

FILED WITH  
DEC 27 2022  
VILLAGE CLERK

Village of Pawling  
Planning Board  
Combined Application Form

FILED WITH  
DEC 27 2022  
VILLAGE CLERK

Fees Paid: 100.00

Application Date: 12/27/2022

Escrow Paid: \_\_\_\_\_

PB Meeting Date: 1/10/2023

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

Sketch Plan Conference X

Lot Line Revision \_\_\_\_\_

Preliminary Subdivision Approval X

Final Subdivision Approval \_\_\_\_\_

Site Plan Approval \_\_\_\_\_

Special Use Permit \_\_\_\_\_

Architectural Approval \_\_\_\_\_

Change of Use Permit \_\_\_\_\_

Name of Project: Senno Residence 28 Walnut Subdivision

Tax Map Number of all parcels: 134001-6957-20-971145-0000

Street Address of all parcels: 28 Walnut Street

Description of Proposed Activity: Subdivide existing parcel into 2 parcel that meet minimum lot size requirements for current zoning.

Name of Applicant(s): Brian Senno

Address: 28 Walnut St, Pawling NY 12564

Telephone: 845-702-6049 Email: sennojb828@gmail.com

Name and Address of Record Owner(s): Brian Senno - 28 Walnut St Pawling NY

**A) For All Applications:**

1) Total acreage involved in application:  
0.64

2) Total contiguous acreage controlled by applicant/owner: 0.64

3) Total number of existing structures: 2

4) Type of existing structures: Multifamily Residential (2) units and Garage

5) Total square footage of all new construction: 1200

6) Estimated value of new construction or addition: 1200\*\$200/sqft. = \$240,000.00

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

New Construction: Residential X Commercial \_\_\_\_\_ Institutional \_\_\_\_\_

Expansion/Renovation: Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Institutional \_\_\_\_\_

Home Occupation: \_\_\_\_\_ Change in use: \_\_\_\_\_ Other: \_\_\_\_\_

8) Zoning District: R-3

9) Does applicant intend to request any information waivers?

No X Yes \_\_\_\_\_. If yes, please list all waivers (attach separate pages if necessary):

10) Are there agricultural and/or forestry exemptions affecting the property?

No X 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 X 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 X 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 X 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 X \_\_\_\_\_. If yes, provide a copy of any applications and correspondence with the USACOE.

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

- 17) The areal extent of proposed disturbance to the wetland is: 0

- 18) The areal extent of proposed disturbance to the wetland buffer area is: Not officially mapped at this time. Anticipated to be 0

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

- 1) Total number of lots proposed: 2
- 2) What is the size of the smallest lot proposed? 10,245 SQFT
- 3) What is the size of the largest lot proposed? 17,934 SQFT
- 4) Number of private driveways proposed: 2
- 5) Number of common driveways proposed: 0
- 6) Maximum number of lots serviced by a common driveway: N/A
- 7) Number of private roads proposed: 0
- 8) Number of lots serviced by a private road: N/A
- 9) Preliminary Plat includes 0.64 acres and tentatively includes 2 future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is 0 (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 X No       . If no, state the number of sections to be filed

Name and Address of Professional Engineer: Jordan Strack

193 Walsh Rd, Lagrangeville, NY, 12540

Telephone: 845-546-0405 Email: jordan.strack43@gmail.com

Name and Address of Licensed Land Surveyor: Michael Parrella

Staatsburg, NY

Telephone: 845-876-4163 Email: landsurveyor@optonline.net

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

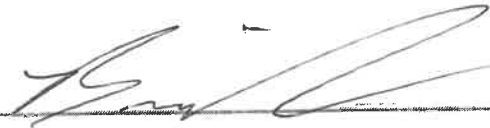
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

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:

Brian Senno

Date:

12-26-22

PART "A"  
OWNER AFFIDAVIT

State of New York  
County of Dutchess

ss:

Brian Senno

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 Jordan Strack, P.E. 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.

[Signature]  
Applicant/Owner

[Signature]  
Applicant/Owner

Sworn to before me this 26<sup>th</sup> day of

December, 2022.

[Signature]  
Notary Public

CAMILLE A. PETRONE  
Notary Public, State of New York  
Reg. No. 01PE6352373  
Qualified in Dutchess County  
Commission Expires December 27, 2024

PART "B"  
APPLICANT / AGENT AFFIDAVIT

State of New York }  
County of Dutchess } ss:

Brian Senno being duly sworn, deposes and says:

1. That I/we are the 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 28 Walnut Street 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.

[Signature]  
Applicant/Agent

[Signature]  
Applicant/Agent

Sworn to before me this 26<sup>th</sup> day of

December, 2022.

[Signature]  
Notary Public

CAMILLE A. PETRONE  
Notary Public, State of New York  
Reg. No. 01PE6352373  
Qualified in Dutchess County  
Commission Expires December 27, 2024



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

State of New York  
County of ULSTER

}  
} ss:  
}

Jordan Strack being duly sworn, deposes and says:

1. That I/we are the Professional Engineer 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.

[Signature]  
Licensed Professional

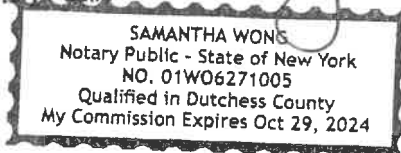
\_\_\_\_\_  
Licensed Professional

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

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

Sworn to before me this 21 day of  
DECEMBER, 2022.

[Signature]  
Notary Public



**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: 6957 Block: 20 Lot: 971145

Address of property subject to application: 28 Walnut Street

Type of Application: Preliminary Subdivision Approval

Identify Board or Department: BUILDING/ZONING/PLANNING DEPARTMENT

  
Owner

Notary

Agent

Notary

CAMILLE A. PETRONE  
Notary Public, State of New York  
Reg. No. 01PE6352373  
Qualified in Dutchess County  
Commission Expires December 27, 2024

**CONFIRMATIONS**

Building Inspector

Date

Planning/Zoning

Date

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

|  |  |   |  |
|--|--|---|--|
| <b>Part 1 – Project and Sponsor Information</b>  |  |   |  |
| Name of Action or Project:<br>Senno Residence Minor Subdivision  |  |   |  |
| Project Location (describe, and attach a location map):<br>28 Walnut Street Pawling  |  |   |  |
| Brief Description of Proposed Action:<br>Subdivide existing lot into two residential lots of adequate size for zoning area.  |  |   |  |
| Name of Applicant or Sponsor:<br>Brian Senno   |  | Telephone: 8457026049<br>E-Mail: sennojb828@gmail.com |  |
| Address:<br>28 Walnut Street   |  |   |  |
| City/PO:<br>Pawling  |  | State:<br>New York                                    | Zip Code:<br>12564   |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.   |  |   | NO<br><input checked="" type="checkbox"/><br>YES<br><input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: Located in possible check area for wetland buffer area. No impacts are expected.  |  |   | NO<br><input checked="" type="checkbox"/><br>YES<br><input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action?  |  | .64acres  |  |
| b. Total acreage to be physically disturbed?   |  | .25acres  |  |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?   |  | .64acres  |  |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:   |  |   |  |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):<br><input type="checkbox"/> Parkland |  |   |  |

|  |  | NO                                  | YES                                 | N/A                      |
|--|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,   |  |                                     |                                     |                          |
| a. A permitted use under the zoning regulations?   |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?   |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?  |  |                                     | NO                                  | YES                      |
|  |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>Project adjoins property that contains a CEA, Great Swamp. See Map.  |  |                                     | NO                                  | YES                      |
| If Yes, identify: _____  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?   |  |                                     | NO                                  | YES                      |
|  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| b. Are public transportation services available at or near the site of the proposed action?  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?   |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:  |  |                                     | NO                                  | YES                      |
| The new construction will meet state energy code requirements  |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____  |  |                                     | NO                                  | YES                      |
|  |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____   |  |                                     | NO                                  | YES                      |
|  |  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |                          |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? |  | <input checked="" type="checkbox"/> | NO                                  | YES                      |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?   |  | <input type="checkbox"/>            | NO                                  | YES                      |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?  |  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____   |  |                                     |                                     |                          |
| Property adjoins parcel that contains State and Federal Regulated wetlands. No impacts to wetland areas are expected.  |  |                                     |                                     |                          |

|   |                                     |                          |
|---|-------------------------------------|--------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban |                                     |                          |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?  | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan?   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources?<br>If Yes,   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____   |                                     |                          |
| _____   |                                     |                          |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?<br>If Yes, explain the purpose and size of the impoundment:   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____   |                                     |                          |
| _____   |                                     |                          |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe:   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____   |                                     |                          |
| _____   |                                     |                          |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe:   | NO                                  | YES                      |
|   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| _____   |                                     |                          |
| _____   |                                     |                          |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br><br>Applicant/sponsor/name: _____ Date: _____<br><br>Signature: _____ Title: _____   |                                     |                          |





Dutchess County  
New York

## Parcel Lines

Dutchess County, NY

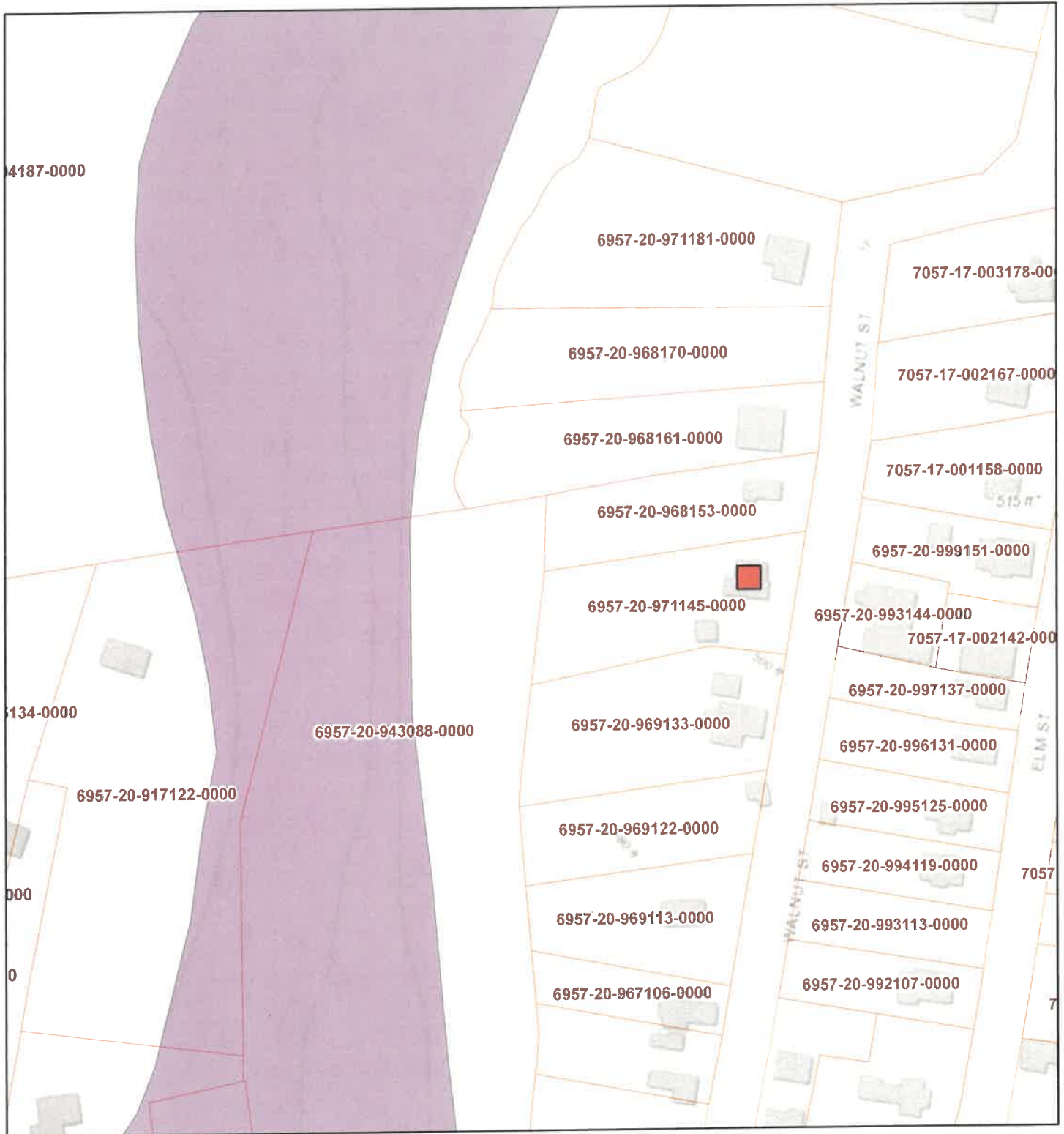
Printed by:  
ParcelAccess

0 80 160 ft

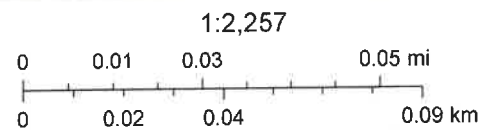


ParcelAccess  
Internet  
6/3/2022

# 28 Walnut St - Senno SEAF



July 24, 2022



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

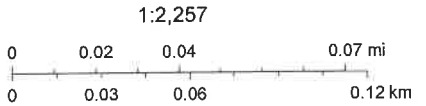
NYS Department of Environmental Conservation  
Not a legal document



28 Walnut St - Senno SEAF



July 24, 2022



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



Receipt #: 00000686

Village of Pawling

Date Paid: 12/27/2022

Payer: Jean Senno

Payer Address: 28 Walnut Street Pawling

Notes:

| Fee Type               | Amount   |
|------------------------|----------|
| Sketch Plan Conference | \$100.00 |

| Payment Type | Amount   | Ref # |
|--------------|----------|-------|
| Check        | \$100.00 | 216   |

Amount Paid: \$100.00

**BRIAN A SENNO**  
28 WALNUT ST  
PAWLING, NY 12564

216  
50-7936/2219  
08

12/27/2022 DATE

CHECK ARMOR  
FRAUD PROTECTION

PAY TO THE  
ORDER OF The Village of Pawling

One hundred 100. 100 DOLLARS

**Hudson Valley**  
FEDERAL CREDIT UNION

MEMO Planning board sketch fee

2214979363120100002440510216