

Pawling Conservation Advisory Board - Minutes

Thursday 7/24/25, 6pm, American Legion Building

Present: Robert Bergdall – Chairman, Mark Chipkin – Vice Chairman, Lou Trombetta, Steven DiFalco, Rick Wilson, Lori Asquith, Joseph Willie

Absent: Laura Facchin, Deborah Stewart, Marie Vedder

- 1) Starkdale – No updated application has been received; Robert and Mark will provide more information to the group as it becomes available.
- 2) Starkdale Viewshed Meeting – Robert, Rick, Marie
 - a) AT Conservancy held meeting using mapping/documentation tool from National Park Service.
 - b) Both Cat Rock and Cook Farm viewpoints received 'A' ratings for their scenic quality.
 - c) Robert corresponded with Lindsey Heise, Landscape Architect for Appalachian National Scenic Trail with National Park Service, after the meeting. Steve – Noted opinions of NPS regarding the projects will matter more than local organizations.
 - d) Group discussed priority of viewshed in relation to the overall environmental impact of project. Lou – Noted primary concern for Starkdale application will likely be the projects water use.
- 3) Pignatelli Site Inspection, 7/13
 - a) Review and unanimous approval of draft letter to Planning Board.
 - b) Group discussed the potential for future development from the planned driveway.
- 4) Wallace Site Inspection, 7/12
 - a) Review of draft letter to Planning Board. Letter unanimously adopted with caveat that third paragraph will be revised to incorporate language regarding the importance of cooperation between the different property owners in stormwater management.
- 5) Old Business
 - a) MS4 – Steve noted that mapping where watershed specifically flows off properties will likely not be possible. Fortunately, existing mapping can accomplish the two current goals.
 - i) Properties in riparian zones.
 - ii) Town Operations – JoAnne will be providing prioritized list.
 - b) Solar – Reconciliation bill recently passed congress eliminates the 30% federal incentive for municipalities that begin system installation after 7/4/26.
 - i) Joe recently received electric bills for Town Hall, the Teen Center and the Lathrop building. All have good southern exposure and significant electric use.
 - ii) Group discussed how this project can be pushed forward more urgently given the upcoming deadline.
- 6) New Business
 - a) Tree Ordinance - Discussion of options for tree preservation on applications such as Pignatelli. Lori will be exploring what current legislation in other municipalities looks like.