

JW Congregation Support, Inc.

1005 Red Mills Road, Wallkill, NY 12589, U.S.A.
Phone: 845-306-3400

January 30, 2024

Village of Pawling Planning Board
9 Memorial Avenue
Pawling, NY 12564

RE: Kingdom Hall Renovation and Parking Lot Expansion

568 NY-22 Pawling, NY 12564

Dear Chairman and Board Members:

In conjunction with our application on file and its associated documentation we wish to provide clarifying information related to the submission. Please note the responses below to specific items listed by Caren LoBrutto of LaBella Associates in the Memorandum dated January 4, 2024:

Planning and Engineering Review Response:

1. The attached correspondence with NYSDEC on Oct. 6, 2023, indicates that we have the option to 1) do the work out of active season, 2) have the work overseen by a DEC-licensed bog turtle monitor, or 3) fully enclose the area with turtle barrier fencing. We intend to enclose the area of work adjacent to the wooded areas with turtle barrier fencing as shown on sheet CE101, keynote 2.
2. The portion of the Zone A floodplain within the site has been indicated on sheet CU101.
3. Snow plowing is currently being handled by a contractor. Snow at the southern lot is pushed primarily to the south with a minimal amount pushed to the east. The remainder of the parking lot is plowed to the north.
4. Spec sheets for new fixtures and bulbs have been provided as an attachment to this response letter.
5. The estimated additional wastewater and water demand have been calculated as follows:
 - a. Existing demand was calculated based on 176 seats @ 3 gallons per day/seat = 528 GPD
 - b. Proposed demand is based on 200 seats @ 2.4 GPD/seat (low-flow fixtures) = 480 GPD and two rectories in the basement @ 88 GPD/rectory (based on data collected from similar facilities) = 176 GPD.
 - c. $480 \text{ GPD} + 176 \text{ GPD} = 656 \text{ GPD}$ total proposed demand
 - d. $\text{Additional demand} = \text{proposed demand of } 656 \text{ GPD} - \text{existing demand of } 528 \text{ GPD} = 128 \text{ GPD}.$
6. The existing private well system was permitted through the Dutchess County Health Department and installed accordingly (see attached proof of permit receipt). No modification to the well itself is proposed, so we do not anticipate a need to refile based on the fact that it is adequate for the proposed usage. However, we will comply with direction from all regulatory agencies as it is received. The attached IAPMO Water Demand Calculator results indicate that the proposed combined peak demand of the Kingdom Hall and 2 rectories is 11 GPM. This is less than the documented existing well yield of 12 GPM, demonstrating that the current water supply is adequate. In addition, a 215-gallon water storage tank with auxiliary pump will be provided to ensure adequate

water pressure is available to all fixtures in the building even when it is fully occupied. It should be noted that this tank exceeds the volume of additional daily water use generated by the 2 dwellings, which is 176 gallons per day, thereby negating any potential impact from the increased demand. See attached product specification sheet for the proposed water storage tank.

Stormwater Pollution Prevention Plan (SWPPP)

1. Noted, will comply.

Site Layout

1. Noted, will comply
2. The ramp has been eliminated in favor of regrading the sidewalk to allow a flush edge with the pavement along its entire length and a sub-5% slope for increased accessibility. Regarding the striping, this is an existing condition that will be reviewed at the time of the next planned renovation of the parking lot.
3. No new egress pads are being proposed at doors along the eastern elevation of the building with the exception of the access sidewalk which is already dimensioned. However, one egress door at the northern end of the west elevation of the building is being provided with a new egress pad. Dimensions have been added to that pad to clarify its size.

Grading

1. Top and bottom of curb elevations have been added to the sidewalk that is now taking the place of the proposed ramp.

Utilities

1. The Dutchess County Behavioral and Community Health Department has been notified of the proposed expansion of the system and further communication indicating either approval or exemption from review will be provided once obtained.
2. The NYCDEP has been notified of the proposed expansion of the system and further communication indicating either approval or exemption from review will be provided once obtained.

Erosion Control and Demolition Plan

1. The filter socks will be anchored by sandbags placed at proper intervals. See notes provided on detail 4, CE101.
2. Sheet keynote 7 on CE101 has been removed.
3. Compost filter socks are an acceptable option for storm drain inlets surrounded by pavement as illustrated under the heading "Type IV – Paved Surface Inlet Protection" on page 5.58 of the Blue Book. Type III inlet protection will be provided for proposed storm drain inlets in harmony with detail 3 on sheet CE101.
4. Mountable curbing exists along the east edge of the parking lot pavement that will allow access for the light-duty equipment needed to accomplish the small scope of work along the north side and rear of the building.
5. Reinforced silt fence is being provided where the wetland buffer intersects the work area and will prevent any unnecessary disturbance. The wetland and a large portion of the buffer area is inside of a wooded area where it would be impractical to install construction fencing. In addition, the septic disposal field that cuts through the edge of the wetland buffer would also not be a suitable location for construction fencing. It is our opinion that additional fencing would not provide any further protection to the buffer or wetland than what is proposed.

Details

1. The specified detail has been modified to indicate that striping lengths vary according to what is shown on the site plan.
2. Curb reveal varies according to the values provided on the grading plan, CG101. The only flush curbing onsite will be that used in conjunction with the sidewalk with turndown curb and the detail has been revised to indicate that the reveal will vary.

3. The reference to a curb tie-in detail has been removed as this is not applicable to this project.
4. The signs will be attached using typical masonry fastening methods that will be detailed in project specifications to accompany the final construction documents.
5. The curb ramp has been eliminated in favor of a sidewalk with edges flush to the adjacent pavement.
6. No tactile warning strip is required as the curb ramp has been eliminated.
7. A compost filter sock detail has been added to sheet CE101 as detail 4.
8. Inlet protection will be provided as explained in comment 4 under the heading "Erosion Control and Demolition Plan" above.
9. The specified detail has been renumbered as detail 8 on sheet C-501 and the requested revision has been made.
10. Details relevant to the proposed septic system modification have been included on sheet CU101.

Sincerely,
Jared Spence
Project Development
347.382.0421

JW Congregation Support, Inc.
LOCAL DESIGN/CONSTRUCTION DEPARTMENT
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