



Town of Pawling Town Board

Pawling Town Hall
160 Charles Colman Blvd
Pawling, NY 12564

Regular Meeting of the Town Board

*Meeting will be broadcast live on the
Town of Pawling YouTube page*

Wednesday, October 14th, 2026
6:00PM

Cathy Giordano, Supervisor
Coleen Snow, Deputy Supervisor / Councilwoman
Martin Mygan, Councilman
James McCarthy, Councilman
Corinne Musella-Pitt, Councilwoman

Cheryl Knowles, Town Clerk

RULES FOR PUBLIC COMMENT:

1. Each presentation to the Board made by an individual shall be limited to three (3) minutes in duration, unless extended by agreement by the Town Supervisor/ designee
2. Comments should be directed to the Board. Comments should be made in a respectful manner to the Board and from the Board to the community.

The Town Supervisor or designee may:

- a. Interrupt, warn, or terminate an individual's comment when the comment is personally directed, abusive or obscene.
- b. Request that any individual leave the meeting when that individual fails to observe reasonable decorum.
- c. Call for a recess or an adjournment to another time.

The intent of these rules are:

1. To allow members of the public a fair and adequate opportunity to be heard.
2. To assure that the regular agenda of the Town Board is completed; and
3. To recognize the nature of the Board and community's time and to use that time effectively.

Meeting Agenda

- a) Roll Call of the Town Board
- b) Pledge of Allegiance
- c) Public Comment on Agenda Items
- d) Public Hearing/Local Law to Override the Real Property Tax Levy Limit
Established in General Municipal Law Section 3-c
- e) Budget Discussion
- f) Resolutions
- g) Discussion
- h) Town Board Items for Special Consideration & New Business
- i) Privilege of the Floor with respect to Agenda & Non-Agenda items (3 minutes)
- j) Adjournment

RESOLUTIONS

RESOLUTION 2026-176 Payment of Bills for the Town of Pawling

WHEREAS, the Town of Pawling Senior Account Clerk has reviewed and prepared the vouchers for Town of Pawling and has offered them for review, and

WHEREAS, the vouchers have been approved in accordance with the Town of Pawling policy, and

WHEREAS, the vouchers have been numbered 20261072 through 20261199, and

NOW THEREFORE BE IT RESOLVED, that the town board of the Town of Pawling hereby accepts the vouchers as prepared and on the recommendation of the Senior Account Clerk and hereby authorizes payment of said vouchers for the Town of Pawling on this date in the amount of \$290,739.39.

RESOLUTION 2026-188 Tree Board Grant

RESOLUTION 2026-189 Fund Balance Policy

WHEREAS, the Town Board of the Town of Pawling desires to adopt a Fund Balance Policy to establish policies and procedures to aid in the management of the Town's financial resources;

WHEREAS, such policy shall promote compliance with the Governmental Accounting Standards Board (GASB) Statement 54 and Government Finance and NYS Comptroller Office guidance; and

WHEREAS, the proposed Fund Balance Policy is annexed hereto.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board, after due consideration, does hereby adopt said Fund Balance Policy.

Resolution 2026-190 Requiring and Authorizing a Restoration Bond – Martin's Foods (Hannaford Bros.)

WHEREAS, the planning board voted on October 5, 2026 to recommend that the town board require Martin's Foods to post a restoration bond in the amount of \$600,000.00, and

WHEREAS, Martin's Foods (Hannaford Bros.) is located on Akindale Road, Parcel Number: 134089-7056-00-561152, and

NOW, THEREFORE, BE IT RESOLVED, that the town board of the Town of Pawling hereby requires the applicant, Martin's Foods (Hannaford Bros.), to post a restoration bond in the amount of \$600,000.00 per Town Code 187-10: Timber Harvest and by recommendation of the planning board. The bond shall be in a form approved by the Attorney to the Town.

Resolution 2026-191
Discontinuing the Town of Pawling Before & After School Care Program

WHEREAS, the Town of Pawling has historically operated and sponsored a Before and After School Care Program (the “Program”) to provide childcare services for residents; and

WHEREAS, the Town Board has recently reviewed the operational costs, enrollment trends, and staffing requirements associated with maintaining the Program; and

WHEREAS, it has been determined that the frequent staffing shortages have made the continuous operation of the Program difficult and the Program is no longer financially viable; and

WHEREAS, the Town Board finds that it is in the best financial and operational interest of the Town and taxpayers to discontinue the Program.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board for the Town of Pawling as follows:

1. The Town of Pawling Before and After School Care Program is hereby discontinued, effective December 31, 2026.
2. The Recreation Director is authorized and directed to provide prompt written notice of this discontinuation to all affected families currently enrolled in the Program, school district officials, and affected Town staff members no later than November 1, 2026.
3. Town Staff are authorized to coordinate with the local school district and local childcare providers to provide families with information regarding alternative care options.
4. The Town Bookkeeper is authorized to make the necessary budgetary adjustments and reallocations resulting from the termination of this Program for the fiscal year 2027.

RESOLUTION 2026-192
AUTHORIZING CONSENT TO ASSIGNMENT OF PROFESSIONAL SERVICES
CONTRACTS FROM LABERGE GROUP TO ARTHEON, INC.

WHEREAS, Laberge Engineering & Consulting Group, LTD. (d/b/a Laberge Group; “Laberge”) is a validly existing New York corporation, duly authorized to provide professional engineering services in New York State pursuant to Certificate of Authorization No. 0021936; and

WHEREAS, the Town of Pawling (the “Town”) retained Laberge to provide professional services to the Town pursuant to a Professional Services Agreement dated June 27, 2019, together with all addendums, work orders, and purchase orders executed thereunder (the “Agreement”); and

WHEREAS, Artheon, Inc. (“Artheon”) is a validly existing New York corporation, duly authorized to provide professional engineering services in New York State pursuant to Certificate of Authorization No. 0023939; and

WHEREAS, Laberge notified the Town by letter dated October 5, 2026 the “Notice”), that it will be acquired by Artheon, Inc. and will combine its operations into Artheon with Artheon as the parent company; and

WHEREAS, in the Notice, Laberge represented to the Town that (1) the Town’s “projects, teams and points of contact will remain the same”, (2) “[t]he quality and responsiveness [the Town] expects will continue without disruption”, (3) Laberge employee email addresses will update to Artheon email address no later than December 1, 2026, and (4) during the transitional period, Laberge will remain a valid legal entity as Laberge and Artheon “complete contractual transitions”; and

WHEREAS, Laberge requested by letter dated October 5, 2026, that the Town consent, in writing, to assign, as detailed on Schedule 1 to the Request for Consent, the Agreement from Laberge to Artheon (the “Request for Consent”); and

WHEREAS, under the Request for Consent, Artheon will assume all obligations of Laberge under the Agreement, and the terms and conditions of the Contracts, including scope of services, compensation, and schedule, will remain in full force and effect without amendment; and

WHEREAS, upon review of the Notice, Request for Consent, and the Agreement, the Town Attorney determined that (1) pursuant to the Agreement, Section 6.5, the assignment would result in the governing law changing from New York to New Jersey based on Artheon’s principal place of business, and (2) the Agreement lacks the statutory language required by General Municipal Law, subdivision 109(1); and

WHEREAS, the Town Board has determined that subjected to the conditions below, consenting to the assignment of the Agreement, is in the best interest of the Town; and

THEREFORE BE IT RESOLVED, by the Town Board of the Town of Pawling as follows:

1. Conditional Consent. The Town Board hereby authorizes and consents to the assignment of the Agreement from Laberge to Artheon, subject to the delivery of an assignment and assumption agreement between Laberge and Artheon, in a form satisfactory to the Town Board and/or the Town Attorney, and the full execution of an amendment to the Agreement as follows:
 - a. Agreement, Section 6.5 is here by amended by deleting the phrase “the law of the principal place of business of the ENGINEER” and inserting “the laws of New York State”. The amended Section 6.5 shall read as: “Unless otherwise specified in this Agreement, this Agreement shall be governed by the laws of New York State.”
 - b. Insert as Agreement, Section 6.7: “Engineer shall not assign this Agreement or any portion thereof without the prior written consent of the Town Board.”

2. Limitation. This resolution shall only apply to the assignment from Laberge to Artheon and shall not authorize any subsequent assignment by Artheon.
3. Authorization. The Supervisor is hereby authorized to execute the Request for Consent and, subject to satisfaction of the conditions provided herein, any related documents necessary to complete the assignment on behalf of the Town Board.
4. Delivery of Executed Consent. The Town Clerk is hereby directed to deliver a fully-executed copy of the Request for Consent to Artheon at the address provided therein.

RESOLUTION 2026-193

Approving a Special Event Permit and Authorizing the Use of Dewey Lane the Amazon MGM Studios Production/Mighty Leo Production of “One Night Only”

WHEREAS, Amazon MGM Studios/Mighty Leo Production (“Production”) has requested permission from the Town to use a certain property located at Dewey Lane, and portions of Dewey Lane for purposes of film production in connection with the project currently entitled “One Night Out”; and

WHEREAS, the proposed use is expected to occur on the dates and times indicated on the Letter of Intent (LOI) and Special Event Permit Application attached hereto as **Attachments A & B**, respectively; and

WHEREAS, the Town Board has reviewed the request and associated Special Events Permit Application and finds that the temporary use of said property and portions of Dewey Lane for such purposes may be permitted, provided that the production is conducted in a manner that protects public safety, minimizes disruption to residents and the general public, and preserves the general condition of Town property; and

WHEREAS, pursuant to the NY State Environmental Quality Review Act (SEQRA) §617.5(21), minor temporary uses of land having negligible or no permanent impact on the environment are Type II actions requiring no further environmental review.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Pawling hereby approves the Special Event Application and authorizes Amazon MGM Studios/Mighty Leo Production to use Dewey Lane for film production activities outlined on **Attachment A**, subject to the terms and conditions set forth herein and any related permits, approvals, or agreements required by the Town:

1. At no time will filming activities or production vehicles take priority over the ongoing bridge construction public improvement contract. Construction vehicles, equipment, material deliveries, contractor operations, and access to the bridge project shall be always prioritized. The bridge construction shall not be delayed, stopped, or otherwise held up to accommodate the production. Should adjustments need to be made during the course of the production to accommodate construction activities, the production shall make those adjustments immediately.

2. Production shall ensure that there will always be a driver with each production vehicle such that any vehicle can be moved immediately to accommodate the construction.
3. Production shall provide flaggers for traffic control the entire time Dewey Lane is used.
4. Production shall arrange for an ambulance to be present during filming.
5. Delivery of Executed Hold Harmless Agreement.
6. Delivery of Certificate of Insurance in form acceptable to the Town Attorney.

BE IT FURTHER RESOLVED, that the Town Supervisor is hereby authorized, in the Supervisor's discretion and upon such notice to the Town Board as the Supervisor deems appropriate, to approve reasonable deviations from the approved filming schedule, including, but not limited to, adjustments to dates and times, provided that any such deviation is consistent with the overall scope and purpose of this Resolution, does not create undue disruption to the public, and remains subject to all applicable laws, permit requirements, and public safety determinations; and

BE IT FURTHER RESOLVED, that for the duration of the production, Paramount Pictures Corporation shall be granted temporary relief from following Town Code Provisions:

- §199-14: Parking Restrictions
- §215-35(A): Noise; and

BE IT FURTHER RESOLVED, that as a condition of this authorization, Amazon MGM Studios/Mighty Leo Production shall pay to the Town a location/use fee calculated in accordance with the attached fee schedule (**Attachment C**), together with any reimbursement for Town personnel, equipment, or other municipal services as may be determined by the Town Board; and

BE IT FURTHER RESOLVED, that the Town Supervisor, Town Clerk, and such other Town officials or departments as may be necessary are hereby authorized and directed to take such actions and execute such documents as may be necessary to carry out the intent of this Resolution, including any permit, license agreement, hold harmless agreement, or related administrative documentation.

Resolution 2026-194

Authorizing a stipend for Highway Superintendent related to Dutchess County Intermunicipal Agreement for Snow Removal and Ice Control Services

WHEREAS, the Town of Pawling has entered into an Intermunicipal Agreement for Snow Removal and Ice Control Services for 2026/2027 (the "IMA"); and

WHEREAS, it was the intention of the Town Board that in to provide a stipend to the Highway Superintendent related to the services under the IMA from October 1, 2025 through September 30, 2026; and

WHEREAS, the October 1, 2025 through September 30, 2026 stipend amount was a total of \$3,700. The total proposed amount for the stipend from October 1, 2026 through September 30, 2027 shall be \$4,163.57.

NOW, THEREFORE, BE IT RESOLVED, that Highway Superintendent Brill shall receive such stipend as herein indicated and that said stipend shall be paid in 26 bi-weekly installments.

Town of Pawling Fund Balance Policy

- A. Purpose: For increased financial stability, the Town desires to manage its financial resources by creating a fund balance policy for the General Fund and all Funds that are legally mandated to be kept separately, including the Town outside of Village General Fund (B), Highway Fund (DA), Highway outside of Village Fund (DB), Water District Fund (SW2) and the Whaley Lake Fund (WL).
- B. This will ensure the Town maintains a prudent level of financial resources to protect against reducing service levels or raising taxes and fees because of temporary revenue shortfalls, unexpected one-time expenditures, emergencies, or disasters, but also protects against an excessive fund balance.
- C. This Policy is to be adopted to promote compliance with GASB Statement 54, Government Finance and NYS Comptroller Office guidance.

Background: The Governmental Accounting Standards Board (GASB) issued GASB Statement Number 54 (Statement 54), Fund Balance Reporting and Government Fund Type Definitions in February 2009. These classifications are: nonspendable, restricted, committed, assigned and unassigned. These changes were made to bring greater clarity and consistency to fund balance reporting. In April 2011, the Office of the State Comptroller (OSC) issued updated guidance on Fund Balance Reporting and Government Fund Type Definitions. Chapter 528 of the Laws of 2000 gives local governments the authority to carry over a "reasonable amount" of unappropriated unreserved fund balance from one year to the next. The Government Finance Officers Association (GFOA) recommends, at a minimum, that general-purpose governments, regardless of size, maintain unrestricted budgetary fund balance in their general fund of no less than two months of regular general fund operating revenues or regular general fund operating expenditures.

- D. This Policy establishes the percentage that the Town considers the "reasonable amount" for each class of fund.

E. Definitions:

- 1. Fund Balance – Consists of the measurement of available resources and represents the difference between total assets and total liabilities.

Town of Pawling Fund Balance Policy

2. Non-spendable – Consists of the amounts that cannot be spent because they are in a non-spendable form or legally or contractually required to be maintained intact. (i.e. prepaid expenses, inventory)

3. Restricted – Consists of amounts that are subject to externally enforceable legal purpose restrictions imposed by certain creditors, grantors, contributors, or laws and regulations of other governments; or through constitutional provisions or enabling legislation. (i.e. Housing Trust Funds, Reserves)

4. Committed – Not Usually applicable to Towns. Consists of amounts constrained to specific purposes by a government

5. Assigned – Consists of amounts that are subject to a purpose constraint that represents an intended use established by the government's highest-level decision-making authority (Town Board), or by the Board's designated body or official (Encumbrances, Contractual obligations).

6. Unassigned – This consists of all balances remaining after considering the other four categories for the general fund and could result in a surplus or a deficit.

Fund Balance Reserves Policy:

1. Reserves

a. The Town shall strive to create and maintain a level of reserves to guard its citizens against a service disruption because reserves are essential to dealing with unforeseen emergencies or changes in condition

b. Funding of reserves can come from surplus funds (excess of revenues over expenditures or one-time revenues), or other sources as designated by the Town Board.

c. All expenditures from or uses of reserve will require prior Board approval by adoption of Use of Reserve Resolution.

d. Reserves shall only be used for the purpose in which they are intended.

Town of Pawling Fund Balance Policy

2. Fund Balance Policy and Procedures This Policy is based upon the rule that the Town of Pawling has fully funded or reserved for all operating expenses incurred in prior years in the funds.

a. The total of assigned & unassigned (unrestricted) fund balance range for General Fund shall not be less than 23% and not more than 30% of the total adopted budgeted expenditures of the Fund.

b. The total of assigned & unassigned fund balance of the DA (Town Highway Fund), DB (Town Highway outside Village Fund) and the SW2 (Water Fund) and the WL(Whaley Lake Dam) shall be not less than 25% and not greater than 35% of the total adopted budgeted expenditures.

The total of the assigned & unassigned fund balance of the B (Town outside Village General Fund) Fund shall not be less than 18% and not more than 25% of the total adopted budgeted expenditures of any Fund.

c. The Supervisor shall annually calculate and verify the Town's compliance with this policy. In determining compliance, the following formula will be used: the audited balance available in the unrestricted fund balance of the Town's Funds for the most recently audited fiscal year, divided by the adopted expenditure budget for the ensuing fiscal year for each of the Town's Funds.

d. The Supervisor shall report annually to the Town Board the results of the calculation and make recommendations for the use of funds in the event of a surplus or the replenishment of funds in the event of a deficit.

e. Surplus: In the event the unrestricted fund balance of any of the Town's funds exceed the maximum requirements, the excess may be utilized for any lawful purpose approved by the Town Board. To minimize the long-term effect of such use, the excess shall be appropriated to fund one-time expenditures or expenses which do not result in recurring operating costs, or other one-time costs including the establishment or increase in legitimate restrictions (reserves) of fund balance. The surplus may be used to reduce the tax levy in the following year.

f. Deficit: In the event the unrestricted fund balance for the Town's funds falls below the minimum requirement for any fiscal year, the Supervisor shall prepare

Town of Pawling Fund Balance Policy

and submit to the Town Board a plan to restore the balance to the minimum target level in the next budget year or other appropriate period.

g. Reserves: The Town will create Reserves for Repairs in the SW2 Water Fund, (WL) Whaley Lake Dam District, DA (Highway Fund Town-wide) and Reserves for Capital Equipment and Capital Repairs in the DB (Highway Fund Town Outside of Village). The reserves will be funded annually with budgeted appropriations or appropriations of Fund Balance surpluses. The Town will Create a reserve for Capital Repairs to the Transfer Station funded by a portion of transfer station permit sales, as was approved in Resolution 2025-129 and previous annual resolutions.



TOWN OF PAWLING PLANNING BOARD

160 CHARLES COLMAN BLVD.
PAWLING, NY 12564
TEL: (845) 855-0959

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

Joanne Daley
Planning/Zoning/Environmental
jdaley@pawling.org

October 05, 2026

Honorable Supervisor Cathy Giordano and Town Board Members
TOWN OF PAWLING
160 Charles Colman Boulevard
Pawling, NY 12564

RE: Hannaford Brothers
Martin Foods of South Burlington
Akindale Road

Dear Supervisor and the Town Board Members:

As you know, the Planning Board has been meeting with Hannaford's representatives since this past August to discuss their recent request to modify conditions of the 2021 Site Plan Approval granted for the project in order to allow them to initiate initial tree clearing/site work by year-end in order that their new store can be ready to open in advance of the 2027 Holiday season. The Board is supportive of this.

However, the Board has directed that an Environmental Permit application must be filed for this initial work while an amended site plan resolution which protects the Town's interests is prepared for consideration at an upcoming meeting of the Board. This application was just filed with the Board and discussed at last night's meeting. As part of this discussion, at last night's meeting, the members of the Board directed the applicant to post a restoration bond in the amount of \$600,000.00 with the Town to cover the scope of this initial site work.

Therefore, the Board unanimously voted to recommend that the Town Board require the applicant to post a Restoration Bond in this amount in support of the work involved in the work requested pursuant to this Environmental Permit application, and hereby requests that this matter be placed on the Town Board's upcoming agenda next week if at all possible.

Sincerely,

Aaron Cioppa
Chairman

cc: Sarah Ryan, Esq.
Ronald J. Gainer, PE



RONALD J. GAINER, P.E., PLLC
31 Baldwin Road, Patterson, NY 12563
Mailing Address: PO BOX 417, Pawling, NY 12564
cell 845-527-1432

TO: Town of Pawling Planning Board DATE: October 2, 2026
FROM: Ronald J. Gainer, PE SUBJ: Hannaford Supermarket; Akindale Road/NYS Route 22

Project Scope: Proposed Supermarket & Pharmacy
Zoning District: "HB" (Highway Business Zoning District)

As the Board is aware, this applicant received "Site Plan" approval in 2021 for the construction of a supermarket with pharmacy on a 12.13 acre parcel situated on Akindale Road, to the east of the M&T Bank & Atrium commercial offices along Route 22. The Applicant has continued to maintain this approval through time extensions granted by the Board.

As the Applicant is now ready to proceed with the development of the site, at this time the Applicant has filed an Environmental Permit to allow site disturbances to be initiated. However, the original approval included numerous conditions which have not yet been satisfied. Chief among these conditions is their obligation to obtain all outside agency approvals prior to the Chairman's endorsement of the Site Plans. And, it is recognized that a Building Permit, which is necessary to permit construction to commence, can't be issued until the Chairman signs the Site Plan.

As a result, and considering their desire to complete all construction and open for business next year (in advance of the Holiday season) and the added NYS DEC regulatory restriction against tree clearing between the period of November 1 through March 31 annually, the Applicant is seeking modifications to various of these permit conditions to allow them to prosecute this construction schedule. Further, in order to achieve this, tree clearing (the first stage of site construction) must be completed by the end of this month in order to open next Fall.

In support of their request, they have provided the status of all agency approvals. In it you will note that most are expected to be in hand by November 26, 2026, with only the NYS DEC approval of the on-site SPDES permit expected later, by year-end. Also enclosed is Hannaford's preliminary construction schedule. The Applicant's representatives will be attending Monday's meeting of the Planning Board to discuss these matters. If the Board is disposed to consider their request, the issue of project bonding also warrants discussion at your meeting. Currently, the approval resolution requires the posting of a "restoration bond" in the amount of \$80,000.00 prior to final sign-off by the Chairman. In reviewing the design engineer's current site improvement bond estimate, and recognizing the added potential risk of modifying the current approval resolution to remove these outside agency approvals in order to support the applicant's schedule, it is recommended that this bond amount be increased to \$600,000 in any amended approval you may wish to consider. This should only be returned upon issuance of a Certificate of Occupancy at the building's completion, to assure the Applicant's timely performance of all remaining steps in the overall approval & construction process.

I trust that these comments are useful for the Board and applicant's consultant. Should you have any questions, please don't hesitate to contact me.

c: Everett White, CEO
Bob Brill, Highway Superintendent
Sarah Ryan, Esq.
Applicant (c/o Tighe & Bond Engineering, PC)

ONE NIGHT OUT

Pawling Town Hall
160 Charles Colman Blvd
Pawling NY
12564

Dear Sarah,

Amazon Studios and Mighty Leo Productions is currently in production of the film "One Night Out."

The purpose of this letter is to inform you, as Representative of the Town of Pawling, about the plans and requests for filming at 30 Dewey Ln. Filming is scheduled to take place between October 20th and November 20th.

*******We plan to film for 14 weekdays in this window of time. Ideally, we will complete our filming by November 10th. In the event of inclement weather, we will have some rescheduled film dates in between November 11-20. *******

Filming Location: 30 Dewey Lane, Pawling NY 12564

LOCATION DESCRIPTION

The residence at 30 Dewey Ln will play as our "Hero House." We will be filming multiple scenes at this location, including interior, exterior, stunt and driving work. Our "Hero Family" consists of a husband, wife and three children. Additionally, a babysitter, police officer, and additional character will at some point be present at the house.

Certain scenes will consist of fake "gun shots", stunt fights, and driving (exiting/entering Dewey Lane driveway) sequences.

All precautionary measures will be made to ensure the safety of cast and crew.

Additionally, the public will be notified of our footprint and dates/timing of filming.

Equipment

A standard HD camera package for 3 digital cameras, drone, and accompanying grip, electric, prop and sound equipment. Catering and Craft Service Truck. Catering Tent and Warming Tent with accompanying generators. Small number of Picture Cars. Vans to transport cast and Crew.

Cast and Crew Size

Approximately 120 Crew & 10 Cast (includes Stand Ins)

Dates and Times:

PREP - 12 days

Thursday, October 1 - Monday, October 19

Hours: 7am - 6pm

SHOOT - 14 Days

Tuesday, October 20 - November 20

*******We plan to film for 14 weekdays in this window of time. Ideally, we will complete our filming by November 10th. In the event of inclement weather, we will have some rescheduled film dates in between November 11-20. *******

Hours: (VARYING - DAY SHOOTS WILL BE 7A-7P | NIGHT SHOOTS 7P-7A)

WRAP - 7 DAYS

Thursday, November 10 - Friday, November 20th

Hours: 7A - 6P

SPECIAL REQUESTS & NOTES

- Park Trucks along Dewey Ln (See Map for reference)
- Use of prop guns and SPFX gun shots on premises during shoot days
- Use of haze effect on premises on shoot days
- Adding gravel to driveway of premises prior to shoot days
- ******It is our full intention to work in conjunction with the Town of Pawling and Tiso Construction to ensure there is no delay to the Dewey Lane Bridge Work******

FOOD AND WASTE

- We will be serving food from our licensed and contracted catering company during our Shoot Days on site at 30 Dewey Lane
- Waste - trash and recyclables - will be removed on a nightly basis

BASECAMP & CREW PARKING

- We plan to park Trucks along Dewey Lane (Basecamp closer to Reservoir Road. Working Trucks Closer to 30 Dewey Ln). We will always ensure enough space is left in the road for Construction equipment, vehicles, and personnel to pass through. Our crew personal vehicles will park at a TBD location. They also will not block any access of Construction related equipment, etc.

SECURITY

- We will have security present during our SHOOT days on our SET and at our BASECAMP location.

We look forward to working with the people of Pawling to ensure that this is a positive experience for all involved. We are available to address any and all questions/concerns that may arise.

Thank you kindly for your time and we could not be more excited to work with you.

Best Regards,
Matt Henson

Assistant Location Manager
One Night Out
Amazon Studios | Mighty Leo Productions

ONE NIGHT OUT

30 Dewey Ln, Pawling NY
12564



ONE NIGHT OUT

SET: 30 Dewey Ln, Pawling
NY 12562

CATERING: 30 Dewey Ln,
Pawling NY 12562

BASECAMP & TRUCKS:
ALONG SIDE OF DEWEY
LANE
(KEEPING A PATH FOR
CONSTRUCTION
EQUIPMENT/PERSONNEL)





TOWN OF PAWLING
The Pride of the Harlem Valley
Town Hall
160 Charles Colman Blvd.
Pawling, NY 12564
(845) 855-3244

Building & Zoning Administrator
Stormwater Management Officer

Everett White
ewhite@pawling.org

Mary Porcaro
buildingdepartment@pawling.org

JoAnne Daley
jdaley@pawling.org

SPECIAL EVENT APPLICATION

DATE: September 29, 2026

APPLICATIONS FOR SPECIAL EVENT PERMITS SHALL BE SUBMITTED AT LEAST **60 DAYS** PRIOR TO THE EVENT.

1) Applicant(s) Name: Matthew Henson

Address: 1 Summit Court Fishkill, NY 12524

Phone: 646-639-3077 Fax: _____

Cell: 646-639-3077

Email Address: matthenson256@gmail.com

Contact person who will be organizing the event

Name: Matthew Henson

Address: 1 Summit Court Fishkill, NY 12524

Phone: 646-639-3077

Number to contact during the event:

Phone: 646-639-3077

2) Event Details

Event Name: One Night Out | Amazon Studios | Mighty Leo Production

Event Location: 30 Dewey Ln Pawling, NY 12564

A. Tax Map Designation: 134089 -

B. Zoning District _____

C. Acreage Property is 25 Acres, with an extended footprint on Dewey Ln (Truck parking)

D. Intersecting Streets: Dewey Ln | In between Reservoir Road and N Quaker Hill Rd.

E. Restrictive Covenants or Easements affecting Premises: _____

We would request, if possible, to keep the not yet constructed bridge on Dewey Ln closed during our filming dates

Event Description: Film Shoot on Premises at 30 Dewey Ln.

Number of Events: 1 Event (multiple days) List Dates Below:

1. October 20 - November 6 4. _____

2. _____ 5. _____

3. _____ 6. _____

Will an admission fee be charged: _____ (Yes) ☒ (No)

Is this event Handicap Accessible: ☒ (Yes) _____ (No)

Sales: _____ None ☒ Goods and Services (describe) _____

If more than one, add additional names on a separate sheet of paper and attach to the application: Page 1 of 7

Please attach a survey or sketch map/plan showing parking and event planning, including, without limitation, the assembly location, proposed location(s) for parking, outdoor areas proposed to be used, and the location of any tent(s) and stages, music & outdoor loudspeakers or PA system, food trucks, venders and additional sanitary facilities to this application.

3) Name and Address of Record Property Owner(s):

Peter Tomlinson | 30 Dewey Ln Pawling NY 12564

Phone: Peter Tomlinson

Fax:

Cell: 914.666.6404

Email: peter@bedfordstone.com

If Corporation, name and address:

Phone:

Fax:

Cell:

Email:

*If more than one Owner, or a Corporation, the names, addresses, phone numbers and email address of each owner, shareholder, or member of the corporation must be submitted on an accompanying document.

When the applicant is not the property owner, written consent of the actual property owner is required either by completing the owner consent section at the end of this application or by providing a notarized letter from the owner separately. Property owner consent will become part of the application and the application will not be deemed complete without such consent.

Property Owner: ☐ Applicant listed in section 1 is the property owner.

4) Sponsoring Organization: If there is a sponsoring organization, please answer the following questions. If not, please mark N/A and skip to the next question.

Applicant relationship to the sponsoring organization:

Assistant Location Manager of Film Project - One Night Out

Name of sponsoring organization:

One Night Out | Amazon Studios | Mighty Leo Production

Sponsoring organization telephone number: 845.764.2497 Nonprofit: Yes 501(c) No

5) Date, Time and Scope:

Date Mm/dd/yr	Start Time Include set up Indicate AM/PM	End Time Include shutdown Indicate AM/PM	Number of People Expected Include Workers, volunteers, staff, venders, security, etc.	Number of Vehicles Expected on Property	Number of Vehicles Expected on Street (Public or Private):
10/20/2026 - 11/06/2026	5AM	10p-6a (dependent on shoot times)	150	8-10	20-25

Please Note: If off-site parking is proposed, the location of such parking area(s) in the form of a survey or sketch map/plan AND the traffic management plan for the parking of vehicles and transportation of cars or guests to and from the assembly site MUST be attached to this application.

Expected maximum number of attendees: 150

Please Note: Any event on property owned or controlled by the Town or any event where the anticipated attendance exceeds 1,000 people requires approval by resolution of a majority of the Town Board.

If and event was held the previous year, what was the number of attendees: _____

6) Alcohol to be served at the Special Event:

_____ Yes x No (We can complete Waiver, if town requires)

Name of person(s) who will be engaged in the preparation and/or sale of alcohol or beer:

Name: _____

Address: _____

Phone: _____ Fax: _____

Cell: _____ Email: _____

If more than one, add additional names on a separate sheet of paper and attach to the application.
Submission of a copy of the State Liquor Authority license or permit for the event is required.

7) Food Service:

Will food be served at the event?: _____ x Yes _____ No

Will the event have food trucks?: _____ x Yes _____ No

Name of person(s) who will be engaged in preparation, vendee, caterers and/or sale of food:

Name: George Meals on Wheels Catering & G AND C Craft Service

Address: _____

Phone: 201.320.2491 | 718.682.3099 Fax: _____

Cell: 201.320.2491 | 718.682.3099 Email: jorgepina2310@gmail.com | george@gccraftservice.com

If more than one, add additional names on a separate sheet of paper and attach to the application.

County Department of Health permits and/or vendee permits from the Town of Pawling, Town Clerks office must be attached to the application.

8) Security and Valet Information:

If security is to be provided, please provide the following information.

Name of Security, Valet Company or both if applicable:

Name: SECURITY COMPANY TO BE CONFIRMED

Address:

Phone: Email:

Contact Person(s):

Attach the security duties and/or valet plan to this application.

- 9) Tents: If a tent(s) is (are) proposed, the size and placement of the tent on the premises must be included in the sketch or survey map/plan attached to this application.

☒ Yes, tent will be utilized at the proposed special event, and it is understood that in addition to this application, separate application to, and a site inspection for approval by the Building Department is required.

☐ No, there will be no tents utilized at the proposed assembly/assemblies.

Proposed number and dimension of tents to be utilized:

Tent 1: 100 x 30

Tent 2: 30 x 20

Will propane tanks be used in the tents?: ☐ Yes ☒ No

- 10) Medical Emergencies: Please provide the medical and emergency plans, along with personnel to provide such services. Name and Address of Emergency Service Provider:

Don Medley (SET MEDIC) | im_the_medic@yahoo.com | 718.710.7375

Please Note: Copies of any contract with an emergency service provider may be requested.

- 11) Fireworks:

Will Fireworks be used at the event?: ☐ Yes ☒ No

If yes, a separate firework's permit must be obtained from the Building Department.

- 12) Portable Toilets:

Will Portable Toilets be provided for the event?: ☒ Yes ☐ No

If yes, placement of the portable toilets must be included in the sketch or survey map/plan attached to the application.

Sanitation Facilities to be provided for the event?: ☒ Yes ☐ No

If yes, locations of all facilities must be included in the sketch or survey map/plan attached to the application.

- 13) Music: The issuance of a special event permit does NOT allow deviation from the Code of the Town of Pawling Chapter §215-35 established regulations for noise. Please select all options that are applicable to your event.

☐ Yes, music will be provided in the following manner(s):

☐ Indoor ☐ Outdoor ☐ Live Band ☐ DJ ☐ Other

Time, Duration and location(s) of Music: _____

 x No, there will be no music provided at the proposed event/assemblies.
We can provide waiver, if town requires.

Outdoor loudspeaker or PA system?: _____ Yes _____ No

If yes, provide a brief description: _____

If yes, placement of the musician/bands/speakers, etc. must be included in the sketch or survey map/plan attached to the application.

14) Lighting: If additional outdoor lighting is proposed for the event, please complete the following:

Description of proposed outdoor lighting: We will have Lifts that provide lighting for the film shoot,
as well as additional work lights providing light to the residence, driveway, and Street (Dewey Ln)

Location of proposed outdoor lighting: 30 Dewey Ln & Dewey Ln between 30 Dewey and Reservoir Road
Add to sketch or survey map/plan if applicable.

15) Miscellaneous: (We can complete Waiver, if town requires)

Every application for a special event permit pursuant to Code of the Town of Pawling, Chapter §215-44.2 shall include a certificate of insurance that evidence a general liability insurance policy and declaration page from the policy naming the Town of Pawling as additional insured with limits of \$2,000,000 per occurrence or such other limit as may be required by the Town Board for events where expected attendance exceeds 500 attendees.

By signing below, the owner(s) hereby certifies that to the best of his/her/their knowledge:

I have answered the foregoing questions to the best of my knowledge and belief and swear that the answers contained in this application are true and accurate.

If attendance is anticipated to exceed 125 people, written notification of this application has been sent to all neighbors required by Town Code Section 215-44.2-4 by certified mail, return receipt requested.

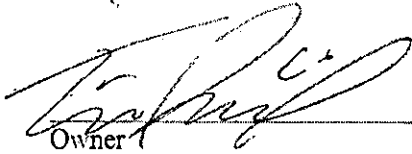
I understand that it is my responsibility to ensure that the patrons, licensees and/or invitees of the Special Event, or those engaged in conducting the same, do not trespass upon any adjoining property or premises.

I acknowledge that Chapter 215-44.2 of the Code of the Town of Pawling, entitled "Special Events" is the controlling legislation for the regulation of Special Events in the Town of Pawling, and that the issuance of a permit pursuant to this application requires compliance with all provisions and regulations within.

I further acknowledge that the issuance of a permit pursuant to this application is not a waiver for any activity prohibited by law, and as a condition of any permit issued, compliance with all provisions of the Code of the Town of Pawling, as well as applicable State and Federal Law is required. Further, by signing below, I hereby confirm that there are no restrictive covenants, easements or other restrictions preventing the use of the premises for the event proposed.

I hereby consent to the inspections of the premises by the Code Enforcement Officer and/or Fire Marshal, or other Enforcement Officer, upon request, for the purpose of ensuring that the terms and conditions of the permit are met.

I also hereby agree to indemnify and hold harmless the Town of Pawling, its officials, employees, agents, and other person from and against all claims, cost, judgements, liens, encumbrances, and expenses, including reasonable attorney fees arising out of the acts or omissions or negligence of the applicant, its agents, employees, or subcontractor, in connection with this application and any permit or gathering related to their application.


Owner


Notary

Owner
RAYMOND GERARD KESSLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01KE622711
Qualified in Dutchess County
My Commission Expires 08-23-2030
Notary

Owner

Owner

Notary

Notary

This Page is for Office Use Only

Date: _____

Application #: _____

Application Fee: _____

Inspection Fee: _____

Check Box: ☐ One time event ☐ Six events in a three month period ☐ Other: # of events

Dates of Series of Events – List Below:

Reviewed and signed by Code Enforcement Officer

Date