

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

FILED WITH
SEP 22 2022
VILLAGE CLERK

| | |
|----------------------------|----------------------------------|
| Fees Paid: <u>\$100. —</u> | Application Date: <u>9/27/22</u> |
| Escrow Paid: _____ | PB Meeting Date: <u>10/11/22</u> |

REQUEST FOR: (Check all that apply)

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

Name of Project: Happy Life Animal Rescue

Tax Map Number of all parcels: 134001-7057-17-229013

Street Address of all parcels: 550 Route 22

Description of Proposed Activity: Site plan change of use from Animal Hospital to
Animal Rescue - Non-Profit 501(c)(3)

Name of Applicant(s): Lorraine & Roy Foster

Address: 51 Cross Road, Patterson, NY 12563

Telephone: 845-216-4221 Email: happylifeanimalrescue@gmail.com

Name and Address of Record Owner(s): John & Donna Schutz
381 Gage Road, Brewster, NY 10509

A) For All Applications:

- 1) Total acreage involved in application: 0.413 acres
- 2) Total contiguous acreage controlled by applicant/owner: 0.413 acres
- 3) Total number of existing structures: One
- 4) Type of existing structures: 2 Story Frame Building
- 5) Total square footage of all new construction: 0.0
- 6) Estimated value of new construction or addition: \$0.00

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"/> | <input type="checkbox"/> |

8) Zoning District: R-1

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):

Use Variance - Animal Hospital (1961)

Area Variance - Front Yard 45' Bldg/39' Stoop
(4/14/99) - Side Yard 13'/50' Total

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: 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? N/A
- 3) What is the size of the largest lot proposed? N/A
- 4) Number of private driveways proposed: N/A
- 5) Number of common driveways proposed: N/A
- 6) Maximum number of lots serviced by a common driveway: N/A
- 7) Number of private roads proposed: N/A
- 8) Number of lots serviced by a private road: N/A
- 9) Preliminary Plat includes N/A acres and tentatively includes N/A future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is N/A (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: Joseph Zarecki, P.E.

Zarecki & Associates, LLC, 11 West Main Street, Pawling, NY 12564

Telephone: 845-855-3771 Email: joez@aol.com

Name and Address of Licensed Land Surveyor: Bambi Terrell Meunier, L.S.

399 Old Route 22, Wassaic, NY 12592

Telephone: 845-232-0343 Email: blueprints.bambi@gmail.com

Name and Address of Attorney: Robert Apple, Esq.

P.O. Box 641, Pawling, NY 12564

Telephone: 917-502-4142 Email: rsjsapple@aol.com

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

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: _____


Lorraine Foster

Print Name: _____

Date: _____

9/13/22

PART "A"
OWNER AFFIDAVIT

State of N.Y. }
County of Dutchess } ss:

John P. Schutz 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 _____, 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.

John P. Schutz
Applicant/Owner

Applicant/Owner

Sworn to before me this 13th day of
September, 2022.

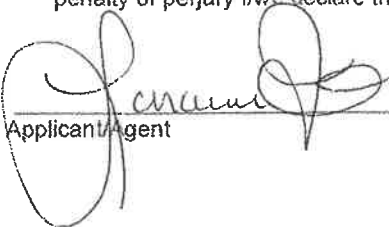
Elizabeth K. Shedd
Notary Public
ELIZABETH K. SHEDD
Notary Public, State of New York
No. 015H4825019
Qualified in Dutchess County
Commission Expires 8/31/26

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York }
County of Dutchess } ss:

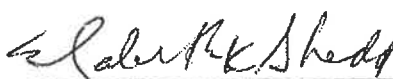
Lorraine Forster being duly sworn, deposes and says:

1. That I/we are the L 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 550 Route 22, 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.


Applicant/Agent

Applicant/Agent

Sworn to before me this 13th day of
September, 2022.


Notary Public


ELIZABETH K. SHEDD
Notary Public, State of New York
No. 01SH4825019
Qualified in Dutchess County
Commission Expires 8/31/26

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

State of New York }
County of Dutchess } ss:

Joseph Zarecki, P.E. 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.



Licensed Professional

Licensed Professional

Licensed Professional

Licensed Professional

Sworn to before me this 22 day of
September, 2022.



Notary Public

LISA M. PORCO
Notary Public - State of New York
No. 01PO6309622
Qualified in Dutchess County
My Commission Expires 08/11/2026

PART "D"
DISCLOSURE OF BUSINESS INTEREST

State of N.Y. }
County of Dutchess } ss:

John P. Schute 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.)

NONE

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.)

NONE

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.

John P. Schute
Agent/Owner

Agent/Owner

Sworn to before me this 13th day of
September, 2022.

Elizabeth K. Shedd
Notary Public

ELIZABETH K. SHEDD
Notary Public, State of New York
No. 01SH4825019
Qualified in Dutchess County
Commission Expires 8/31/26

VILLAGE OF PAWLING

9 Memorial Avenue

Pawling, NY 12564

Tel: (845) 855-1128

Fax: (845) 855-9317

Email: pbsecv@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.


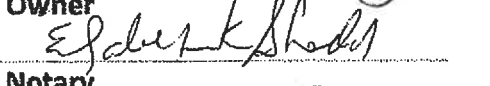
Property tax identification please verify the section, block and lot number(s) provided are correct. (See tax bill or contact Town Assessor's Office)

Section: 7057 Block: 17 Lot: 229013

Address of property subject to application: 550 Route 22, Pawling, NY

Type of Application: Site plan change of use

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


Owner

Notary
ELIZABETH K. SHEDD
Notary Public, State of New York
No. 01584095019
Qualified to Notarize
8/31/26

Agent

Notary

CONFIRMATIONS

Building Inspector

Date

Planning/Zoning

Date

**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. X 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. X 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. x 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. x 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. N/A 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. N/A 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. N/A Any proposed division of buildings into units of separate occupancy.

**VILLAGE OF PAWLING
PLANNING BOARD
SPECIAL USE PERMIT CHECKLIST**

1. _____ Special Permit Application Form
2. _____ A consent of property owner(s) form must be completed in full with original signature(s)
3. _____ Site Plan (see Site Plan Checklist)
4. _____ Short Form or Part 1 Environmental Assessment Form (SEAF)
5. _____ Application Fees
6. _____ Escrow Deposit
7. _____ Narrative response for each of the Special Permit Criteria

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.

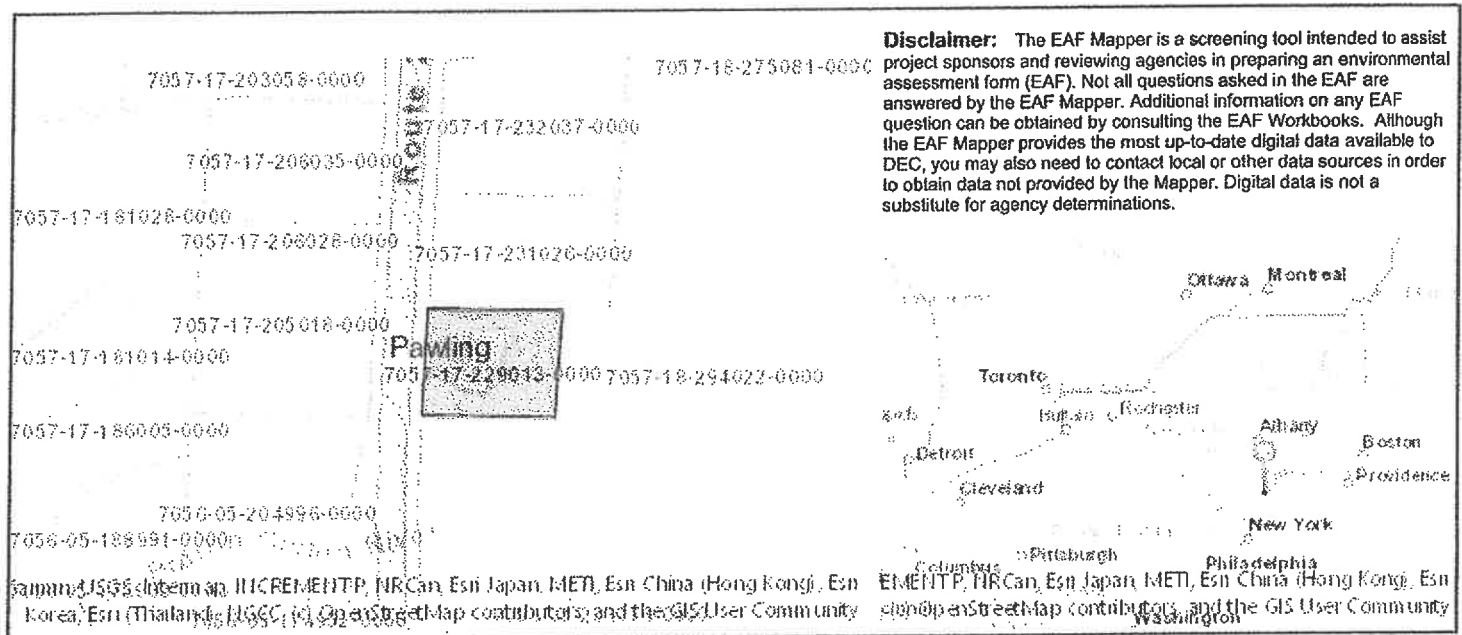
| | | | |
|---|--|--|--|
| Part 1 – Project and Sponsor Information | | | |
| Name of Action or Project: Happy Life Animal Rescue | | | |
| Project Location (describe, and attach a location map): 550 Route 22, Pawling, New York 12564 | | | |
| Brief Description of Proposed Action: Site plan change of use from "Animal Hospital" to "Animal Rescue" | | | |
| Name of Applicant or Sponsor: Lorraine & Roy Foster | | Telephone: 845-216-4221 E-Mail: happylifeanimalrescue@gmail.com | |
| Address: 51 Cross Road | | | |
| City/PO: Patterson | | State: New York | Zip Code: 12563 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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 <input checked="" type="checkbox"/> YES <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | | NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 0.413 acres | |
| b. Total acreage to be physically disturbed? | | 0.0 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 0.413 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland | | | |

| | | | |
|---|---|---|---|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? | NO <input type="checkbox"/> <input type="checkbox"/> | YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Existing on site drilled well | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Existing on site subsurface sewage disposal system | NO <input checked="" type="checkbox"/> | YES <input 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? 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? | NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> | YES <input 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | NO <input type="checkbox"/> <input checked="" type="checkbox"/> | YES <input checked="" type="checkbox"/> <input type="checkbox"/> | |

| | | |
|--|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" 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? Bog Turtle | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, | NO | YES |
| 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)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| If Yes, briefly describe: _____ _____ | | |
| 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)? 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? 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? If Yes, describe: | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor/name: <u>John P. Schultz</u> Date: <u>9/13/2022</u> | | |
| Signature: <u>[Signature]</u> Title: <u>owner</u> | | |

EAF Mapper Summary Report

Monday, August 15, 2022 12:16 PM



| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | No |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | Yes |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name] | Bog Turtle |
| Part 1 / Question 16 [100 Year Flood Plain] | Yes |
| Part 1 / Question 20 [Remediation Site] | Yes |

HAPPY LIFE ANIMAL RESCUE

STATEMENT OF USE

8/8/22

The subject site is located on the east side of NYS Route 22, situated in the Village of Pawling, NY. The site comprises 0.413 (17,999+/- sf) acres and is known as Tax Map lot 7057-17-229013.

Proposed Uses:

The site was used for the past 60 years as an animal hospital/veterinarians office, which treated and boarded animals and was open six days a week.

The proposed use is by a similar but less intensive animal rescue, non-profit 501(c)(3) organization. The Happy Life Animal Rescue facilitates rescue adoptions and provides temporary housing for dogs and cats as needed. Most of their rescues are housed by foster families with some animals boarded at the site on an interim basis with most all animals housed for no more than approximately a week. The facility has approximately 20 indoor kennel cages with four covered dog runs but generally houses between 10 and 15 animals at any given time. Medical services are provided by visiting veterinarians on an as-needed basis.

The facility is not open to the public. Adoptions are held on site one day a week by appointment only. Their main adoption events are held off site a couple of times a week with a partner business such as Petsmart. The rescue is staffed only by volunteers with approximately three to four on site throughout each day.

As noted above the facility is not open to the public as was associated with the previous veterinary hospital use and is by appointment only.

Zoning Compliance:

The site is located within the R-1, residential zone. This zone does not permit the animal rescue use, however a variance was granted for an animal hospital to the previous owners (1961) to permit the use for animal care.

Pursuant to and in compliance with Article VII of the Village Code with respect to Non-conforming Buildings, Structures and Uses, it should be noted that in compliance with Section 98-24, the use of the property or the improvements is not being enlarged, extended or reconstructed, or used in any manner that will increase the assessed valuation of the structures; the use is not being placed on a different portion of the property; the use is not being changed with the exception of having a

more restrictive nature; and the non-conforming use has not been discontinued for a period of one year or more.

Area variances, specifically front, side and rear yards, were granted for this site by the Village of Pawling Zoning Board of Appeals on April 14, 1999 (refer to attached bulk zoning table). In compliance with Section 98-25, the non-conforming structure and improvements were constructed in compliance with the variances that were granted and no changes are proposed that will result in an increase to the non-conformity of such structures.

Parking:

Per the Village of Pawling zoning regulations, there are no specific parking requirements for the animal rescue use, therefore, 1 space//250 sf of floor area has been utilized.

| | |
|-----------------------------|---|
| Required parking spaces: | |
| Existing building (2120 sf) | $2120 \text{ sf} / 250 = 9 \text{ spaces required}$ |

| | |
|--------------------------|---|
| Parking spaces provided: | 11 (including one handicapped accessible) |
|--------------------------|---|

One dumpster is located in the rear of the parking lot and is depicted on the site plan.

Well and Septic:

The site is serviced by an existing on site well and a subsurface sewage disposal system.

Traffic:

The proposed use is will generate less vehicular traffic than the previous use as it is not open to the public and will therefore have no impact on existing traffic levels on NYS Route 22.

Impact on the Community:

The general animal care use of the property has existed for many years, therefore public controversy is not anticipated.



HAPPY LIFE ANIMAL RESCUE
550 Route 22
Pawling, New York

HAPPY LIFE ANIMAL RESCUE



Dutchess County
New York

Parcel Lines
Dutchess County, NY

Printed by:
ParcelAccess

0 80 160 ft



ParcelAccess
Internet
8/15/2022

OWNER:

134001-700-17-22001-1-0000
JAMES R. CORREA SCHULTZ
134001-700-17-22001-1-0000
PATTERSON, N.Y. 12263

APPLICANT:

JACQUE W.
134001-700-17-22001-1-0000
LOWMAN & ROY FORSTER
134001-700-17-22001-1-0000
PATTERSON, N.Y. 12263

OWNER CONSENT

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

LOWMAN FORSTER

DATE

ZONING BOARD - VILLAGE OF PAWLING

APPROVED BY RESOLUTION OF THE ZONING BOARD OF THE VILLAGE OF PAWLING, NEW YORK ON THE _____ DAY OF _____, 2022 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.
ANY CHANGES, MODIFICATIONS, OR REVISIONS TO THIS PLAN AS APPROVED, SHALL VOID THIS APPROVAL.

ZONING BOARD CHAIRPERSON

DATE

VILLAGE OF PAWLING - ZONING

SCHEDULE, LOT AREA AND BULK SCHEDULE

| DISTRICT - R-1 | REQUIRED: | EXISTING: | CHANGES: |
|---------------------------------------|-----------|------------------------------------|-----------|
| MAX. BUILDING HEIGHT (STORIES / FEET) | 29 / 35 | 16 / 28 | NO CHANGE |
| MIN. LOT AREA (SQUARE FEET) | 40,000 | 17,899* | NO CHANGE |
| MIN. LOT FRONTAGE (FEET) | 150 | 100** | NO CHANGE |
| MAX. BUILDING COVERAGE (SQ) | 15 | 11.08 | NO CHANGE |
| MAX. IMPERVIOUS LOT COVERAGE (SQ) | 15 | 50.8** | NO CHANGE |
| MIN. FRONT YARD (FEET) | 50 | 43'-INCLD./38'-MIN TO 00' | NO CHANGE |
| MIN. REAR YARD (FEET) | 60 | 45'-INCLD./38'-MIN TO 00' | NO CHANGE |
| MIN. SIDE YARDS (FEET) | 2 | 2 ADJACENT TO 70' / 13.8' / 75.4** | NO CHANGE |
| FLOOD AREA RATIO (FAR) | - | - | - |
| PARKING (PER UNIT) | 9 SPACES | 11 SPACES | NO CHANGE |
| | | 12 TOTAL | |

* PRE-EXISTING, NON-COMFORMING.
** USE VARIANCE GRANTED, 1981.

PARKING:

REQUIRED PARKING SPACES:
EXISTING BUILDING:
PARKING PROVIDED:

2,170 SQ. / 250 = 9 SPACES

11 (INCLUDING ONE HANDICAPPED ACCESSIBLE)

ROY FORSTER
LORRAINE FORSTER
51 CROSS RD
PATTERSON, NY 12563

9/13/22

DATE

1825
50-7936/2219
81

PAY TO THE
ORDER OF

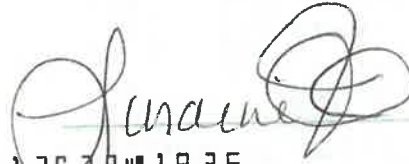
Village of Pawling
one Hundred ——— 00/100

\$ 100.00

DOLLARS

 **Hudson Valley**
Federal Credit Union
110 HAWKINGAT ROAD, FLORENCE, NY 12038 (845) 457-7011

MEMO



⑆221979363⑆10920000712633⑆1825

Receipt #: 00000641

Village of Pawling

Date Paid: 9/23/2022

Payer: Lorraine Foster

Payer Address: 550 Route 22 Pawling

Notes:

| Fee Type | Amount |
|-----------------------|----------|
| PB Concept Discussion | \$100.00 |

| Payment Type | Amount | Ref # |
|--------------|----------|-------|
| Check | \$100.00 | 1825 |

Amount Paid: \$100.00

ZARECKI & ASSOCIATES, L.L.C.
Engineers · Surveyors · Architects
11 West Main Street
PAWLING, NEW YORK 12564

(845) 855-3771
FAX (845) 855-3772

Electronic (45)

LETTER OF TRANSMITTAL

FILED WITH
SEP 27 2022
VILLAGE CLERK

TO:

Village of Pawling - Planning Board

9 Memorial Avenue

Pawling, New York 12564

| | | | |
|---|--|----------|----------|
| DATE: | 9/22/22 | JOB NO.: | 2022.008 |
| ATTENTION: Vivian Nikolatos, Planning Board Secretary | | | |
| RE: | Happy Life Animal Rescue | | |
| | Change of Use - Sketch Plan Conference | | |
| | 550 Route 22 | | |
| | Village of Pawling | | |
| | Tax Map #134001-7057-17-229013 | | |
| | | | |
| | | | |

WE ARE SENDING YOU:

☒ Attached

☐ Under separate cover via _____ the following items

☐ Shop drawings

☐ Prints

☐ Plans

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change order

☐ _____

| COPIES | DATE | NO. | DESCRIPTION |
|--------|---------|-------|---|
| 7 | 9/13/22 | | Combined Application Form |
| 7 | 9/13/22 | | Short EAF |
| 7 | 8/8/22 | | Statement of Use |
| 7 | | | Site Photos |
| 7 | | | Aerial Photo |
| 1 | | 18251 | \$100.00 Check (Sketch Plan Conference Fee) |
| | | | |
| | | | |

THESE ARE TRANSMITTED as checked below:

☐ For approval

☐ Approved as submitted

☐ Resubmit _____ copies for approval

☒ For your use

☐ Approved as noted

☐ Submit _____ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return _____ corrected prints

☐ For review and comment

☐ _____

☐ For Bids Due

☐ Prints returned after loan to us

REMARKS:

SIGNED: _____

COPY TO: _____

If enclosures are not as noted, kindly notify us at once.

File Copy