JoAnne Daley

Recording Secretary

non-approved minutes