Supervisor Cathy Giordano opened the meeting of the town board of the Town of Pawling at 6:00 PM on October 14, 2026 at Pawling Town Hall, 160 Charles Colman Blvd., Pawling, New York. Present were councilwoman Pitt, councilmen McCarthy and Mygan and Town Attorney Sarah Ryan. Councilwoman Snow was absent. Approximately 23 interested citizens attended.

PUBLIC HEARING – LOCAL LAW TO OVERRIDE THE REAL PROPERTY TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW SECTION 3-C

Supervisor Giordano made a motion to open the public hearing for the Local Law to Override the Real Property Tax Levy Limit Established in General Municipal Law Section 3-c, seconded by Councilman McCarthy, motion passed unanimously.

Supervisor Giordano stated that Mary Aldrich, Town Bookkeeper was at the last town board meeting and gave an extensive presentation on where the finances of the town are and what led us to this point.

Superintendent of Highways Bob Brill spoke about the winter and summer storms as well as the proposed highway budget.

Supervisor Giordano made a motion to close the public hearing for the Local Law to Override the Real Property Tax Levy Limit Established in General Municipal Law Section 3-c, seconded by Councilman McCarthy, motion passed unanimously.

BUDGET DISCUSSION:

Supervisor Giordano asked the Town Board if they would like to discuss the budget. Councilwoman Pitt stated that she plans to discuss the budget in length at the next meeting.

Councilman McCarthy asked about contingency of $50,000 and if it is the same thing as a Fund Balance? Supervisor Giordano explained that $50,000 is over and above what the town must have according to the comptroller's rules and regulations. Supervisor Giordano stated that contingency money is what the town could use during the year to use for things that are needed; such as firewalls, new copier, etc. There was no contingency in this particular budget for 2026 and there was no working capital.

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.

MOTION: Supervisor Giordano

SECOND: Councilman McCarthy

ROLL CALL VOTE:
Councilwoman Snow: "ABSENT"
Councilwoman Pitt: "AYE"
Councilman Mygan: "AYE"
Councilman McCarthy: "AYE"
Supervisor Giordano: "AYE"

RESOLUTION 2026-188
A Resolution Authorizing The Submission Of An
Application For Grant Funding From The Understory

.
WHEREAS, The Understory (f/k/a Partners for Climate Action), a not-for-profit organization (the "Grantor"), has made available grant funds for a Regional Resilience Grant (the "Grant"); and

WHEREAS, the Town Board of the Town of Pawling (the "Town Board") desires to apply for Grant funds in the amount of Twenty-Five Thousand and 00/100 Dollars ($25,000.00) to fund certain improvements and repairs at Murrow Park, including rebuilding the pavilion, installing a new fence around the basketball court, and landscaping (the "Project"); and

WHEREAS, the Town Board has determined that the Project serves a valid public purpose and is in furtherance of the health, safety, and general welfare of the residents of the Town; and

WHEREAS, pursuant to Town Law § 64 and the other powers vested in the Town Board, the Town is authorized to apply for, accept, and administer gifts and grants of money and property for public purposes upon such terms and conditions as may be prescribed by the Grantor and accepted by the Town; and

WHEREAS, the Town Board has reviewed the Grant application requirements and any associated terms, conditions, and obligations and determined that there is no matching funds requirement; and

WHEREAS, the Town Board wishes to authorize the submission of a Grant application and to designate an official to execute and submit the application and related documents on behalf of the Town;

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

1. Authorization. The Town Board hereby authorizes the preparation and submission of an application to the Grantor for Grant funds in an amount not to exceed Twenty-Five Thousand and 00/100 Dollars ($25,000.00) for the purpose of funding the Project, as described above.
2. Public Purpose. The Town Board hereby finds and determines that the Project serves a valid public purpose of the Town.
3. Execution. The Town Supervisor, or her designee is hereby authorized and directed to execute, submit, and file the Grant application, together with any certifications, assurances, and supporting documents required by the Grantor, and to take such further actions as are reasonably necessary to apply for the Grant on behalf of the Town.
4. Limited Authorization. Acceptance of Grant funds and/or the execution of any grant agreement or award documents, shall be subject to further authorization and approval by the Town Board by subsequent resolution, and the Town shall administer any Grant funds received solely for the public purpose described herein and in accordance with the terms of the award and applicable law.
5. Effective Date. This resolution shall take effect immediately.

MOTION: Supervisor Giordano
SECOND: Councilwoman Pitt

ROLL CALL VOTE:
Councilwoman Snow: "ABSENT"
Councilwoman Pitt: "AYE"
Councilman Mygan: "AYE"
Councilman McCarthy: "AYE"
Supervisor Giordano: "AYE"

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.

MOTION: Supervisor Giordano
SECOND: Councilman Mygan

After a brief discussion amongst the Town Board, it was decided to table Resolution 2026-189 until the November 4, 2026 meeting.

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.

MOTION: Supervisor Giordano
SECOND: Councilman Mygan

Supervisor Giordano announced that two representatives from Hannaford are here tonight, should the board like to speak to them. Councilwoman Pitt asked for an update with the proposed sewer for the new Hannaford building. Brandee Nelson, Engineer with Tighe & Bond, and representing Hannaford Supermarket along with Justin Duprey. Ms. Nelson explained the two options of creating an onsite wastewater system, essentially a septic system verses connecting to

the municipal sewer. Hannaford is very supportive of the formation of a sewer district through that corridor and driving economic development, however Hannaford has made the decision to fund construction of the store and had to make the decision about going forward without a sewer connection due to the length of time the formation of the district has extended as well as the piping size would not work with the engineering plans for the project.

MOTION: Supervisor Giordano
SECOND: Councilman Mygan

ROLL CALL VOTE:
Councilwoman Snow: "ABSENT"
Councilwoman Pitt: "AYE"
Councilman Mygan: "AYE"
Councilman McCarthy: "AYE"
Supervisor Giordano: "AYE"

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.

MOTION: Supervisor Giordano
SECOND: Councilwoman Pitt

ROLL CALL VOTE:
Councilwoman Snow: "ABSENT"
Councilwoman Pitt: "AYE"
Councilman Mygan: "AYE"
Councilman McCarthy: "AYE"
Supervisor Giordano: "AYE"

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.

MOTION: Supervisor Giordano
SECOND: Councilman McCarthy

ROLL CALL VOTE:
Councilwoman Snow: "ABSENT"
Councilwoman Pitt: "AYE"
Councilman Mygan: "AYE"
Councilman McCarthy: "AYE"
Supervisor Giordano: "AYE"

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, Amazon MGM Studios/Mighty Leo Production 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.

Sarah Ryan, Town Attorney reminded the board to have a discussion to establish the fees. She stated that the road is already closed and less traveled. Ms. Ryan continued by reminding the board of the active construction work that is ongoing on this road.

Councilman Mygan stated that the filming would be 14 days and another 7 days of rain date flexibility.

Councilwoman Pitt asked for clarification of the equipment on the roadway. Tim Pisarik, Representative from the Amazon Movie stated that all of the equipment would be completely over to the east side of Dewey Lane. He has been in contact with Gary Tiso, from T & A Construction Inc. about any special equipment for the bridge, that they would make accommodations and move the movie equipment so he can get through and do the work. The first day of filming would be October 20, 2026. Fourteen days straight through without any inclement weather. No weekends. Mr. Pisarik stated that they will be having a dedicated ambulance on site for their crew while filming as requested by the town board and it will cost over $50,000.

After a discussion amongst the town board, it was determined that a flat permit fee of $30,000 would be added to the resolution.

Supervisor Giordano made a motion to approve Resolution 2026-193 with a flat Permit Fee of $30,000 – to be added to Attachment C, seconded by councilman Mygan.

ROLL CALL VOTE:
Councilwoman Snow: "ABSENT"

Councilwoman Pitt: "NAY"
Councilman Mygan: "AYE"
Councilman McCarthy: "AYE"
Supervisor Giordano: "AYE"

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.

MOTION: Supervisor Giordano
SECOND: Councilman Mygan

ROLL CALL VOTE:
Councilwoman Snow: "ABSENT"
Councilwoman Pitt: "AYE"
Councilman Mygan: "AYE"
Councilman McCarthy: "AYE"
Supervisor Giordano: "AYE"

NEW BUSINESS

COUNCILWOMAN PITT
Councilwoman Pitt looks forward to working through the budget process with everybody. Ms. Pitt also mentioned that in any future Resolutions that have to do with filming and road closures, that the highway superintendent is added to these resolutions as far as oversight of roadways. Councilwoman Pitt would like an update from the sewer commission.

COUNCILMAN MYGAN
Councilman Mygan stated that the Comprehensive Plan Committee, is working updating the Comprehensive Plan. Next week, on October 20, 2026 from 4:00PM-7:00PM, there will be a Comprehensive Plan workshop at the Town Hall. He invited everyone to stop in, share your vision for Pawling, comment on the maps, discuss resources, needs and priorities.

COUNCILMAN MCCARTHY
Councilman McCarthy stated that the one million dollar grant from Congressman Lawlor is still in place from the government for the sewer line, however the district needs to be formed before we can activate the grant.

SUPERVISOR GIORDANO

Supervisor Giordano advised that the public can watch the sewer commission meeting every month on YouTube or they are welcome to attend the meetings in person.

The motion to adjourn the meeting was made by Supervisor Giordano at 7:01 PM, seconded by Councilman McCarthy, motion passed unanimously.

Cheryl Knowles
Town Clerk