

**Village of Pawling  
Planning Board  
Combined Application Form**

Fees Paid: _____	Application Date: _____
Escrow Paid: _____	PB Meeting Date: _____

**REQUEST FOR: (Check all that apply)**

Pre-Application Discussion	_____	Lot Line Revision Approval	_____
Preliminary Subdivision Approval	_____	Final Subdivision Approval	_____
Site Plan Approval	_____		
Architectural Approval	_____		

Name of Project: \_\_\_\_\_

Tax Map Number of all parcels: \_\_\_\_\_

Street Address of all parcels: \_\_\_\_\_

\_\_\_\_\_

Description of Proposed Activity: \_\_\_\_\_

\_\_\_\_\_

Name of Applicant(s): \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Name and Address of Record Owner(s): \_\_\_\_\_

\_\_\_\_\_

**A) For All Applications:**

- 1) Total acreage involved in application: \_\_\_\_\_
- 2) Total contiguous acreage controlled by applicant/owner: \_\_\_\_\_
- 3) Total number of existing structures: \_\_\_\_\_
- 4) Type of existing structures: \_\_\_\_\_
- 5) Total square footage of all new construction: \_\_\_\_\_
- 6) Estimated value of new construction or addition: \_\_\_\_\_

7) Type of construction or activity proposed: (Check all that apply)

New Construction:	Residential	_____	Commercial	_____	Institutional	_____
Expansion/Renovation:	Residential	_____	Commercial	_____	Institutional	_____
Home Occupation:	_____	Change in use:	_____	Other:	_____	

8) Zoning District: \_\_\_\_\_

9) Does applicant intend to request any information waivers?  
No \_\_\_\_\_ Yes \_\_\_\_\_. If yes, please list all waivers (attach separate pages if necessary):

\_\_\_\_\_

\_\_\_\_\_

10) Are there agricultural and/or forestry exemptions affecting the property?  
No \_\_\_\_\_ Yes \_\_\_\_\_. If yes, please list in detail (attach separate pages if necessary):

\_\_\_\_\_

\_\_\_\_\_

11) Have any area or use variances affecting the property been granted?  
No \_\_\_\_\_ Yes \_\_\_\_\_. If yes, please list in detail (attach separate pages if necessary):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

12) Have any permits affecting the property been issued by any other governmental agency?  
No \_\_\_\_\_ Yes \_\_\_\_\_. If yes, please list in detail (attach separate pages if necessary):

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13) Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency?  
No \_\_\_\_\_ Yes \_\_\_\_\_. If yes, please list in detail (attach separate pages if necessary):

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14) Attach a copy of the current deed and any easements affecting the property.

15) The site contains a federal jurisdictional wetland: Yes \_\_\_\_\_ No \_\_\_\_\_. If yes, provide a copy of any applications and correspondence with the USACOE.

16) The site contains a state protected freshwater wetland: Yes \_\_\_\_\_ No \_\_\_\_\_. If yes, provide a copy of any applications and correspondence with the NYSDEC.

17) The areal extent of proposed disturbance to the wetland is: \_\_\_\_\_

18) The areal extent of proposed disturbance to the wetland buffer area is: \_\_\_\_\_

**B) For Subdivision and Lot Line Change Applications Only:**

- 1) Total number of lots proposed: \_\_\_\_\_
- 2) What is the size of the smallest lot proposed? \_\_\_\_\_
- 3) What is the size of the largest lot proposed? \_\_\_\_\_
- 4) Number of private driveways proposed: \_\_\_\_\_
- 5) Number of common driveways proposed: \_\_\_\_\_
- 6) Maximum number of lots serviced by a common driveway: \_\_\_\_\_
- 7) Number of private roads proposed: \_\_\_\_\_
- 8) Number of lots serviced by a private road: \_\_\_\_\_
- 9) Preliminary Plat includes \_\_\_\_\_ acres and tentatively includes \_\_\_\_\_ future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is \_\_\_\_\_ (define measure: acres/square feet).
- 10) Does subdivider intend to submit a single subdivision plat for filing with County Clerk for all property in the Preliminary Plat? Yes \_\_\_\_\_ No \_\_\_\_\_. If no, state the number of sections to be filed \_\_\_\_\_.

Name and Address of Professional Engineer: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Name and Address of Licensed Land Surveyor: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Name and Address of Attorney: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Name and Address of Biology/Wetland Consultant: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

By His/Her signature the Applicant avows that: 1) He/She has read this application and is familiar with its content; and 2) He/She has read, is familiar with, and understands the requirements of the Village of Pawling Code provision(s) affecting or regulating the project for which this application is made; and 3) He/She agrees to comply with the requirements of the Village of Pawling Code provision(s) affecting or regulating the project for which this application is made including any general or special conditions of any permits or approvals granted by any board, agency, or department of the Village of Pawling; and 4) He/She has read this statement and understands its meaning and its terms.

Applicant Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



**PART "B"**  
**APPLICANT / AGENT AFFIDAVIT**

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss:

\_\_\_\_\_ being duly sworn, deposes and says:

1. That I/we are the \_\_\_\_\_ named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Special Permit approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at \_\_\_\_\_ in the County of \_\_\_\_\_ and the State of \_\_\_\_\_.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Pawling, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Pawling Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

\_\_\_\_\_  
Applicant/Agent

\_\_\_\_\_  
Applicant/Agent

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public



**PART "C"**  
**LICENSED PROFESSIONAL AFFIDAVIT**  
**(To Be Completed By Each Licensed Professional)**

State of \_\_\_\_\_ }  
 County of \_\_\_\_\_ } **ss:**

\_\_\_\_\_ being duly sworn, deposes and says:

1. That I/we are the \_\_\_\_\_ named in the foregoing Application for Subdivision / Lot Line Change / Site Plan /Special Permit approval(s) and that I/we have been duly authorized by the owner in fee and the applicant to make such application and that the foregoing statements contained therein are true to the best of my/our knowledge and belief.
  
2. That I/we understand that the Village of Pawling Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

\_\_\_\_\_  
 Licensed Professional

\_\_\_\_\_  
 Licensed Professional

\_\_\_\_\_  
 Licensed Professional

\_\_\_\_\_  
 Licensed Professional

Sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Notary Public

**PART "D"**  
**DISCLOSURE OF BUSINESS INTEREST**

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss:

\_\_\_\_\_ being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

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2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

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3. That he/she understands that the Village of Pawling Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

\_\_\_\_\_  
Agent/Owner

\_\_\_\_\_  
Agent/Owner

Sworn to before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

**Village of Pawling  
Planning Board**

**Site Plan Application Checklist**

- \_\_\_\_\_ Application form.
- \_\_\_\_\_ A consent of property owner(s) form must be completed in full with original signature(s).
- \_\_\_\_\_ The stamp and signature of the professional engineer, registered architect, or landscape architect responsible for the preparation of the plan.
- \_\_\_\_\_ An area map showing the applicant's entire holding, that portion of the applicant's property under consideration, and all properties, subdivision, streets and easements within 500 feet of applicant's property.
- \_\_\_\_\_ Title of the project in lower right corner.
- \_\_\_\_\_ Location map: approximate scale 1 inch = 400 feet. (Tax map is acceptable).
- \_\_\_\_\_ North point, scale and date.
- \_\_\_\_\_ Dimensions of the lot.
- \_\_\_\_\_ Screening and landscaping: label existing, proposed and required (include plant species and size).
- \_\_\_\_\_ Existing and proposed building height.
- \_\_\_\_\_ Ingress and egress: required and proposed.
- \_\_\_\_\_ Location, dimension, and number of off-street parking and loading areas and traffic aisles, with required and proposed parking for a building addition or alteration depicted separately from required parking for total parcel.
- \_\_\_\_\_ Location and dimension of handicapped parking: required and proposed.
- \_\_\_\_\_ Dimensions of all buildings, existing and proposed.
- \_\_\_\_\_ Total building area and square footage of each floor.

- \_\_\_\_\_ Zoning designation of the parcel and the zoning designation of all adjacent parcels.
- \_\_\_\_\_ A data table listing the minimum and maximum area and bulk regulations for the zoning district together with a list of the proposed lot and area dimensions.
- \_\_\_\_\_ Names of all abutting streets and names of all abutting landowners.
- \_\_\_\_\_ Location of existing and proposed utilities, drainage, landscaping, lighting, and erosion control.
- \_\_\_\_\_ Location and dimension of existing and proposed retaining walls, fences, location and sizes of signs.
- \_\_\_\_\_ Existing and proposed contours of the lots at two (2) foot intervals.
- \_\_\_\_\_ Elevations at the corners of the buildings.
- \_\_\_\_\_ Location and dimension of Truck loading areas.
- \_\_\_\_\_ Proposed development of all open spaces including parks, playgrounds and open recreations.
- \_\_\_\_\_ If required, a storm water pollution prevention plan (SWPPP)
- \_\_\_\_\_ Signature Blocks.
- \_\_\_\_\_ Application Fees
- \_\_\_\_\_ Escrow
- \_\_\_\_\_ For County Planning Referral (General Municipal Law)
  1. All Applications and Description of the Project
  2. Short or Part I EAF and all associated reports and technical information
  3. Site Plan Drawings (must include landscaping and lighting)
  4. Architectural Elevations (requires all 4 sides and showing colors and materials)

**Village of Pawling  
Planning Board**

**Special Permit Checklist**

- \_\_\_\_\_ Special Permit Application form.
- \_\_\_\_\_ A consent of property owner(s) form must be completed in full with original signature(s).
- \_\_\_\_\_ Site Plan (See Site Plan checklist)
- \_\_\_\_\_ Short Form or Part I EAF
- \_\_\_\_\_ Application Fees
- \_\_\_\_\_ Escrow
- \_\_\_\_\_ Narrative response for each of the Special Permit Criteria

application, together with a copy of the notice of such hearing. The Board of Trustees may submit to the Zoning Board of appeals an advisory opinion on said appeal or application at any time prior to the rendering of a decision.

- E. Unless work is commenced and diligently prosecuted within one (1) year of the date of the granting of a variance, such variance shall become null and void.
- F. Each and every application for a hearing and determination by the ZBA whereby said Board is called upon to exercise the powers and duties granted to it under and pursuant to the Village Law shall be accompanied by the filing fee determined as provided under Article X, which fee shall be payable to the Village Clerk.
- G. Every appeal or application shall refer to the specific provision of the ordinance involved and shall exactly set forth the interpretation that is claimed or the details of the variance that is applied for and the grounds on which it is claimed that the variance should be granted, as the case may be.
- H. Every decision of the ZBA shall be filed in the office of the Village Clerk within five (5) business days after the day such decision is rendered, and a copy thereof mailed to the applicant.
- I. All the provisions of this chapter relating to the Zoning Board shall be strictly construed; the ZBA, as a body of limited jurisdiction, shall act in full conformity with all provisions of law and of this chapter and in strict compliance with all limitations contained therein; provided, however, that if the procedural requirements set forth in this chapter have been substantially observed, no applicant or appellant shall be deprived of the right of application or appeal.
- J. The ZBA shall comply with SEQR

## ARTICLE XV SPECIAL USE PERMITS

### §98-69. General Provisions.

The Planning Board shall have the power, after public notice and hearing, to grant special use permits for the uses specified within this chapter.

Any use designated in a given district as requiring a special use permit shall be deemed to be a permitted use in such district, subject to satisfaction of the conditions and standards set forth in this Article in addition to all other requirements of this chapter.

**§98-70. Application Procedures.**

- A. Application for the special use permit shall be made in writing to the Planning Board.**
- B. Any land use requiring a special use permit shall also require site plan review as provided herein. The special use permit application shall be accompanied by a site plan application.**
- C. In addition to the specific requirements of this chapter, the plan shall show any other information that the Planning Board may require as it deems necessary to act on the special use permit application.**

**§98-71. Review by Other Agencies.**

The Planning Board may forward copies for review and report to such other agencies and officials as it deems appropriate.

**§98-72. Public Hearing.**

The Planning Board shall fix a time within sixty-two (62) days from the day a complete application for special use permit is made for a public hearing.<sup>5</sup> Public notice shall be given by publication in the newspaper of such hearing at least five (5) days prior to the date of public hearing.

**§98-73. Decision.**

- A. Time for decision. Within sixty-two (62) days of said hearing, the Planning Board shall approve, approve with modifications or disapprove the special use permit. The time within which the Planning Board must render its decision may be extended by mutual consent of the applicant and the Board.**
- B. Filing of decision and notice. The decision of the Planning Board on the appeal shall be filed in the office of the Village Clerk within five (5) business days after the day such decision is rendered, and a copy thereof mailed to the**

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<sup>5</sup> Note the requirements of SEQR with respect to a completed application. See 6 N.Y.C.R.R. 617.3(f).

**applicant. No building permit shall be issued for a special permit use until the conditions of the Planning Board have been met.**

- C. The Planning Board is empowered (but not required) to grant a special use permit and preliminary and final site plan approval with respect thereto simultaneously.**

**§98-74. Special Permit Considerations.**

- A. The Planning Board shall approve an application for a special use permit, subject to such reasonable conditions and restrictions as are directly related to and incidental to the proposed special use permit, if it finds that the following conditions have been met:**
- 1. The proposed use is compatible with the goals and objectives of the Comprehensive Plan, including without limitation reinforcing the B-1 district as the retail center of the Village and preserving the character and context of the district in which such use is proposed; provided, however, that this provision shall not be applied to deny a retail use in the B-2 district which meets the standards herein.**
  - 2. That all proposed structures, equipment or material shall be readily accessible for fire and police protection.**
  - 3. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with such use, the size of the site in relation to the use, the assembly of persons in connection with the use and the location of the site with respect to streets giving access to the site are such that the use will be in harmony with the appropriate and orderly development of the district in which the use is proposed to be situated.**
  - 4. The location, nature and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.**
  - 5. Operations in connection with the use will not be offensive, dangerous, destructive of property values and basic environmental characteristics or detrimental to the public interest of the village and not be more objectionable to nearby properties by reason of noise, fumes, vibration, flashing of or glare from lights and similar nuisance conditions than would be the operation of any permitted use not requiring a special use permit.**



6. **Parking areas will be of adequate size for the particular use, properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.**
  7. **The use conforms in all respects to all the regulations of this Chapter and particularly to the specific supplementary regulations that may apply to such use.**
- B. **The Planning Board shall require such additional conditions and safeguards to the special use permit as may be necessary to assure continual conformance to all applicable standards and requirements.**
  - C. **The Building Inspector shall not issue the permit for which the application has been made until receipt of written permit approval from the Planning Board.**
  - D. **Expiration of special use permits. A special use permit shall be void if construction contemplated is not started within one (1) year and completed with two (2) years of the date of the final site plan approval, except that such special permit approval may be renewed by the Planning Board at its discretion. Notwithstanding the foregoing to the contrary, with respect to a site on which an applicant seeks, with the approval of the planning board, to construct a project subject to a special permit in phases, revocation of a special permit for a given phase (for which specific site plan approval was granted) shall not invalidate any previously granted special permit on the site; provided that construction pursuant to such previous special permit was completed in accord with the time frames set forth in this section.**
  - E. **Waiver. The terms and conditions of a special use permit may be modified by application to the Planning Board in the same manner as an application for a new special use permit. In the event that the modification sought is deemed insubstantial by the Planning Board, it may waive one (1) or more of the requirements of this section.**
  - F. **Existing violations. No permit shall be issued for a special use for a property upon which there is an existing violation of this chapter.**
  - G. **Referral. The Planning Board shall comply with the provisions of Article 12-B, §§ 239-l and 239-m of the General Municipal Law, as amended, and refer to the Dutchess County Department of Planning such special permit applications which are within its jurisdiction.**

- H. In all instances, a special use permit may be revoked by the Planning Board, after public hearing, if it is found and determined that there has been a substantial failure to comply with any of the terms, conditions, limitations and requirements imposed by said permit.**

**§98-75. Individual standards and requirements for certain Special Permit uses.**

**§98-76. Retail in the B-2 district.**

- A. The purpose of this special use permit is to allow Motor Vehicle Service Stations, Theaters, Restaurants, Bars, Nightclubs, sales and rentals of retail goods, public assembly places, museums and personal services stores and banks (all the foregoing uses being collectively referred to herein as "Retail Uses") in the B-2 district subject to the performance standards herein.**
- B. The conditions set forth in section C. or section D. of this Article 98-76 must be met, in addition to other conditions set forth in this chapter, for issuance of a special use permit for a Retail Use.**
- C. Special Permit Conditions Applicable to all Retail Uses:**
- 1. The buildings and other improvements on the site, the landscaping and the setbacks from Route 22 shall be designed and located in accord with the Urban Regulations.**
- D. Specific Permit Conditions Applicable to Large Lots:**
- 1. The site must have 3 acres or more which may be a consolidation of two or more tax parcels provided that title to the lots included in the application are merged.**
  - 2. The site must have direct vehicular and pedestrian access to East Main Street which is designed to encourage vehicular, bicycle and pedestrian traffic to enter the site from and exit the site onto East Main Street.**
  - 3. Retail Use on the site shall not occupy in excess of 15,000 square feet**
  - 4. The site plan shall adhere to the proposed plan and recommendations pertaining thereto in the Comprehensive Plan, subject to modifications required to address environmental constraints on the site. This provision shall not be construed to require that the buildings and parking shown in the Comprehensive Plan for such site be located in the footprints shown therein; provided that the site plan adheres to the design and planning concepts embodied in the Comprehensive**

**Plan, including, without limitation, those relating to size, scale, location and positioning of buildings and other improvements.**

- 5. No building shall be constructed within 50 feet from any residential property.**
- 6. Flat roofs shall be prohibited. Roofs shall have a minimum slope of 1/2.5.**
- 7. Density. The uses on the site shall not exceed a floor area ratio (FAR) of .3**
- 8. The applicant must maintain a minimum of 25% of the site's land area in perpetuity as Open Space.**

**E. Special Permit Conditions Applicable to Small Lots. A special use permit shall be granted for Retail Uses for properties located within the B-2 district which do not meet the conditions in Section D of this Article, subject to the following:**

- 1. Retail Use on the site shall not occupy in excess of (i) 2,500 square feet or (ii) the footprint of the building, if any, which exists on the site as of effective date of this Chapter, whichever is greater.**
- 2. The site plan shall adhere to the design and concept recommendations pertaining thereto in the Comprehensive Plan and to the Urban Regulations.**
- 3. Flat roofs shall be prohibited. Roofs shall have a minimum slope of 1/2.5.**

#### **§98-77. Senior Citizen Housing.**

**A. The purposes of this special use permit are:**

- 1. To ensure that Senior Citizen Housing in the Village is compatible with the existing scale of residential buildings and objectives of the Comprehensive Plan.**
- 2. To preserve, protect and maintain the existing scale and character of the residential districts and the objectives and (where applicable) design layouts of the Comprehensive Plan.**

- B.** The conditions set forth in this section must be met, in addition to other conditions set forth in this chapter, for issuance of a special use permit for Senior Citizen Housing.
- C.** Residential housing which meets the other requirements of this chapter shall not be subject to this section merely because such housing is to be occupied or limited to occupancy by individuals 60 years of age or older.
- D.** Eligible Properties. The subject property, if more than 50 units are proposed, must be located within 150 feet of one of the highways, arterial roads or collector roads shown in the Comprehensive Plan, Figure 8, to insure reasonable traffic flow within and through neighborhoods.
- E.** For proposals in residential districts, the following additional standards apply:
- 1.** The proposed project shall meet the density, height, lot frontage, coverage, and yard requirements in the Bulk Schedule with the following exceptions allowed:
    - a.** Maximum lot coverage shall be no greater than 40%.
    - b.** Parking shall be at least one (1) space per three (3) dwelling units.
    - c.** The density shall be no greater than 20 dwelling units to the gross acre.
  - 2.** Siting:
    - a.** The dwelling units shall be designed in groupings of small buildings (with no more than 20 dwelling units per building), rather than as one or more large buildings.
    - b.** Buildings shall be grouped around a common area to achieve a "village green".
    - c.** Parking located in the front yard shall be prohibited.
  - 3.** Massing and Scale of Buildings

- a. Buildings should give the appearance by use of design features on a single building or by development of individual buildings of being of the same general scale or size as other residential buildings in the community.
  - b. Limited height: No building shall be built to a height greater than 2 stories or 25 feet, whichever is less (this shall be exclusive of sloped roofs).
  - c. Flat roofs shall be prohibited. Roofs shall have a minimum slope of 1/2.5.
  - d. A facade of a building may not exceed 75 feet without a significant break of at least 10% of the length of the building.
  - e. Roofs shall be varied to create a visual impression of individual dwelling units.
4. **Architectural Features and Materials.** When a facade exceeds 30 feet in length, architectural elements shall be introduced to the facades and roofs to produce a visual effect compatible with the Architectural Guidelines of the Comprehensive Plan. Such elements may include dormers, bays, entrance porches, cornices, balconies, window treatments, etc.

**§98-78. Office/Research/Light Industrial.**

- A. **Purpose:** The purpose of this special permit is to encourage good design and a sensible mix of land uses on parcels within the Village of Pawling of 25 acres or more with frontage on Route 22, in conformance with the community and design objectives of the Comprehensive Plan. Such development will provide the Village of Pawling with economic and efficient use of land, harmonious varieties of housing types and an increased tax base through commercial uses, and will encourage preservation of open space.
- B. **Eligibility:** The minimum requirements for the special permit are:
  1. Minimum of four hundred (400) feet of frontage on State Route 22.
  2. Minimum of twenty-five (25) contiguous acres.
  3. The property must be in single ownership.