

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

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

REQUEST FOR: (Check all that apply)

Sketch Plan Conference	<u> X </u>	Lot Line Revision	_____
Preliminary Subdivision Approval	_____	Final Subdivision Approval	_____
Site Plan Approval	<u> X </u>	Special Use Permit	_____
Architectural Approval	_____	Change of Use Permit	_____

Name of Project: 15 Memorial Avenue

134001-7057-17-051019

Tax Map Number of all parcels: _____

15 Memorial Avenue, Pawling, New York 12564

Street Address of all parcels: _____

Change of use from one family residential to hotel use

Description of Proposed Activity: _____

15 Memorial Avenue LLC

Name of Applicant(s): _____

1 Memorial Avenue, Pawling, New York 12564

Address: _____

845-222-3761

Telephone: _____

ded@dpllawyers.com

Email: _____

Same as Owner

Name and Address of Record Owner(s): _____

A) For All Applications:

- 1) Total acreage involved in application: .55 ac
- 2) Total contiguous acreage controlled by applicant/owner: .55 ac
- 3) Total number of existing structures: One
- 4) Type of existing structures: One Family Residential
- 5) Total square footage of all new construction: 0 (Internal Renovations Only)
- 6) Estimated value of new construction or addition: \$20,000

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

New Construction:	Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Institutional	<input type="checkbox"/>
Expansion/Renovation:	Residential	<input type="checkbox"/>	Commercial	<input checked="" type="checkbox"/>	Institutional	<input type="checkbox"/>
Home Occupation:	<input type="checkbox"/>	Change in use:	<input checked="" type="checkbox"/>	Other:	<input type="checkbox"/>	

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):

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):

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: _____ N/A

18) The areal extent of proposed disturbance to the wetland buffer area is: _____ N/A

B) For Subdivision and Lot Line Change Applications Only:

- 1) Total number of lots proposed: N/A
- 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: John M. Watson, P.E.

Insite Engineering, Surveying & Landscape Architecture, P.C.

Telephone: 845-225-9690 **Email:** jwatson@insite-eng.com

Name and Address of Licensed Land Surveyor: Jeffrey B. DeRosa, L.S.

Insite Engineering, Surveying & Landscape Architecture, P.C.

Telephone: 845-225-9690 **Email:** jderosa@insite-eng.com

Name and Address of Attorney: N/A

Telephone: **Email:**

Name and Address of Biology/Wetland Consultant: N/A

Telephone: **Email:**

Name and address of Architect:

Mary Langan, RA | Principal

118 West 22nd Street 6th Floor | New York, NY 10011

T: 212-279-2670 ext 230

M: 917-209-5310 | E: mary@olarch.com

<http://www.olarch.com>

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.

15 Memorial Avenue LLC

Applicant Signature: _____

David E. Daniels, Manager

Print Name: _____

David E. Daniels

Date: _____

1/29/24

PART "A"
OWNER AFFIDAVIT

State of New York }

County of Dutchess }

ss:

David E. Daniels 15 Memorial Avenue LLC being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize John M. Watson PE, Insite Engineering and Mary Langan, Architect to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
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.
4. 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.
5. 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.
6. 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.

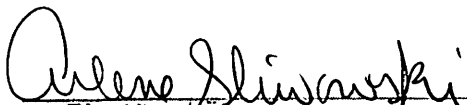

Applicant/Owner

David E. Daniels, Manager

Applicant/Owner

Sworn to before me this 29th day of

January, 2024.


Notary Public

ARLENE SLIWOWSKI
NOTARY PUBLIC, State of New York
No. 01K14999012
Qualified in Dutchess County
Commission Expires 7/13/2026

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

David E. Daniels being duly sworn, deposes and says:

1. That I/we are the Manager/Owner/Applicant 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 15 Memorial Avenue Pawling in the County of Dutchess and the State of New York.
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.

David E. Daniels
Applicant/Agent

David E. Daniels
Applicant/Agent

Sworn to before me this 29th day of
January, 2024.

Arlene Slivowski
Notary Public


ARLENE SLIWOWSKI
NOTARY PUBLIC, State of New York
No. 01K14999012
Qualified in Dutchess County
Commission Expires 7/13/2026

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

State of _____ }
County of _____ } ss:

John M. Watson, P.E. being duly sworn, deposes and says:

- Engineer
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 22nd day of
December, 2023.



Notary Public

Alicia Hansen
Notary Public, State of New York
Reg. # 01HA6088470
Qualified In Dutchess County
Commission Expires January 21, 2027

PART "D"
DISCLOSURE OF BUSINESS INTEREST

State of New York }
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.)

Manager of the Applicant
David Daniels is the spouse of Susan Daniels the owner of the Applicant. David is one of the attorneys for the Village of Pawling

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.)

See response to item 1 above

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

David E. Daniels
Agent/Owner

David E. Daniels, Manager of 15 Memorial Avenue, LLC

Sworn to before me this 29th day of
January, 2024.

Arlene Slivowski
Notary Public

ARLENE SLIWOWSKI
NOTARY PUBLIC, State of New York
No. 01K14999012
Qualified in Dutchess County
Commission Expires 7/13/2026

VILLAGE OF PAWLING

9 Memorial Avenue

Pawling, NY 12564

Tel: (845) 855-1128

Fax: (845) 855-9317

Email: pbsecy@villageofpawling.org

AFFIDAVIT

I hereby certify that to the best of my knowledge there are no outstanding fees owed to the Village of Pawling regarding the property or person identified below. Furthermore, I hereby certify that to the best of my knowledge, no outstanding violation of local laws or ordinances of the Village of Pawling exists with respect to the property or any structure or use existing thereon.

Property tax identification please verify the section, block and lot number(s) provided are correct. (See tax bill or contact Town Assessor's Office)

Section: 7057 Block: 17 Lot: 051019

Address of property subject to application: 15 Memorial Avenue

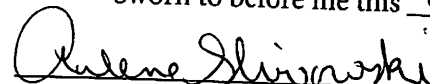
Type of Application: Site Plan, Change of Use

Identify Board or Department: **BUILDING/ZONING/PLANNING DEPARTMENT**


Owner David E. Daniels, Manager

Agent

Notary Sworn to before me this 29th day of January 2024


Notary Public

Notary

ARLENE SLIWOWSKI
NOTARY PUBLIC, State of New York
No. 01K14999012
Qualified in Dutchess County
Commission Expires 7/13/2026

CONFIRMATIONS

Building Inspector

Date

Planning/Zoning

Date



*Village of Pawling
9 Memorial Avenue
Pawling, NY 12564*

*Tel: (845) 855-1122
Fax: (845) 855-9317
www.villageofpawling.org*

ESCROW POLICY ACKNOWLEDGEMENT

I have received and reviewed the Village of Pawling Escrow Policy and I have been given the opportunity to read Local Law No. 3 of 2022, a copy of which is attached, regarding responsibility for payment of consultant expenses incurred by the Village. We/I acknowledge that payment of the Village's consultant expenses and funding of escrow are the joint and several responsibilities of both the applicant and the Property Owner, if different. We/I understand the terms of the Local Law and of the Escrow Policy and we/I agree to comply:

Application Name: 15 Memorial Avenue

Applicant (name printed): David E. Daniels, Manager

Applicant Signature: 

If Applicant is not the Real Property owner, then complete below:

Real Property Owner (print): _____

Real Property Owner Signature: _____

Must Appear on Site Plan Renderings

PLANNING BOARD – VILLAGE OF PAWLING

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF PAWLING, NEW YORK ON THE _____, DAY OF _____, 20____. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS, OR REVISIONS TO THIS PLAN AS APPROVED, SHALL VOID THIS APPROVAL.

Planning Board Chairperson

Date

OWNER CONSENT

THE UNDERSIGNED OWNER OF PROPERTY SHOWN HEREON STATE THAT THEY ARE FAMILIAR WITH THE MAP, ITS CONTENTS AND ALL SAID TERMS AND CONDITIONS AS STATED HEREON AND CONSENT TO THE FILING OF THIS PLAN.

15 Memorial Avenue LLC


Owner Signature David E. Daniels, Manager

Date

1/29/24

**VILLAGE OF PAWLING
PLANNING BOARD
SKETCH PLAN CONFERENCE CHECKLIST**

§ 98-65 Paragraph D-E Sketch Plan Conference of the Village of Pawling Zoning Code outlines the minimum requirements for Sketch Plan Conference Application requirements.

1. ☒ An area map keyed to the real property tax maps showing the parcel under consideration for site plan review and all properties, subdivisions, streets and easements within two hundred (200) feet of boundaries thereof.
2. ☒ Map of site topography, photographs of the site and buildings thereon and any other similar descriptive data.

PLANNING BOARD

SITE PLAN APPLICATION CHECKLIST

§ 98-62 of the Village of Pawling Zoning Code outlines the minimum requirements for Site Plan Application requirements.

1. X Required Signature Blocks.
2. X Title of drawing, including name and address of applicant and person(s) responsible for the preparation of such drawing. Must be certified by a licensed design professional.
3. X North arrow, scale and date.
4. X Accurate boundaries of the property plotted to scale.
5. N/A Existing watercourses and other significant natural features.
7. X Location, proposed use and height of all existing and proposed buildings or structures and signs on the property, including floor plans, plans for exterior elevations, and architectural design details and features.
6. N/A Grading and drainage plan, showing existing and proposed contours at an interval to be specific by the Planning Board at the sketch plan conference, with two (2) foot contour intervals and soils data generally required on that portion of a site proposed for development where general site grades exceed five percent of there may be susceptibility to erosion, flooding and ponding.
8. X Location, design and construction materials of all parking, loading and service areas, with access and egress drives thereto.
9. X Provisions for pedestrian and handicapped access.
10. N/A Location of outdoor storage and display areas, if any, and the anticipated items to be stored or displayed, their type, bulk, height and schedule of yearly use.
11. X Location, design and construction materials of all exiting proposed site improvements, including drains, culverts, retaining walls and fences.
12. X Description of the method of sewage disposal and the location, design and construction materials of such facilities.
13. X Description of the method of securing water supply location, design and construction materials of such facilities.
14. X Location of fire and other emergency zones, including the location of the nearest water supply for fire emergencies.
15. N/A Location, design and construction materials of all energy distribution facilities, including electrical, gas and solar energy.

PLANNING BOARD

SITE PLAN APPLICATION CHECKLIST (cont'd)

16. N/A Location, size, design and construction materials of all proposed signage.
17. N/A Location and proposed development of all buffer areas, including indication of existing vegetative cover, both within the site and the site's boundaries.
18. X Designation of square footage of the building areas proposed for retail sales, office use, warehousing, or other commercial activity.
19. N/A General landscaping plan and detailed planting schedule.
20. X Any other elements integral to a complete description of the proposed development, as determined necessary by the Planning Board, including the identification of any State, County, local permits and approvals require for the projects execution.
21. Any proposed division of buildings into units of separate occupancy.