TOWN OF PAWLING August 04, 2025 PLANNING BOARD Page 1

PRESENT: Aaron Cioppa, Chairman, Dr. Thomas Bloom, Mark Friedman, Jennifer Colman, Gregory Bernard and Brittany Boalt.

EXCUSED: Vice Chairman Jay Erickson and Brittany Boalt.

ASO PRESENT: Brendan Liberati Esq. and Michael Liquori Esq. from Hogan, Rossi and Liquori Law Firm.

CONTENTS: Daryl’s House Site Plan, Robert Chipley Site Plan, Gasland Petroleum Inc. Signage, Ricardo Cordova Special Use Permit for an Accessory Apartment, Escrow Reimbursement, New Business.

DARYL’S HOUSE Resolution/Site Plan

130 Route 22

Pawling, NY 12564

Grid Number: 134089-7055-00-496975

 No one was present representing Daryl’s House.

Chairman Cioppa said the property is located at 130 Route 22 in the Highway Business Zoning District. The Board held a Public Hearing on July 07, 2025. The verbal portion of the Public Hearing was closed then, and the written portion remained open until this evening’s meeting. Mrs. Daley has confirmed that no written comments have been received. Therefore, the Board can make a motion to close the written portion of the public hearing.

 Motion by Mr. Friedman to close the written portion of Daryl’s House Public Hearing.

 Second by Ms. Colman. Chairman Cioppa asked for a discussion.

 Role call

 Chairman Cioppa, aye. Vice Chairman Erickson, excused.

 Mark Freidman, aye. Gregory Bernard, aye.

 Dr. Bloom, aye. Brittany Boalt, excused.

 Jennifer Colman, aye.

Ms., Colman read into the records Resolution # 7 of 2025 for Daryl’s House Site Plan located at 130 Route 22 Tax Map #134089-7055-00-496975 (copy in file).

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| Second by Dr. Bloom. Chairman Cioppa asked for discussion.  Roll call Dr. Thomas Bloom, aye. Jay Erickson, excused. Mark Friedman, aye Jennifer Colman, aye. Gregory Bernard aye. Chairman Cioppa, aye, Brittany Boalt, excused |

 ROBERT CHIPLEY Administrative/Site Plan Time Extension

10 Chapin Lane

Pawling, NY 12564

Grid Number: 134089-7055-553971

 Mr. Bernard recused himself from this application.

 Chairman Cioppa said the Board is receipt of a letter dated July 08, 2025 from Robert Chipley located at 10 Chapin Lane requesting a time extension for Robert Chipley site plan beginning August 06, 2025 and ending August 07, 2026.

 Mr. Chipley said he remains in litigation with the tenant. He felt that the situation would be resolved within a few months. Due to the litigation he is requesting a time extension.

 Mr. Freidman asked, given the eviction procedure, where are you in the process? Mr. Chipley responded there is an upcoming court date. The Court only meets once a month. When the final decision is forthcoming, the tenant will have to remove their cargo containers from the site.

 Motion by Dr. Bloom to approve the time extension beginning August 06, 2025 and ending August 07, 2026.

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

 All were in favor and the Motion carried.

GASLAND PETROLEUM INC. New Application /Signage

NYS Route 22

Pawling, NY 12564

Grid Number: 134089-7055-00-486978

 Mr. Bernard recused himself from this application.

 Ms. Ruseskas from GNS Group was present representing Gasland Petroleum.

 Chairman Cioppa said the property is located on NYS Route 22 in the Highway Business “HB” Zoning district. Gasland Petroleum is seeking to install road signage.

 Ms. Ruseskas presented an illustrated drawing the of the proposed 40 sq. ft. double sided, freestanding sign to be installed 12’ 2” above grade. The sign reads “neighborhood mart” with the shell emblem and gas pricing.

 Chairman Cioppa explained that the Gasland Petroleum Inc. signage is a separate road sign to be proposed from the Chamber of Commerce “Welcome to Pawling” signage.

 Motion by Dr. Bloom to approve Gasland Petroleum Inc. located at NYS Route 22 signage as presented.

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

 All were in favor and the Motion carried.

RICARDO CORDOVA Administrative / Referrals to ZBA

27 Holmes Road

Holmes, NY 12531

134089-6855-02-71658

 Mr. Ricardo Cordova landowner and Ms. Stephanie Fox Architect P.C. was present.

 Chairman Cioppa said the property is located at 27 Holmes Road, in a R4 Residential Zoning District. The property was purchased in very poor condition. The applicant is in the process of renovating the main house and seeks to legalize an illegal accessory apartment.

 Ms. Fox updated the Board on a few items. The neighbors have expressed concern to the illegal accessory apartment’s dimensions. The previous owners added square footage to the accessory apartment. Therefore, they have made revisions to reduce the square footage of the accessory apartment to 790 sq. ft., and there will only one (1) bedroom. Currently, they are working with their engineer to develop drawings for submission to Dutchess County Board of Health.

 Chairman Cioppa said the Board should address the statutory items this evening by making a SEQRA declaration and referrals to outside agencies.

 Motion by Mr. Freidman to declare this application a Type II SEQRA action, thereby no further action is required by this Board.

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

 All were in favor and the Motion carried.

 Motion by Ms. Colman that the Planning Board make the referral to the outside agencies.

* Dutchess County Department of Planning (GML 239mreferral; property lies along Holmes Road (CR30).
* Dutchess County Department of Behavioral & Community Health to confirm the adequacy of the existing water supply and SSTS (to the property).
* Town Fire Marshal.

Second by Dr. Bloom. Chairman Cioppa asked for discussion.

All were in favor and the Motion carried.

 ESCROW REIMBURSEMENTS

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

 Resolution #8 of 2025

 Motion by Mr. Bernard.

 Second by Dr. Bloom.

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| Pawling Properties | Environmental Permit  |  EP 2023-010 |
| Mark Bottini  | Environmental Permit  |  EP 2023-014 |
| Pawling Properties  | Environmental Permit |  EP-2023-020 |
| Kevin Hamilton  | Environmental Permit |  EP 2015-004 |

 NEW BUSINESS

 i. Tremson Wood Products LLC.

 Chairman Cioppa said Tremson Wood Products LLC. is located at 84 Libby Lane. Mr. Liquori Esq. and Mr. Liberati Esq. are here this evening to update the Board on litigation.

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

 Second by Dr. Bloom. Chairman Cioppa asked for discussion.

 All were in favor and the Motion carried.

 Motion by Chairman Cioppa for the Board to come out of executive session, and advised that no decisions were made during executive session.

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

 All were in favor and the Motion carried.

 Following discussion, the Board scheduled a Planning Board Special Meeting, on August 11, 2025.

 ADJOURNMENT

 On a Motion by Mr. Bernard and seconded by Ms. Colman to adjourn the meeting at 8:15 p.m. All were in favor and the Motion carried.

 Respectfully submitted,

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 JoAnne Daley

 Recording Secretary

non-approved minutes