

PRESENT: George Brehm Chairman, Corinne Pitt, Aaron Cioppa, Eric Paulson, William Vollmer, Dr. Thomas Bloom and Amie Rennolds.

CONTENTS: Hearth & Hound LLC (escrow release) Tahini Land LLC (rescind application) Hannaford Brothers (Site Plan), and New Business.

There were (6) six people in the audience.

Chairman Brehm opened the meeting at 7:00p.m. and then led the salute to the flag.

HEARTH & HOUND LLC

Administrative/ Escrow

Release Ing-Chea Ang & YenShing Ng

No one was present representing the applicant.

Chairman Brehm said the applicants have withdrawn their application for the Hearth & Hound site plan. A letter was received on February 04, 2020 from Ing-Chea & YenShing Ng, requesting the escrow balance in the amount of \$960.03 be released.

Motion by Mrs. Rennolds that the Planning Board recommends to the Town Board release of the escrow balance in the amount of \$960.03 to Ing-Chea & Yen Shing Ng.

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

All were in favor and the Motion carried.

TAHINI LAND

Administrative/Rescind Application

Beaver Pond Farm

747 North Quaker Hill Road

Pawling, NY 12564

Grid Number: 134089-7158-00-53577

Hammersley Hill Farms LLC

Quaker Lake Road

Pawling, NY 12564

Grid Number: 134089-7158-00-338714

No one was present representing the applicant.

Chairman Brehm said the Lot Line Realignment project has been withdrawn by Mrs. Gheri Sackler of Tahini Land Company/ Beaver Brook Farm located at 747 North Quaker Hill Road. A letter was received on February 22, 2020 requesting the application be rescinded.

Motion by Mrs. Pitt to rescind Tahini Land Company/ Beaver Brook Farm Lot Line Realignment application, located at 747 North Quaker Hill Road.

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

All were in favor and the Motion carried.

HANNAFORD BROTHERS

Initial Site Plan & Special Use Permit Discussion

Akindale Road

Pawling, NY 12564

Grid Number: 134089-7056-00-561152

Mr. Jay Lord from Maple Rock LLC, and Ms. Brandee Nelson P.E. from Tighe and Bond was present.

Chairman Brehm said the property is located at 7 Akindale Road in the Highway Business "HB" Zoning district. The applicants are proposing a 49,000-sf supermarket with pharmacy (and pharmacy drive-through) and e-commerce grocery pick-up on a 12.13± acre parcel.

Ms. Nelson began by providing a brief history of the project site. The Martin Food Company is seeking to purchase the 12.13± acre wooded parcel from M&T Bank. Hannaford Brothers is planning to construct a new store to allow for a larger facility with expanded services that are now typically found in today's current supermarkets. The site will contain a grocery store, a separate bottle return structure ("Clink" services), a pharmacy & drive-through pharmacy and e-commerce for Hannaford's "to go" grocery pick up. The site is accessed from two locations, Akindale Road (through a new access) and NYS Route 22 (through an existing access drive between M&T Bank and the Atrium). Truck access will be off of Akindale Road with a traffic flow pattern around the front of the store, for products to be delivered to the loading docks located in the back of the store. The current "Concept Plans" identifies 194 parking spaces, which is based upon Hannaford's historical requirements for similar sized stores. The Code of the Town of Pawling requires 327 parking spaces. However, the plans also identify additional spaces which are shown on the "future" parking plan, which could be provided if more parking were ever found necessary subsequent to Hannaford's construction and occupancy of the new facility.

Preliminary discussions have been held for a new Sanitary Sewer Disposal System (SSTS) and well to service the building. The design will be subject to review/approval by the Dutchess County Department of Health and New York City Department of Environmental Protection. Additionally, preliminary stormwater facilities plans identify the general layout of the stormwater infrastructure/infiltration design based upon the intended site development. The project will also involve review and acceptance by both the Town and the NYCDEP and NYSDEC (Article 24 permit).

There is a grade change between the M & T Bank and the Hannaford's parking area, along the westerly border of the parking lot, and extending along the south side of the proposed access to NYS Route 22. The plans include a low retaining wall at a maximum height of 8-9 feet. An on-site water storage tank will be constructed on the north side of the building in order to provide fire protection. This system is similar to the current fire protection system at the present location. The utilities are to be overhead, entering in off of Akindale Road.

The proposed lighting design includes pole-mounted 27.5-foot high decorative lamps in the parking area, with building-mounted wall lights in the rear. The Code of the Town of Pawling specifies 20 feet maximum height for light poles. The lights are a full coverage LED fixture which provides even lighting over a broader area, avoiding off-site light spillage. The rear (east side) of the store abuts a residential zoning district, they are proposing landscape/ screening to beautify the stores circumference. Ms. Nelson presented color swatches for proposed building architectural. These colors are a Hannaford

prototype, green is for the roof, auburn is the trim, yellow, the main façade and grey is the entry features.

Mrs. Rennolds asked which building entrance shown is the main store entrance.

Ms. Nelson said the both the building store fronts (facing west, toward the M&T site, and the side facing Akindale Road) are entrances. The entrance on the south (front) side is for shoppers and the entrance on the north is mainly for employees. Additionally, there is a pharmacy pick-up window on the north side of the building.

Mrs. Pitt asked how many Hannaford Brother's shopping centers have been built with the proposed building architecture as presented to the Board?

Ms. Nelson responded that recently a Hannaford Brothers in Boston, in Dutchess County, on ones in the Town of Highlands, Wappinger Falls and Ballston Spa were constructed using the building architecture design and colors presented tonight.

Dr. Bloom asked where the placement of, and how many, propane tanks will be installed?

Mr. Lord responded the current proposal is for six -1,000 gallon above ground propane tanks.

Mrs. Pitt asked how the pedestrian traffic flow in front of the store is configured and will pedestrians or vehicles loop around the building?

Ms. Nelson explained the traffic flow patterns in front of the store, encompassing bottle return, ecommerce pick-up, pharmacy drive-thru and the truck deliveries. Normally, Hannaford Brothers truck deliveries are early mornings, and on specific days of the week. No deliveries occur on Wednesday or Sunday. The box truck deliveries are between 7am to 11am. There are three reserved parking spaces for the "Clink"-bottle return area. The pedestrian parking is separated by aisles.

Chairman Brehm asked on an average day how many tractor trailers are expected?

Mr. Lord said only two per day. Smaller trucks are used by brand name food services, such as Pepsi, Coke, etc.

The Board discussed with Ms. Nelson the e-commerce pick-up service area.

Mr. Cioppa asked why the bottle returns annex is not placed within the store.

Mr. Lord said the bottle pick-up companies enter the bottle return annex. This allows these companies to pick up the bottles returns one time per week as opposed to the current three times per week.

Mrs. Pitt asked if Hannaford Brother stores offer the bottle return "Clink" service annex at any of their other locations.

Ms. Nelson responded that if a municipality allows an annex, Hannaford Brothers will construct one on-site. She explained how these proposed additional services do not occur on a continuous basic, or simultaneously. These individual bottle return services have a variety of peak times.

Dr. Bloom said it has become a trend for grocery stores, to allow other retailers to sell goods within the store interior, for example a Starbucks or Dunkin Donuts. Are there any proposals to rent interior store space to outside retailers?

Mr. Lord responded there are no plans to offer retail space to outside franchises/businesses. The larger store facility will offer more variety of groceries, a "Clink" bottle return annex and services that are currently not available such as ecommerce pick-up and a drive-thru pharmacy.

Mr. Vollmer asked how Hannaford Brothers calculates the number of parking spaces for ecommerce.

Mr. Lord responded that Hannaford Brothers did studies on shoppers using Hannaford Brother's e-commerce pick-up groceries. The higher volume times generally are between 1:00p.m. to 2:00p.m. and 5:00p.m. to 7:00p.m. It has been determined that a dedicated seven (7) parking spaces for the e-commerce grocery pick-up works for the shopper's convenience. It has been noted that parking lots are not as traditionally utilized as has been in the past. Hannaford Brothers have concluded that it no longer makes sense to construct parking lots for peak season, such as holidays.

A business could needlessly construct a large asphalt parking that does not warrant an increased use on a daily basis.

Mr. Cioppa asked if the "Clink" bottle return could be accessed 24 hours.

Mr. Lord said each "Clink" user is set up with an authorized account. Their personal ID card provides a specific name and number. The card is used to provide access into the annex, and the individual's person account is recorded. There will be an architectural structure and overhang with a motion detector light that matches the store lighting. The "Clink" annex hours of operation will be 24 hours per day.

Ms. Nelson said bollards will be installed along the building exterior, with colors that match the store exterior, for protection of the customers using the "Clink" bottle return.

Dr. Bloom asked if a contingency plan is proposed for additional future parking if needed.

Ms. Nelson said if more parking was needed in the future, subsequent to Hannaford Brothers construction and occupancy of the new facility, the layout and configuration would have to be factored into the current Site Plans.

Mr. Paulson expressed his concern that currently Hannaford Brothers parking can be packed during holidays, snow storms or at other busy times of the year. Motorists have the ability to park on the north and south sides of the lot in front of the 158 Route 22 building.

Chairman Brehm asked if the applicant could provide the current number of Hannaford Brothers parking spaces, and what is maximum number on the proposed site.

Mr. Paulson asked if additional parking spaces could be constructed using permeable surfaces?

Ms. Nelson said the additional parking space location does not permit permeable surfaces. Technically, permeable surfaces would not work, as they know there is shallow depth to bedrock and so the water runoff cannot permeate into the ground.

Mr. Paulson asked how often the propane tanks would be filled up and how often are deliveries.

Mr. Lord said the propane usage is seasonal. Hannaford Brothers recirculates the heat within the building, thus reducing the heating system requirements within the building.

Ms. Nelson explained no dumpsters are proposed at this store. Hannaford Brothers use a recycling program. The company recycles cardboard and plastic. They divert food waste to compost farms to a bio-digester, creating clean energy through the company Exeter Agri-Energy (EAE).

Mr. Lord said our stores are audited annually for environmentally preferred practices. We review water use, energy use and stormwater run-off practices to ensure we operate with minimal impact to the environment. All of our stores meet or exceed the conservation standards set by Manomet and we work to continually improve our stores year after year.

Mrs. Pitt asked if there has been any consideration to relocation of the building closer to the northern section of the lot where the overflow parking is proposed. The idea would be to face the main entrance of the building in a north-south direction, still visible from NYS Route 22.

Ms. Nelson said the traffic is along NYS Route 22, which resulted in the principal reason to face the building facing west. To move the building closer towards the lots northern section, they would have to incorporate designs for shallow bedrock, which requires additional cut and fills to install utilities. Additionally, the relocation towards the northern portion of the site would place the building elevation even higher on site.

Ms. Rennolds asked if a visual analysis from NYS Route 22 had been performed to understand how the Hannaford Brothers building would be seen behind M&T Bank. The M&T Bank is one of the taller/higher elevated buildings along NYS Route 22.

Ms. Nelson responded that the M&T building first floor elevation is 12 feet lower than the proposed Hannaford Brothers building. Currently, no visual studies have been developed illustrating the elevation changes from the two buildings.

The Board discussed performing a site inspection, and asked to have the building staked out to understand its dimensions, placement and elevations of the proposed Hannaford Brothers building.

Mr. Cioppa asked if designated employee parking spaces would be included in the parking plan.

Ms. Nelson responded that, normally, Hannaford Brothers does not designate employee parking. They merely suggest to the employees to park away from the main entrance doors.

The Board discussed the number of "Landscape Islands" with lamp poles within the parking lot, a snow removal plan and how it would impact parking, and how the traffic flow pattern associated with the pharmacy drive thru window would maneuver through the parking lot with Ms. Nelson.

Ms. Nelson explained one of the landscaped islands was placed near the pharmacy pick up window for traffic safety. The snow removal plan depends upon winter storms. During winter events that involve a major storm, the snow will be removed off-site.

Mrs. Pitt said the building height is proposed at 30 feet, there is no map which compares elevations and topography to the store elevations.

Ms. Nelson said the elevation of the finished floor is 475 feet, 12 feet higher on site.

Mrs. Pitt said regarding the site coverage information in the engineer's letter which is broken down for the total site, she would prefer that the acreage to be disturbed be broken down. She would like the coverage broken down for the 6.0 ± acre developed site.

Ms. Nelson said the site coverage was broken down for the entire 12.13 ± parcel for the stormwater permits.

Mrs. Pitt asked if the store in LaGrange is a Hannaford Brothers store. Is the existing façade an original Hannaford's site? She explained that it's very exciting to have Hannaford Brothers expand to the new location, offering our community new services. Nonetheless, the proposed façade is very industrial, not similar to Pawling's historical charm offered to the residents and shoppers.

Chairman Brehm said the Planning Board has executed upgrades from the warehouse style buildings submitted in the past, to more capable attractive buildings to enhance NYS Route 22 aesthetics. The Board is breaking the mold of Corporate designs in order to create an attractive corridor.

Mrs. Pitt said the Board could agree upon a different architectural detailed building, that offers charm to our community.

Mr. Gainer explained that the Board opinion would be more favorable to the architectural details of the LaGrange (former) Hannaford building.

The Board discussed possible options for a detailed architectural building blending into the Route 22 corridor. The Board likes the architectures of the current Hannaford Brothers building, as opposed to the design proposed. Additionally the building façade needs to be carried around the entire circumference of the building. The building shall be visible from all sides. Many shoppers come from Sherman, CT and will be traveling east along Akindale Road to enter into the new building. The Board strongly suggested the applicant consider a different location for placement of the building and would like to see alternative building elevations and designs submitted, as it is their opinion that the current designs submitted are not compatible with Pawling’s vision for the NYS Route 22 corridor.

Mr. Paulson said that, based upon what has been said tonight, the Hannaford Brothers building elevation roof line is 42 feet above the first floor of the M&T Bank building, creating a very visible building. Since the building will be very visible, it must be aesthetically pleasing to the community.

Ms. Nelson explained the presented building elevation and architectural design for Hannaford Brothers, is the company current prototype, inside and out.

Mr. Gainer said a few items that came out of tonight meeting concern the physical placement of the building within the property and architectural designs. He reviewed the technical items, waivers, parking, potential site traffic impacts, building architectures, landscaping, retaining walls, site lighting etc. The Board can move forward with processing of the application that would include scheduling a site inspection, making referrals to outside agencies and the Fire Marshal, and initiate SEQRA for a coordinated environmental review.

Motion by Mr. Vollmer to acknowledge Hannaford Brothers project represents an “unlisted” action pursuant to SEQRA and that the Board wishes to conduct a coordinated review, and hereby declares the Board’s intent to become lead agency.

Second by Mr. Paulson. Chairman Brehm asked for discussion.

All were in favor and the Motion carried.

Motion by Mr. Vollmer to request that the Secretary of the Planning Board accomplish the necessary outside agency referrals for the Hannaford Brothers project.

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

All were in favor and the Motion carried.

Chairman Brehm reviewed the technical items discussed this evening. He requested the applicants to review the following items;

- The building placement of the site, building architectural, resubmit the designs, which include the circumference of the building and NYS Route 22 aesthetics.
- The parking spaces size and aisle dimensions. The number of parking spaces requiring a waiver remains an open item for additional discussion. Currently a larger vehicle will not fit into the smaller parking spots proposed.
- The proposed 27.5-foot high vs 20-foot high Code-compliant light poles requires further discussion. It appears these poles are too high, additional photometric plans, visual illustration and design of the light’s appearance and illumination from NYS Route 22 and within the parking lot.
- Signage needs to be reviewed in further detail. A waiver may be necessary.
- A breakdown of site coverage for the 6.0 acres of site disturbance proposed.

- The Board scheduled a site inspection for March 28th, 2020 at 8:30a.m.

Mrs. Pitt requested the applicant submit additional photographs and parking lots of other Hannaford's Brothers building for the Board's consideration, and a breakdown of the site coverage for the 6.0 acres to be developed on the parcel.

The applicants have been placed on the April 20th agenda.

NEW BUSINESS

i. John P. Nilsen

Chairman Brehm said John P. Nilsen purchased two additional parcels adjacent to their approved private commercial garage located at NYS Route 292. He will be recusing himself from this application, due to a conflict of interest. He asked Vice chairman Dr. Bloom to oversee this application.

Dr. Bloom will be out of Town and cannot make the next Planning Board meeting.

Following conversation, it was agreed Mrs. Pitt would oversee the John P. Nilsen amended Site Plan application.

ii. Pawling Gulf Station

Chairman Brehm said a meeting with Pawling Gulf Station, Singh Chinna DBL, was held. The applicant seeks to amend their approved Site Plan. Before, he begins a new lease with NYSDOT is necessary allowing canopies. Currently, Mr. Singh has not performed a majority of the approved site work. It was requested that a letter explaining the project status be submitted for the Board's review and record.

iii. Brito Karate

Chairman Brehm said the applicant has not met the Dutchess County Board of Health criteria. Therefore, the project has not been before the board. Currently, we are waiting for a resubmittal by the applicant's Engineer.

ADJOURNMENT

On a Motion by Ms. Rennolds and seconded by Mr. Paulson to adjourn the meeting at 9:00 p.m. All were in favor and the Motion carried.

Respectfully submitted,



JoAnne Daley
Recording Secretary

non - approved minutes