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Main Corner Properties, LLC  
80 Charles Colman Boulevard  
Pawling, NY 12564

July 20, 2022

Mr. Robert Pfister, Chairman  
Planning Board  
Village of Pawling  
9 Memorial Avenue  
Pawling, NY 12564

RE: Restaurant  
146 East Main Street

Dear Chairman Pfister and Members of the Planning Board:

We are in receipt of an Aesthetic Review letter prepared by Robert Orr, FAIA, dated July 11, 2022. As discussed throughout the construction process, there were material/design changes made, many of which stemmed from supply chain issues associated with COVID 19. We realize that these changes affect the overall appearance of the building as approved by the Planning Board during the site plan deliberations and approval. All work has ceased on the building for at least the last 4 months while these changes have been reviewed by the municipality. In an effort to mitigate the changes and be able to proceed with construction and occupancy of the building, we offer the following responses, as keyed to the 'Non-conformity between Approved Defining Features and as-constructed design features' section of Mr. Orr's review letter.

**Item A: Non-conformance of roof material:**

**RESPONSE:** The roof material and color to remain, as installed

**Item B: Non-conformance of brick material**

**RESPONSE:** the substitution of brick for the stone on the facade was previously approved by the Planning Board

**Item C: non-conformance of all window sizes, proportions and/or muntin patterns**

**RESPONSE:** the installed windows are generally per the approved plans with minor deviations due to field conditions. The operable (double hung) windows will have interior snap-in muntins (per the approved design plans) that have not been installed at this time due to the process of construction.

**Item D: Non-conformance of corner boards**

**RESPONSE:** It is proposed to cover some of the brick at south and east sides (main entry and south end of main dining area) of the building with a composite/PVC trim to better attain the design intent of the approved plans. The color of the trim shall be white. Existing corner boards on upper story to remain.

**Item E: Non-conformance of doors**

**RESPONSE:** exterior doors were modified slightly to address interior layout; no change proposed. The metal doors for the three stairwells and kitchen are currently primed and shall be painted a color similar to the brick so that they are less-noticeable.

**Item F: Non-conformance of trim detail over some windows**

**RESPONSE:** The trim over windows is similar to the general intent of the design drawings and proposed to remain. Shutters will be installed per the approved design plans.

**Item H: Non-conformance of columns and their orders (entablatures, base, etc.)**

**RESPONSE:** it is proposed to install an additional decorative column adjacent to each existing column along the ground-level outdoor dining area. Base and capital trim pieces shall be added to the columns. The cross-sectional shape of the columns shall be square to match the column enclosures already installed. Decorative columns with brick bases shall be placed at the main/east side entry per the approved design drawings.

The cedar pergola structure shall be modified to set within the white 'entablature' that wraps the south end of the outdoor dining area, so that it will not be visible from the exterior of the building.

**Item G: Non-conformance of chimney material**

**RESPONSE:** the substitution of brick for the stone was previously approved by the Planning Board

**Item J: Non-conformance of 1<sup>st</sup> floor brick wall at arcade on 'northwest' elevation**

**RESPONSE:** It is proposed to have the brick half wall in this location remain. A composite trim cap shall be placed at the top of the wall and shall incorporate enhanced base detail for the columns. All trim shall be white color.

**Item L: Non-conformance of travertine and cultured stone on 'southwest elevation'**

**RESPONSE:** it is proposed to remove the cultured stone on the second story (north end of outdoor dining area) and replace with composite horizontal lap siding to match existing second-story walls. The cultured stone on the lower-level outdoor dining area will be removed and replaced with travertine tile to match the adjacent wall. The travertine wall finish on the second floor to remain.

**Item M: Non-conformance with 2<sup>nd</sup> floor deck brick railing on `northwest elevation`**

**RESPONSE:** It is proposed to remove the brick half wall and replace with a metal or composite railing system that will be in the same general appearance as what was approved. These railing systems will be duplicated for the roof mechanical area along the north side of the building. The railing will be white in color.

**Item N: Non-conformance of bay above word `restaurant` on `southwest elevation`**

**RESPONSE:** The bay was modified in order to provide for a high window in the kitchen area. No change is proposed.

**Item O: Non-conformance of 2 gables on `northwest elevation`**

**RESPONSE:** the southerly gable shall be modified to match the horizontal trim detail that has been installed in the northerly gable.

**Item P: Non-conformance of flat roof, width of roof, and mechanical systems on `northeast elevation`**

**RESPONSE:** The modification of the roof over the stairwell on the northerly side of the building was necessary due to required spacing and location of some of the mechanical equipment. This roof configuration was included in the construction drawings approved by the Village of Pawling Building Department. The roof shall have a railing system installed similar to the railing that will be installed along the main entry roof and the second-floor outdoor dining area.

**Item Q: Non-conformance of Route 22 street sign**

**RESPONSE:** the sign will be enhanced per the attached drawing. The sign is in the same general location as was approved on the site plan.

This concludes our response at this time. We truly hope that we can come to a mutually-acceptable resolve with the Village so that construction can resume and a restaurant tenant/partner can be secured. We can be available any time to discuss further.

Sincerely;



Diana Tomassetti

Main Corner Properties, LLC

Cc: Lauri Taylor, Mayor