TOWN OF PAWLING PLANNING BOARD AGENDA

160 CHARELS COLEMAN BLVD

PAWLING, NY 12564

Monday July 07, 2025 7:00 P.M.

Pledge of Allegiance

Role Call

1. DARYL’S HOUSE Public Hearing / Site Plan

130 Route 22

Pawling, NY 12564

Grid Number: 134089-7055-00-9496975

Chairman Cioppa begins by saying Daryl’s House is before the Board on their site Plan approval located at 130 NYS Route 22, in the Highway Business Zoning district. The Board is in r4ceipt of the 239 gml referral from Dutchess County Planning and a letter from the fire marshal.

Chairman Cioppa ask Jeff Moore to provide a brief presentation on the improvements for the public

Read the Public Notice and open the public hearing.

Ask the public to state their name and address for the record.

Conclusion of the Public hearing.

If the Board so chooses.

Motion by xxx to close the verbal portion of the public hearing and leave the written comment period opened until August 04, 2025.

Second by xxx- vote

Or-

Motion to close the public hearing

Second and vote

Chairman Cioppa asked Mr. Gainer to prepare the resolution for the August 04, 2025 meeting

2. JENNIFER COLMAN Special Use Permit for an Accessory Apartment

101 Hurds Corner Road

Pawling, NY 12564

Grid Number: 134089-6855-02-716583

Jennifer Colman recuses herself from discussion.

Chairman Cioppa introduces Jenifer Colman’s request for a permanent SUP for an Accessory Apartment..

Mrs. Daley has confirmed with the building department no complaints have been received. The Board is I in receipt of two letters in support of Ms. Colman’s Permanent SUP for an accessory apartment.

1. Mr. Mark Chipkin- President of Hurds Corner Association

2. Christine Feighan – Renter

Jennifer Colman presents to the Board her SUP for an accessory apartment requesting a permanent sup.

Board discussion.

Motion by xxx to grant Jennifer Colman located at 101 Hurds corner road a permanent Special use Permit for an accessory Apartment.

Second by xxx. Chairman Cioppa asks for discussion.

Vote.

3. CHAMBER OF COMMERCE New Application/ Signage

Dutcher Avenue

Pawling, NY 12564

Grid Number: 134089-6956-00-952587

Mrs. Furlong, member of the Chamber will be present, representing the Chamber of Commerce.

Chairman Cioppa explains the Chamber of Commerce has submitted illustrated drawings to reface the signage located at Dutcher Avenue and NYS Route 55. In the past the Board has always written a letter to the Town Board requesting the fees are waived for Chamber of Commerce.

The Board members can reviews the signage.

Questions, comments by the Board.

Motion by xxx to grant Chamber of Commerce located at intersection of Dutcher Avenue and NYS Route 55

Subject to:

Authorizing Chairman Cioppa to sign the request letter to the Town Board waiving the fee for the Chamber of Commerce.

Second, vote

4. CRAIG WALLACE Further Discussion/Environmental Permit

8 Lakeview Drive LLC.

Lakeview Drive

Holmes, NY 12531

Grid Number: 134089-6856-13-231469

Chairman Cioppa will recuse himself from discussion.

Vice Chairman Erickson said the property is located at Lakeview Drive. The applicant is before the Board for an Environmental Permit. The Board is in receipt of Mr. Artus memorandum and mr. Gainers memorandum.

Chris Lapine PE. can update the Board.

Mr. Gainer reviews his memorandum.

Discussion by the Board on the next steps.

5. DYLAN & REGINA PIGNATELLI Further Discussion/Environmental Permit

Old Route 22

Pawling, NY 12564

Grid Number: 134089-7057-00-352685

Chairman Cioppa said the property is located along Old Route 22 and frontage along Prospect Street. The applicant is seeking an environmental permit.

Applicant engineer to update the Board.

Mr. Gainer presents his memorandum to the Board.

Questions and discussion.

Schedule a site inspection.

Motion by xxx to schedule a site inspection on date/ time with a rain date / time subject to :

* Notifying the Conservation Advisory Board on inspection.

Second Vote.

Motion by xxx to request JoAnne Daley to make referral to Highway Superintendent and Pawling Fire department.

Second Vote

6. APPROVAL OF MINUTES: June 16, 2025

7. ESCROW REIMBURSEMENTS]

Town of Pawling Planning Board Recommendation for Escrow Balances Reimbursement Town Code Chapter 95.

Resolution #6 of 2025

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| --- | --- | --- |
| Girls Scouts of Greater New York | Site Plan | $1,796.98 |
| Kimberly Curtis-Ramsey | Environmental Permit | $100.00 |

8. NEW BUSINESS

Chairman Cioppa notifies the Board that we are expecting a submission from Starkdale Farms / Park. Due to several members being on vacation for the August 04 meeting, Starkdale Farms / Park will not be placed on the agenda until August 18,

9. ADJOURNMENT