

PRESENT: George Brehm Chairman, Dr. Thomas Bloom, Corinne Pitt, William Vollmer, Aaron Cioppa, Mark Friedman, and Jay Erickson.

ALSO PRESENT: Greg Bolner P.E. from the firm of CPL Engineering, Ronald J. Gainer P.E. and Michael Liguori Esq., from Hogan & Rossi Law firm

CONTENTS: Hannaford Brothers (Site Plan) Patrick Fay (Special Use Permit) Steve Donovan (Lot Line Adjustment) Paul Mifsud (Environmental Permit) White Oak Farm KH LLC. (Escrow Release), New Business.

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

HANNAFORD BROTHER'S

Further Discussion/Waivers - Site Plan

Akindale Road

Pawling, NY 12564

Grid Number: 134089-7056-00-561152

Mr. Jay Lord P.E. from the firm of Maple Rock, Elizabeth Hobbs and Tyler Sterling, Manager from the Hannaford Brothers Corporate office and Ms. Brandee Nelson P.E. from the firm of Tighe & Bond were present.

Chairman Brehm said the property is located at Akindale Road. At the April 19, 2021 Planning Board meeting, the Board requested that the applicant consider alternative parking lot configurations on the requested waiver for parking stall sizes and access aisle width. Subsequently, the applicant has resubmitted revised illustrated drawing of two alternative parking layouts for the Boards review and discussion.

Ms. Nelson presented illustrated drawings of the two alternative parking and stall size configurations. The Board granted a waiver for a reduction in the number of parking stalls from 327 to 224. Alternative layout #2 provides 9.75 feet by 19 feet stalls, increasing the total number of parking spaces by three (3) spaces, totaling 227 spaces. To obtain this layout, an additional 270 sf of rock cuts needs to occur, increasing the rock cut area from 21,730 sf to 2,000 sf. The impervious surface will increase by 1,927 sf, increasing the total square footage to 13,729 to 135,656 (an approximately 1.5% increase). These additions occur primarily in the north and west portion of the proposed parking lot area. Landscaping would be proposed at the end of the aisles.

Mrs. Pitt asked if both alternative proposal #1 and #2 are located within the 100-foot buffer area.

Mrs. Nelson responded that the parking stall setbacks are located outside of the 100-foot buffer area. The aisle is located within the 100-foot buffer.

Mr. Cioppa asked if the three (3) cart stalls need to remain within the parking lot layout configuration, or can the cart stalls be removed in their entirety?

Mrs. Nelson said Hannaford brothers prefer to keep the cart stalls. Normally the majority of shoppers do not return carts to the store, however, they will return carts to the centrally placed corals.

Mr. Lord said a two corals limit would space them too far apart, and people will not walk that far to return carts. Three cart corals, centrally spaced, works best within the entire parking lot.

Mr. Cioppa asked does Hannaford Brothers designated an employee parking area?

Mrs. Nelson said a majority of employees will park on the north side parking lot. Hannaford Brothers encourages employees to park away from the main store front where shoppers park to access the store.

Mr. Cioppa asked how many employees Hannaford Brothers employs for a 49,000 sf store.

Mr. Sterling responded the store employs up to 150 employees. The number of employees working per days depends upon the day, time, holiday season and peak shopping hours.

Motion by Mr. Cioppa to grant a parking stall dimension waiver from 10 feet x 20 feet to 9.75 feet x 19 feet for Hannaford Brothers.

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

Role call

Chairman George Brehm aye.	Mark Friedman, aye.	Dr. Bloom, aye.
Aaron Cioppa, aye.	Corinne Pitt, aye.	Jay Erickson, aye.
William Vollmer, aye.		

Motion by Mr. Vollmer to grant a parking stall waiver to Hannaford Brothers as per the alternative layout #2 plan from 327 to 227 parking stalls.

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

Role call:

Chairman George Brehm aye.	Mark Friedman, aye.	Dr. Bloom, aye.
Aaron Cioppa, aye.	Corinne Pitt, aye.	Jay Erickson, aye.
William Vollmer, aye.		

Chairman Brehm said since the Board has come to an agreement on the parking lot layout and stall sizes, the next step is to set up a landscape and photometric subcommittee to work with Mrs. Nelson.

Mr. Erickson, Mrs. Pitt and Mr. Vollmer agreed to be on the subcommittee.

Mrs. Nelson said Hannaford's are requesting a waiver from the Town Code of 7.5 feet to allow for a pole height of 27.5 feet. A total of 12 light poles at 27.5 feet high will be required within the parking lot. With the taller poles the light fixture is higher above the parking lot surface, increasing the quality of light and providing more uniform light levels across the lot, limiting dark areas and lighting "hotspots" which can create glare. She presented a photometric plan.

Mr. Vollmer asked if the higher poles increase coverage. He had to consider if higher pole could cause indirect glare.

Mr. Erickson asked why propose 27.5 high poles, and not offer 23 or 24 foot high poles?

Mrs. Nelson said they are maintaining a 1 foot candle level within the parking areas. The shorter poles create darker spaces, and the need for additional poles. Mrs. Nelson

presented several different photometric plans to illustrate the visual impact. The proposed light fixtures are a full cut off designed to be low profile, reducing visual impact from them being at higher elevation. The pole mounted fixture itself will be 5 inches tall by 31 inches long with a bronze finish. By allowing the 27.5-foot high poles, the number of poles on site is reduced by 7 poles. Given the surrounding topography and abutting properties higher quality light, providing less of a visual impact and a more aesthetically pleasing project.

Chairman Brehm said the Board's goal is to approve adequate lighting for safety.

Mr. Lord responded by reviewing the different photometric plans, illustrating shorter poles that result in dark spots. The goal is to provide night time safety for customers shopping by avoiding dark spots.

Mr. Erickson asked two questions, if the cart corals had roofs and if a pole could be affixed to a cart coral?

Mrs. Nelson responded by saying in the past they have installed fixtures in parking lots. Normally, they are installed on a concrete bollard. The cart stalls can be mobile, and often moved during the winter months. Over time, cart corals are not fixed in one location.

The Board discussed if a cart coral could be installed as a permanent fixture?

Mrs. Nelson said a review of several different height light poles can be researched to provide additional photometric information, such as high glare and lower throw to reduce the overall impacts.

Mr. Erickson asked if the option exists to retrofit the light poles at the current Hannaford Brothers, thus reducing light pollution of the entire area along the NYS Route 22 corridor.

Mr. Lord said Hannaford Brothers has been working to retrofit light poles and fixtures at older store locations. He can follow up to find out if the current store is on the schedule to retrofit the lighting at the current location.

Chairman Brehm suggested 25 foot high light poles, this would provide poles lower than the building height and then compare 25 foot pole to the 27.5 foot poles to uniform lighting throughout the parking lot.

Ms. Nelson said a 25 foot pole photometric plan would have to be developed. A comparison of plans can be completed for the Boards review and discussion

Mr. Vollmer said his preference is lesser poles, versus additional poles that would light the perimeter of the elevation. It makes a difference how the light flows offsite. There are two issues, with light traveling off site and the hotspots on the property.

Mr. Freidman said the building height is 27.5 feet. The key item to consider is lower poles fit into a residential neighborhood. This area remains rural, and his opinion the 27.5 poles are too high for the area.

Chairman Brehm said as part of the subcommittee review, the landscaping and photometric plan can be developed simultaneously. The subcommittee will return to the Board with their recommendations. Hannaford Brothers shall work with the committee by presenting two photometric plans, with 25 and 27.5 foot high poles.

Ms. Nelson asked if there was any consideration to the types of bushes, shrubs that the Board prefers within the islands.

Mr. Vollmer responded his preference is a variety of low shrub plantings.

Mr. Erickson suggested junipers, lily's and trees within the pole areas. Additionally, a mix of wildflowers or meadow grasses behind the building or in specific marginal areas to reduce weekly mowing. These native type of plantings continues the aesthetic rural character of the neighborhood.

Chairman Brehm said a site inspection will be scheduled with Mrs. Nelson, Mr. Erickson and Mr. Friedman.

PATRICK FAY

New Application/Special Use Permit

NYS Route 292

Holmes, NY 12531

Grid Number: 134089-7055-00-955920

Chairman Brehm said the property is located at 49 South Quaker Hill Road in a CD-5 Zoning district. He explained a number of years ago a building permit was issued for an apartment. Gary Beck, Zoning Administrator, reviewed the files and has recommended that, in order to resolve the accessory farm worker apartment, the landowner must apply for a SUP pursuant to Code section §215-12 B.

Mr. Fay presented a survey map and then explained the annotation, illustrating the accessory apartment. The apartment has been renovated, inspected and currently requires a Special Use Permit pursuant to Code of the Town of Pawling §215-12.B. The people living in the building are employees of the farm.

Chairman Brehm said the next step is for the Board to assign an Engineer.

Motion by Mrs. Pitt to assign Patrick Fay, Special Use Permit application to Mr. Greg Bolner of CPL Engineering.

Second by Mrs. Pitt. Chairman Brehm asked for discussion.

Role call.

Chairman George Brehm aye.

Mark Friedman, aye.

Dr. Bloom, aye.

Aaron Cioppa, aye.

Corinne Pitt, aye.

Jay Erickson, aye.

William Vollmer, aye.

The Board scheduled a site inspection on Saturday May 15, 2021 at 9:00a.m.

STEVE DONOVAN

Further Discussion/Lot Line Adjustment

Birch and Donovan Lane

Holmes, NY 12531

Grid Number: 134089-6755-12-916620

134089-6755-12-911585

Mr. Steve Donovan landowner, Mr. Pete Sanders P.E. were present.

Chairman Brehm said the property is located at Birch and Donovan Lane in the R-3 Zoning district.

Mr. Sanders said the Lot Line Adjustment is for two separate parcels located between Birch and Donovan Lane in an R-2 Zoning District. The proposed lot line adjustment would transfer 1.514± acres of an existing 3.77± acre parcel to an existing non-conforming 0.486± acre parcel, creating a 2.16± acre lot and a 2.00± acre lot. Both of the proposed lots will comply with the R-2 residential zoning district regulations.

Mr. Gainer reviewed his memorandum dated April 29, 2021. Mr. Gainer said the Town attorney has advised that the current note contained on the plat concerning the turnaround on lot #1 should be re-written to say, "Lot 1 shall be subject to Declaration to be recorded with the plat to permit the use of the hammerhead turnaround in the location shown hereon". He continued to explain the outcome of the Birch Lane site inspection. During the course of the site inspection, it was noted that notwithstanding the silted in condition of the 12" pipe in place, the Birch Lane homeowners could in the future wish to restore this pipe to service. Therefore, in the development of Mr. Donovan's property, any existing surface water run-off that enters the property from uphill areas couldn't be prevented from doing so. Rather, the development of his tract should merely direct such run-off around areas to be developed (house, well, SSTS) as appropriate so as not to adversely impact Mr. Donovan's development [plans. Therefore, it was determined the LLA plans should merely incorporate small swales along the easterly edge of Birch Lane (and elsewhere along his property boundaries, as may be appropriate) to manage this water run-off through his site.

Mr. Sanders explained that his client was not in agreement with the installation of swales along his property.

The Board discussed the appropriate method to address stormwater runoff within the Town of Pawling community. They asked that Mr. Donovan and Mr. Gainer to communicate to reach an agreement to add the appropriate stormwater infrastructure drawings and notes to the LLA plans.

Mr. Gainer discussed the resolution present to the Board for review and adoption this evening. The Board added another condition as follows;

h. Receipt of design approval from New York City Department of Environmental Protection for the SSDD'S proposed on each lot.

Mr. William Vollmer read into the records Resolution #3 of 2021 for Steve Donovan, Lot Line Adjustment approval located at Donovan Lane (copy in file). Grid Number: 134089-6755-12-911585.

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

Role call:

Chairman George Brehm aye.

Jay Erickson, aye.

Dr. Bloom, aye.

William Vollmer, aye

Aaron Cioppa, aye.

Corinne Pitt, aye.

Mark Friedman, aye.

PAUL MIFSUD

New Application/Environmental

Permit

66 Lake Drive

Holmes, NY 12531

Grid Number: 134089-6/855-13-178365

Chairman Brehm said the property is located at 66 Lake Dutchess consisting of 1.17± acres. The subject parcel is encumbered by a waterbody, being on Lake Dutchess. The parcel is located in the New York City East of Hudson Watershed. The applicant is proposing an installation of a "Tommy Dock". The Board is in receipt of Walter Artus's memorandum dated April 29, 2021.

Motion by Mr. Freidman that the Board waives Chapter 111, Freshwater, Wetlands and Watercourse Protection; Sections as per 111-6 E(4)(c)(2, - 111-6.1, 111-6.A, and 111-6.C, public hearings, referrals to outside agencies and performance bond, and then refers this permit to the Storm Manager Officer subject to;

- Proof of insurance (for liability, disability and worker compensation), with the Town of Pawling shown as an additional certificate holder.

Second by Mrs. Pitt. Chairman Brehm asks for discussion.

WHITE OAK FARM KH LLC.

Administrative/Escrow Release

104 South Quaker Hill Road

Pawling, NY 12564

Grid Number: 134089-7155-00-631924

Chairman Brehm said the Planning Board received a letter from TW Logging LLC dated April 29, 2021 requesting the Performance Bond release for Timber Harvesting Environmental Permit project.

Motion by Mr. Erickson to recommend to the Town Board to release the Performance Bond in the amount of \$5,000.00 as the Timber Harvesting Environmental Permit project subject to;

- SMO final inspection stating the landing and site is cleaned up.

Second by Mr. Cioppa. Chairman Brehm asked for discussion

Role call:

Chairman George Brehm aye.

Jay Erickson, aye.

Dr. Bloom, aye.

William Vollmer, aye

Aaron Cioppa, aye.

Corinne Pitt, aye.

Mark Friedman, aye.

NEW BUSINESS

i. Six Diamond Tree Service

New Application/Site Plan

118 NYS Route 22

Holmes, N.Y. 12531

Grid Number: 134089-7055-000-503941

Mrs. Maria Quezada landowner, Ms Stephanie Fox, AIA, and Mr. Robert Wasp P.E. were present.

Chairman Brehm said the property is located at 118 NYS Route 22 in the Highway Business Zoning district.

Mrs. Fox gave a brief presentation of the conceptual proposed Site Plan. Illustrated drawing were presented. The applicant seeks Site Plan approval to convert the existing vacant building from a restaurant use to a business use to operate Six Diamond Tree Service and Landscaping. The building will be used to run the business and for storage of some equipment. The site shall be used to store vehicles and heavy equipment used in the day to day business operations. An Environmental Permit approval is required due to its location on NYS Route 22. The proposed land disturbance of 9,430 square feet to level off a portion of the northeast corner. The site will include interior and exterior renovations, require DCBOH, NYCDEP

approvals, restriping the parking lot, a Stormwater Pollution Prevention Plan and new signage. The current lighting will be replaced, along with security lighting in the back of the building. They will be removing the walk-in cooler to replace it with a 10' x 14' shed. The proposed landscape plan, includes removing the current fountain, to be replaced with natural native trees and shrubs. The landowner plans on removing the interior existing kitchen, and utilize the existing rooms as offices, conference space and maintain a small shop in the back of the building.

Mr. Cioppa asked what type of vehicles will be parked onsite?

Mrs. Fox said six (6) vehicles, two bucket trucks, 1 logging truck, 3 dump trucks, 2 front end loaders, excavator and chipper.

Mr. Cioppa asked if mulch and firewood would be processed onsite?

Mrs. Fox said no material will be processed or stored onsite. Six Diamond Tree Service owns a parcel in Hopewell Junction, where they store landscaping material. The site on NYS Route 22 is for offices, small tool storage, and parking vehicles. The hours of operation are longer in the summer months 6:00 am to 7:00 pm, and winter hours start at first light until dusk.

Chairman Brehm said the parcel is 1.1 ± acres, if the applicant chooses to have more than one business, they would be required to have 2.0± acres, thus seeking an bulk regulations area variance from the Zoning Board of Appeals.

Mr. Erickson asked if storage of small chain saws would require gas and diesel to be stored onsite?

Mrs. Fox responded the landowner would have your typical gas cans, no large gas storage is proposed onsite.

Mr. Erickson asked if customers would attend meeting onsite?

Mrs. Fox responded customers could schedule by appointment only with the company for an in-office meeting. The amount of traffic is significantly reduced based on the previous restaurant use for this parcel.

Following discussion, the Board was in favor the conceptual Site Plan for Six Diamond Tree Service application.

Motion by Mr. Cioppa to grant concept approval to Six Diamond Tree Service located at 118 NYS Route 22.

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

Role call.

Chairman George Brehm aye. Mark Friedman, aye. Dr. Bloom, aye.

Aaron Cioppa, aye. Corinne Pitt, aye Jay Erickson, aye. William Vollmer, excused

Motion by Mr. Cioppa to assign Mr. Gainer to Six Diamond Tree Service Site Plan application located at 118 NYS Route 22

Second by Mrs. Pitt. Chairman Brehm asked for discussion and a vote.

Role call.

Chairman George Brehm aye. Mark Friedman, aye. Dr. Bloom, aye.

Aaron Cioppa, aye. Corinne Pitt, aye. Jay Erickson, aye.

William Vollmer, excused.

The Board suggested scheduling a site inspection after the initial review by the Engineer.

PTM Auto Sales LLC.

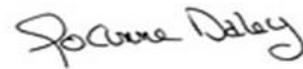
Chairman Brehm said a meeting was schedule with PTM Auto Sales representatives. He asked Board members two (2) Board members would like to attend the meeting.

Mr. Vollmer and Dr. Bloom signed up to attend the meeting on May 10, 2021 at 1:00p.m.

ADJOURNMENT

On a Motion by Mr. Erickson and second by Mrs. Pitt to adjourn the meeting at 9:00p.m. All were in favor and the motion carried.

Respectfully submitted



JoAnne Daley
Recording Secretary

non - approved minutes