



CATANIA, MAHON & RIDER, PLLC

ATTORNEYS AT LAW

JOSEPH A. CATANIA JR.*
RICHARD M. MAHON
MICHELLE F. RIDER, CPA (FL)
PAUL S. ERNENWEIN
JOSEPH G. McKAY
MICHAEL E. CATANIA (NJ)
SEAMUS P. WEIR
ARI I. BAUER
JOHN W. FURST
MICHAEL R. FRASCARELLI (NJ)

HOBART J. SIMPSON (1975-2016)

641 BROADWAY
NEWBURGH, NEW YORK 12550
TEL (845) 565-1100
FAX (845) 565-1999
TOLL FREE 1-800-344-5655

E-MAIL: CMR@CMRLAW.COM
(FAX AND E-MAIL SERVICE NOT ACCEPTED)
WWW.CMRLAW.COM

SHAY A. HUMPHREY **
JEFFREY S. SCULLEY **
GEORGE L. KIAMOS
NICHOLAS C. LOZITO
JONATHAN J. DeJOY
JONATHAN S. BERCK (NJ, DC) **
DAVID E. DECKER
MELISSA L. COWAN
JUSTIN W. VAN HOUTEN

(ALSO ADMITTED IN)

* Of Counsel
** Special Counsel

Writer's Direct No.
(845) 569-4377

Writer's E-Mail
jfurst@cmrlaw.com

August 29, 2022

VIA HAND DELIVERY (7 Copies)

Chairman Pfister and Members of the Planning Board
Village of Pawling
160 Charles Colman Blvd.
Pawling, NY 12564

RE: Heinchon Place/2K Development, Inc.
Follow-up on Judge Ackers's Amended Decision and Order
Our File No.: D14448-65651

Dear Chairman Pfister and Members of the Planning Board:

As you may recall, we represent the 2K Development, Inc. (the "Applicant") in the above referenced development at the property located between Route 22 and East Main Street, consisting of approximately 5.16 acres (the "Property"). As per Judge Acker's Amended Decision and Order, dated April 22, 2022, which annulled the Planning Board's October 13, 2020, denial of the Applicant's proposed development at the Property, enclosed please find the following:

1. Seven (7) copies of Judge Acker's Amended Decision and Order, dated April 22, 2022 and filed April 25, 2022;
2. Seven (7) copies of the Planning Board's resolution, dated January 14, 2020 adopting the Negative Declaration under SEQRA for the proposed development at the Property, and the corresponding Negative Declaration;

CATANIA, MAHON & RIDER, PLLC

Chairman Pfister and Members of the Planning Board
August 29, 2022
Page 2

3. Draft Site Plan and Special Permit Resolutions prepared by Town Planning Board Consultant Berger Engineering which we previously submitted to the Planning Board in August of 2020;
4. Seven (7) full size and seven (7) 11 x 17 copies of the Site Plans prepared by the LRC Group, dated July 27, 2020, which were previously submitted to the Planning Board in August of 2020; and
5. Seven (7) full size and seven (7) 11 x 17 copies of the Elevations prepared by Sun Homes which were previously reviewed and included as part of the SEQRA Negative Declaration for this project.

As detailed in the Negative Declaration adopted by this Board, the Applicant's proposed development is consistent with the Village's community character, in the following ways: (a) the type of uses proposed, (b) the design, and (c) the size and massing. This fact supported one of Judge Acker's reasons for annulling the October 2020 denial. It is also noted that Judge's Acker's ruling does not take into consideration that after the adoption of this board's Negative Declaration, the Applicant reduced the total number of multi-family units (from 72 to 52) and reduced the massing of the proposed building along Mains Street by approximately sixty-seven (67) feet. These reductions are reflected in LRC's site plans, dated July 27, 2020 (attached) and further support the Planning Board's Negative Declaration.

In addition, the Negative Declaration concluded that the proposed development was consistent with the Village's Comprehensive Plan. As part of Judge Acker's support for annulling the October 2020 denial, she concluded that the proposed project was consistent with both the December and May 1994 Comprehensive Plans since they are "not so different".

Finally, the proposed development is consistent with the Village's Zoning Law as further supported in the Negative Declaration approved by this Board. This fact was also noted as additional support for Judge Acker's annulment of the October 2020 denial.

Given the above, the Planning Board must approve the proposed development since anything else would be inconsistent with the Planning Board's prior Negative Declaration and Judge's Acker's Amended Decision and Order.

CATANIA, MAHON & RIDER, PLLC

Chairman Pfister and Members of the Planning Board
August 29, 2022
Page 3

Please place this matter on the Planning Board's next agenda on September 13, 2022, for approval of the Special Use Permit and Site Plan Approval consistent with Judge Acker's instructions.

Thank you for your assistance with this matter.

Very truly yours,



JOHN W. FURST

JWF/2159149

Enclosures

Cc: Daniels, Porco and Lusardi, LLP (David Daniels, Esq. & Robert Lusardi, Esq. via e-mail)

Pursuant to IRS Regulations, any tax advice contained in this communication or attachments is not intended to be used and cannot be used for purposes of avoiding penalties imposed by the Internal Revenue Code or promoting, marketing or recommending to another person any tax related matter.

To commence the 30-day statutory time period for appeals as of right (CPLR 5513[a]), you are advised to serve a copy of this order, with notice of entry, upon all parties.

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF DUTCHESS**

-----X
In the Matter of the Application of

HEINCHON DAIRY, INC. and 2K
DEVELOPMENT, INC.,

Petitioners-Plaintiffs,

**AMENDED¹
DECISION AND ORDER**

Index No.: 2020-53770

For a Judgment Pursuant to Article 78 of the Civil
Practice Law and Rules and Declaratory Judgment,

-against-

THE VILLAGE OF PAWLING PLANNING
BOARD and the VILLAGE OF PAWLING,

Respondents-Defendants.

-----X
ACKER, J.S.C.

The following NYSCEF Documents numbered 22-38, 80-104, 106-131 and 134-137, were read on the Amended Verified Petition and Complaint of Petitioners-Plaintiffs Heinchon Dairy, Inc. and 2K Development, Inc. (hereinafter “Heinchon” and “2K” individually or “Petitioners” collectively) seeking an Order and Judgment, pursuant to CPLR Article 78 and Section 3001, annulling and reversing the determination of Respondents-Defendants Village of Pawling Planning Board and the Village of Pawling (hereinafter “Planning Board” and “Village” individually or “Respondents” collectively) denying Petitioners’ special use and site plan

¹ After the Decision and Order issued on March 25, 2022, the Court was advised that it had taken judicial notice of the current composition of Town of Pawling’s Planning Board, rather than that of the Village of Pawling in footnote 7. Therefore, this Amended Decision and Order corrects the link in the applicable footnote (now number 8) and amends the section entitled “Petitioners’ request that the Court direct Planning Board to approve the Applications” accordingly.

applications and for such other and further relief as the Court deems just, including a Judgment directing the Planning Board to approve the site plan and special use permit applications:

Notice of Petition- Amended Verified Petition and Complaint-
Exhibits A-O ECF #22-38
Answer-Exhibits 1-2-Affirmation of Jonathan Bardavid, Esq.-Exhibits 1-3-
Affirmation of G. Brian Morgan, Esq.-Exhibits 1-5-Affidavit of Steven
Goldberg-Memorandum of Law in Opposition ECF #80-104
Reply Affirmation of John W. Furst, Esq.-Exhibits A-C-Affidavit of
Kelly Libolt-Exhibit A-P-Affidavit of Kevin Gardner-Affidavit
of Margaret Johnson-Affidavit of Joseph Berger, L.S., P.E.-Exhibit A-
Memorandum of Law in Reply ECF#106-131
Affirmation in Further Opposition of Jonathan Bardavid, Esq.-Exhibit 1 ECF#134-136
October 19, 2021 Letter of John W. Furst, Esq. with attachment..... ECF#137

Petitioners commenced the instant proceeding against Respondents on or about November 13, 2020 and thereafter filed an Amended Verified Petition and Complaint (hereinafter “Petition”) on or about November 16, 2020. This hybrid Article 78 and Declaratory Judgment action asserts six causes of action as a result of the Planning Board’s October 13, 2020 denial of 2K’s development applications for site plan approval and a special use permit on property located in the Village and owned by Heinchon. Petitioners maintain that these denials were arbitrary and capricious because they were issued in violation of lawful procedure, were affected by an error of law, were an abuse of discretion and were not supported by substantial evidence. Petitioners also assert causes of action for declaratory judgment and seek a judgment directing the Respondent Planning Board to approve the special use permit and site plan review applications in accordance with the Draft Approvals attached to the Petition as Exhibit I.

Procedural Background

Petitioners previously moved to disqualify the law firm of Daniels, Porco & Lusardi, LLP from representing Respondents in this matter. By Decision and Order dated April 30, 2021, this

Court granted the motion to the extent that attorney G. Brian Morgan was disqualified from further representation of Respondents in this litigation. A briefing schedule was thereafter set, whereby Respondents were to submit their Answer and the Certified Record. After same was filed, Petitioners objected that Respondents did not file a complete certified record in compliance with CPLR §7804(e). After conferencing the case, Petitioners were given the opportunity to submit the records they maintained were missing from the record and were necessary for the Court to determine whether the Planning Board's decisions were arbitrary and capricious. After that submission, Respondents requested and were granted the opportunity to submit a sur-reply to address what they alleged to be new evidence and new legal arguments. Petitioners were also permitted to submit a letter seeking the opportunity to respond to this sur-reply. The Court did consider Petitioners' October 19, 2021 letter but denied Petitioners' request to submit a further memorandum as the letter contained all relevant arguments Petitioners sought to raise in opposition thereto.

Factual Background

Petitioner Heinchon is the owner of real property located in the Village of Pawling with an address of 112 East Main Street ("the Property"). The Property is currently the location for Eastern Hay Corp., which utilizes an existing commercial building. The Property also contains one barn and two residential dwellings. The Property consists of three tax parcels totaling approximately 5.16 acres of land within the Village with frontage on both East Main Street and State Route 22/55. The entire Property is located within the Village's Business 2 (B-2) zoning District.

Petitioner 2K, with the consent of Petitioner Heinchon, made application for site plan approval and special use permit from the Village in an attempt to develop the Property. These applications were submitted to the Respondent Planning Board on or about June 13, 2019. The applications proposed to remove three of the four existing buildings and to improve the existing Eastern Hay building to include 2,500 square feet of retail, 5,000 square feet of restaurant space and 4,753 square feet of office space ("the Project"). The Project included two multi-family residential buildings and a 24,000 square foot hotel and involved the consolidation of the three existing tax parcels into one parcel with the multiple buildings.

On July 9, 2019, the Planning Board declared its intent to serve as Lead Agency for environmental review purposes under SEQRA and, on September 13, 2019, the Board unanimously voted to declare themselves Lead Agency for coordinate SEQRA review purposes.

Kelly Libolt of KARC Planning Consultants, Inc. ("Libolt") represented Petitioners before the Planning Board during this process. In September 2019, Libolt met with the Planning Board's Attorney G. Brian Morgan ("Morgan") and its engineer/planner Joe Berger, P.E. ("Berger") to discuss numerous points raised in Morgan's memo annexed to the Petition as Exhibit B. One of the issues was whether Petitioners' proposal was consistent with the Village's Comprehensive Plan. Petitioners allege that, at a meeting on September 17, 2019, it was confirmed that the Village Comprehensive Plan dated December 1994 ("December 1994 Plan") was the correct plan and that the Village Comprehensive Plan, dated May 1994 ("May 1994 Plan") was incorrect.

At its January 14, 2020 public meeting, the Planning Board adopted a resolution in which it found that the Project would not create any significant negative environmental impact ("Negative Declaration"). Pursuant to the Notice of Determination of Non-Significance annexed to the

Resolution, the Planning Board found the Project to be “wholly consistent with the Village Comprehensive Plan.”

Petitioners allege that they were thereafter encouraged to move forward with the Zoning Board of Appeals (“ZBA”) for any necessary variances. In a letter dated June 9, 2020 directed to the Chairman of the ZBA, the Village’s Code Enforcement Officer (“CEO”) William Vollmer addressed the three variances which were listed in the Petitioners’ application submitted on March 12, 2020. Vollmer concluded that after reviewing the relevant sections of the Village Code, variances for floor area ratio (“FAR”) and Maximum Lot Coverage were not required for the Project. However, he determined that a variance for Density was required as Petitioners’ design showed 74 multi-family units and the maximum allowable was 52. Petitioners allege that the CEO’s determination was never appealed to the ZBA and the time to do so has expired.

On July 28, 2020, Petitioners submitted a revised and reduced Project with 20 less multi-family units in order to comply with the Village’s Zoning Law as per the CEO’s June 9, 2020 determination.

Actions of the Planning Board after the Negative Declaration

At the time that the Negative Declaration was issued, Michael Cerney was the Chair of the Planning Board. After his resignation, the Village Board appointed William Vollmer as the Chairman of the Planning Board on or about February 3, 2020. Vollmer thereafter resigned in or about July 2020 and Steve Goldberg (“Goldberg”) was appointed as the Chair of the Planning Board on or about August 3, 2020.

The Petition alleges that Goldberg had a personal and pronounced bias against the Project prior to his appointment. Prior to his appointment, on or about June 23, 2020, Goldberg

submitted a letter to the ZBA objecting to Petitioners' variance applications and spoke out about the Project at the ZBA's June 24, 2020 public hearing. It is also alleged that Goldberg had numerous communications with Libolt, in which Libolt revealed private details and information about the project and her view of the Village. Libolt maintains that she would not have divulged such details if she knew that Goldberg would be appointed to Chairman of the Planning Board.

Around this same time, The Chazen Companies ("Chazen") was retained by the Village as a planning consultant to the Planning Board for the Project. On August 11, 2020, Chazen issued a memo to the Planning Board. Petitioners allege that many of the issues raised in the memo were previously analyzed and reviewed by Berger and the Planning Board's attorneys and had, therefore, been "asked and answered." Further, Petitioners allege that their planning consultant Libolt made legal claims against Chazen in 2007, which resulted in a confidential settlement between them. As such, Petitioners maintain that Chazen should have declined the engagement on the Project given this conflict of interest.

Goldberg's first Planning Board meeting was August 11, 2020. Prior to that meeting, Berger prepared draft resolutions approving Petitioners' special use permit and site plan review applications, which were submitted to the Planning Board on August 10, 2020 and are attached to the Petition as Exhibit I. At the August 11, 2020 meeting, Petitioners maintain that Goldberg and Chazen challenged every previous action taken by the Planning Board, its consultants and the Village CEO with respect to the Project. By letter dated August 25, 2020, Petitioners' attorneys summarized the review process that had taken place to date and addressed the issues raised by Goldberg.

A joint meeting was held on August 20, 2020 with the Planning Board, the ZBA and the Village Board at which time Frank Fish, a professional Planner who had originally worked on the Village's Comprehensive Plan and Zoning Law in 1994, addressed the Boards regarding the Village's Zoning Law and the process that took place in 1994 to develop the Village's Comprehensive Plan and Zoning Law. Mr. Fish addressed questions that were specific to Petitioners' property and Petitioners allege that Mr. Fish concluded that the mix of proposed uses at the Property are consistent with the Village's Comprehensive Plan.

At the Planning Board meeting on September 8, 2020, Goldberg advised that the August 25, 2020 letter submitted by Petitioners' attorney did not answer the questions posed by the Board. In addition, the fact that there were two different versions of the Comprehensive Plan was discussed for the first time at a public Planning Board meeting. Although both parties were aware that there were different versions of the Comprehensive Plan in September 2019, Respondents' position that the Project was prohibited by the May 1994 Plan was first raised in a meeting on September 1, 2020 between Petitioners' attorney, Libolt, Goldberg and the attorneys for the Planning Board. At that meeting, Goldberg advised that the Planning Board, its prior consultants and the CEO had relied upon the wrong Village Comprehensive Plan. Goldberg maintained that the May 1994 Plan was the correct version and that a one-page illustration therein controlled the development of the Project. As a result, Goldberg argued that the Project and the SEQRA findings were inconsistent with the May 1994 Plan.

The minutes from the September 8, 2020 meeting describe the discussion regarding the different Comprehensive Plans as "heated." In the transcript, Village counsel acknowledges that although the Village had posted the December 1994 Plan on their website, it was the "incorrect

version” and it had been incorrectly posted on the website. Goldberg also states that the Board could send the applications to the ZBA for a variety of variances that need to be met and discussed.

On October 2, 2020, Petitioners submitted a letter to the Planning Board that outlined the alleged conflict of interest of Goldberg, as well as Goldberg’s mistaken reliance upon the May 1994 Plan and his disregard of the CEO’s Determination and the Planning Board’s prior work. Nevertheless, on October 13, 2020, the Planning Board voted unanimously to deny Petitioner’s special use permit and site plan applications (hereinafter “the Denials”).

According to the resolution denying the special use permit (“Special Use Permit Denial”), the Petitioners’ application failed to comply with the requirements of the Village of Pawling Code §98-74(A) in that (1) the proposed use is not compatible with the goals and objectives of the Comprehensive Plan; (2) the use will not be in harmony with the appropriate and orderly development of the district in which the use is proposed to be situation; and (3) the location, nature and height of the buildings would hinder or discourage appropriate development of adjacent land and buildings. The resolution also indicates that, based upon the foregoing determination, the Planning Board did not reach a number of other issues regarding the Project’s alleged non-compliance with the Village Code.² The resolution denying the site plan approval states that the denial was based upon the findings set forth in the Special Use Permit Denial, which facts are incorporated therein by reference.

Petitioners’ Claims

Petitioners allege that the Planning Board’s Denials directly contradict the Board’s prior SEQRA findings within the January 14, 2020 Negative Declaration. Specifically, Petitioners

² The Resolution lists the issues not addressed by the Planning Board.

maintain that the Negative Declaration contains supporting evidence as to how the Project was compatible with the goals and objectives of the Comprehensive Plan, how the Project was in harmony with the appropriate and orderly development of the applicable district and how the proposed building designs would not hinder or discourage the appropriate development of the surrounding properties.

Petitioners' First Cause of Action alleges that the Denials illegally and unjustifiably claim the Project does not comply with the Village's Zoning Law despite the CEO's determination otherwise. As such, the Denials were arbitrary and capricious because the Project complies with the minimum site plan and special use criteria set forth in the Town Code as outlined in the Negative Declaration previously adopted by the Planning Board.

The Second Cause of Action asserts that the Denials were made in derogation in the Negative Declaration without first modifying or rescinding the Negative Declaration. As a result, the Denials were arbitrary and capricious because they were issued in violation of lawful procedure, were affected by an error of law, and abuse of discretion and not supported by substantial evidence. The Third and Fourth Causes of Action seek declaratory judgments related to the alleged conflicts of interest of Goldberg and Chazen. Petitioners' Fifth Cause of Action seeks a declaration that the December 1994 Plan is the correct plan to be utilized in the evaluation of the Project. Finally, the Sixth Cause of Action seeks a judgment directing the Planning Board to approve the special use permit and site review applications in accordance with the Draft Approvals previously submitted.

Discussion

“A local planning board has broad discretion in conducting a site plan review, and in setting appropriate conditions and safeguard in harmony with the general purpose and intent of the applicable zoning code.” *Fla. Hist. Soc’y v. Zoning Bd. of Appeals of Vill. of Fla.*, 197 AD3d 1313, 1315 [2d Dept. 2021]. “Where a planning board’s decision has a rational basis in the record, a court may not substitute its own judgment, even where the evidence could support a different conclusion, and judicial review is limited to determining whether the action taken by the planning board was illegal, arbitrary, or an abuse of discretion.” *Id.*

The parties’ submissions focus on the two versions of the Comprehensive Plan and each argues extensively as to which is the “correct” Plan. Indeed, Petitioners seek a declaration from this Court that the December 1994 Plan is the version which must be utilized by the Planning Board. However, a determination as to the “correctness” of one plan over the other is not necessary to resolve the question of whether the Planning Board had a rational basis for the Denials. Rather, here, the relevant inquiry is whether the record supports the three reasons upon which the Planning Board relies for its Denials of Petitioners’ applications.

Incompatibility with Comprehensive Plan

The first reason relied upon by the Planning Board in denying the applications is that the “proposed use is not compatible with the goals and objective of the Comprehensive Plan.” However, in the Negative Declaration in January 2020, the Planning Board found that “the project is wholly consistent with the Village Comprehensive Plan.” The Negative Declaration noted that the Comprehensive Plan makes specific reference to the proposed Project area when it discusses commercial development in Section 7.2 on pages 47-50. After quoting directly from that portion

of the Plan, the Negative Declaration concluded that the Comprehensive Plan encouraged the development of the subject parcel for commercial use.

Despite the foregoing, in September 2020, the Planning Board determined that the Negative Declaration was based on the “wrong” plan and, instead, the Project needed to be evaluated under the May 1994 Plan. The Board then decided that the Project did not comply with the May 1994 Plan. Review of the record before this Court, however, fails to establish that the May 1994 Plan provides a rational basis for the Planning Board to ignore the findings that it made in the Negative Declaration.

Simply put, the contents of the May 1994 Plan are not so different from the December 1994 Plan to lead to the conclusion that the Project was no longer compliant with the Comprehensive Plan. Indeed, there is no indication that the Planning Board analyzed whether the language quoted in the Negative Declaration from the December 1994 Plan was actually contrary to the May 1994 Plan. Instead, it appears that the only difference between the December 1994 and May 1994 Plans upon which the Board based its Denials is a diagram marked “23B. Johnson Farm Parcel”³ contained on page 84 of the May 1994 Plan (“Diagram”). The May 1994 Plan does not contain any supporting narrative which explains the Diagram, nor does it indicate that this Diagram is the only option that the Village would permit in future development of the Property. In fact, the May 1994 Plan identifies a different diagram as the preferred development option for the Property at issue here. See May 1994 Plan, p. 83, “23A. Johnson Parcel, Scheme B – Preferred.”⁴

³ The Property has previously been referred to as the “Johnson Parcel” and is so identified in both Comprehensive Plans.

⁴ This “preferred” diagram is supported by the following narrative - “Proposed development option provides 25% dedicated open space, and a mix of housing up to 1.3 DU/gross acre of residential land with required sewer and water hook-up and conformance with urban, architectural and landscape regulations. (95 homes) Commercial land to be allowed by special permit.” May 1994 Plan, page 83.

The May 1994 Plan states that this preferred development option was arrived at during a four-day “charrette” in consultation with the property owners and immediate neighbors. Yet, the record is devoid of any evidence that the Planning Board considered any of this language from the May 1994 Plan in its Denials, nor did it find that the Petitioners’ current Project was non-compliant with the “preferred” development option contained in the May 1994 Plan.⁵ Most significantly, the Diagram relied upon by the Planning Board does not appear to resemble the diagram that is marked as the “preferred” option for the Johnson Property.

It is uncontested that the December 1994 Plan was utilized by the Planning Board and Petitioners during the process that culminated in the Planning Board issuing the Negative Declaration on January 14, 2020. Therefore, when the Planning Board issued its Denials based, in part, upon the May 1994 Plan, it was incumbent upon the Board to explain why the May 1994 Plan required it to depart from its findings in the January 2020 Negative Declaration.⁶ Based on the foregoing, the Planning Board acted in an arbitrary and capricious manner when it ignored its own SEQRA findings and denied the applications for reasons contrary to those findings. *See SCI Funeral Servs. of New York, Inc. v. Plan. Bd. of Town of Babylon*, 277 AD2d 319, 320 [2d Dept. 2000]; *see also Bagga v. Stanco*, 90 AD3d 919, 920 [2d Dept 2011] (“[T]he record lacks sufficient evidence to support the rationality of the Planning Board's determination.”) and *Oyster Bay Assocs.*

⁵ Notably, the “charette” is further described in Appendix D of the May 1994 Plan, entitled “Andres Duany Presentation October 8, 1991.” The Johnson Parcel is specifically discussed therein, as well as the potential commercial development thereof – “The site is large enough to accommodate a building complex on it, thoroughly buffered from anything nearby yet still related to Route 22. It will provide Pawling with an accruing tax increment without harming anyone.”

⁶ The Court notes that the December 1994 Plan contained the following sentence which is also quoted in the Negative Declaration – “The evils of strip development must also be avoided.” The Planning Board still found the Project to be wholly consistent with the December 1994 Plan. Ironically, the strip development language is absent from the May 1994 Plan, yet the Planning Board found the Project to be incompatible with the goals of the Comprehensive Plan.

Ltd. P'ship v. Town Bd. of Town of Oyster Bay, 303 AD2d 410, 410–11 [2d Dept. 2003] (“There was insufficient evidence to support a deviation from the initial SEQRA finding of the Town Environmental Quality Review Commission, which was in favor of the proposed project.”).

Other grounds

The Denials also state that the applications fail to comply with the Village Code “in that the use will not be in harmony with the appropriate and orderly development of the district in which the use is proposed to be situated” and that “the location, nature and height of the buildings would hinder or discourage appropriate development of adjacent land and buildings.”

Contrary to these findings, the Negative Declaration found that the project had incorporated design components that reflect the design of the residential and multi-family structures in the surrounding area. *See* Section 8, Negative Declaration, entitled “Consistency with Community Plans & Community Character.” That section also lists eight specific instances supporting this conclusion, including the Pawling Commons project that is located approximately 1000 feet to the northwest and towards the Village center. According to the Negative Declaration, that project contains similar office and retail uses and is similarly bounded on three sides by properties in the residential zoning district and residential houses. Pawling Commons had also received approval from the Planning Board for the construction of a four-story structure and conversion of a one-story structure to contain 53 residential multi-family apartments.

Given these findings, the Court finds that the record lacks sufficient evidence to support the rationality of the Board’s determinations denying the Petitioners’ application on grounds that are contradicted by the January 2020 negative SEQRA declaration adopted by the Board.

Ramapo Pinnacle Properties, LLC v. Vill. of Airmont Plan. Bd., 145 AD3d 729, 731 [2d Dept. 2016].

Finally, the Denials also reference non-compliance with the Village's Zoning Law as potential further reasons upon which to deny the applications.⁷ The record indicates that Goldberg questioned previous findings that there was no need for certain variances. But, the Negative Declaration states that the project is consistent with the Local Land Use Plans and Zoning Regulations. Further, the June 9, 2020 letter from the Villages Code Enforcement Officer demonstrates that he found that only one variance was required, and Petitioners thereafter submitted an amended plan that vitiated the need for said variance. It is well settled that the "Planning Board is without power to interpret the provisions of the local zoning law, a power which is vested exclusively in the building inspector and the Zoning Board of Appeals." *Jamil v. Vill. of Scarsdale Plan. Bd.*, 24 AD3d 552, 554 [2d Dept. 2005]; *see also E. Moriches Prop. Owners' Ass'n, Inc. v. Plan. Bd. of Town of Brookhaven*, 66 AD3d 895, 897 [2d Dept. 2009] ("a town planning board is not authorized to interpret the provisions of the local zoning law."). As the record is devoid of evidence that the CEO's determination was ever appealed, the Planning Board is without power to deny the applications on the premise that the Project did not comply with the Village's Zoning Law. Therefore, to the extent that the Denials rely on non-compliance with the Zoning Law, the Planning Board's determinations were without rational basis.

Declaration Regarding Goldberg

Petitioner's Third Cause of Action seeks a declaratory judgment preventing the Planning Board from proceeding with these application, or future applications by Petitioners, unless

⁷ Although the Resolutions indicate that the Board did not need to reach these issues because of its other findings, it remains that the Board's Resolution indicates that the Project was not compliant with the Village's Zoning Law.

Goldberg has recused himself. The Court recently consulted the website for the Planning Board and notes that Goldberg is no longer on the Planning Board as either a member or as the Chairman of the Board.⁸ As such, no justiciable controversy exists as to permit a declaration of the rights and obligations of the parties and the Third Cause of Action is dismissed. *Buccellato v. High View Ests. Owners, Corp.*, 131 AD3d 912, 913 [2d Dept. 2015].

Declaration Regarding The Chazen Companies

Despite asserting a cause of action seeking a declaratory judgment that the Planning Board refrain from utilizing The Chazen Companies as a consultant for these applications, or any future applications involving Libolt, Petitioners do not brief this issue other than the allegations contained in the Petition. Nor have Respondents addressed this relief in their papers. Accordingly, the Court finds that Petitioners have provided insufficient grounds to show that Chazen has a conflict of interest sufficient to support the requested declaration and Petitioner's Fourth Cause of Action seeking such declaration is dismissed.

Declaration that December 1994 Plan is the "Correct" Version

Petitioners' Fifth Cause of Action seeks a declaratory judgment directing the Village that the December 1994 Comprehensive Plan is the correct Comprehensive Plan to be utilized. But as Petitioners argue that the Project complies with both versions of the Comprehensive Plan, no justiciable controversy exists to permit a declaration of the rights and obligations of the parties. "Rather, any declaration in this regard would constitute an impermissible advisory opinion." *Buccellato, supra*. Therefore, the Fifth Cause of Action is dismissed.

⁸ <http://www.villageofpawling.org/index.php/village-of-pawling-planning-board/>, last consulted April 22, 2022.

Petitioners' request that the Court direct Planning Board to approve the Applications

Finally, Petitioners' Sixth Cause of Action seeks a judgment directing the Planning Board to approve the special use permit and site plan review applications in accordance with the Draft Approvals attached to the Petition as Exhibit I. However, these Draft Approvals were prepared before the two versions of the Comprehensive Plan were raised publicly before the Planning Board for the first time. Indeed, there were three more Planning Board meetings after these Approvals were drafted, during which the Project and the two versions of the Comprehensive Plans were discussed. Certainly, the Court cannot direct the approval of resolutions that are not based upon the entirety of the record before the Planning Board.

Further, the record in the case does not provide a clear basis for the Court to simply direct the approval of the applications. *See e.g. Matter of SCI Funeral Services of New York, Inc., supra.* There are two versions of the Comprehensive Plan and remand is required as the Board has previously found that the Project was "wholly consistent" with the December 1994 Plan and there is no evaluation of the Project *vis-à-vis* the May 1994 Plan. As the Court cannot substitute its own judgment for that of the Planning Board, it would be inappropriate for the Court to engage in its own analysis of this issue.

Finally, Petitioners maintain that it would be futile and prejudicial for the Court to remand the matter because the same Planning Board would conduct the *de novo* review. As noted above, however, Goldberg is no longer the Chairman and there are new Board members who were not involved in the denial the applications (*see* FN 8, *supra*). Accordingly, the Court denies Petitioners' request for a judgment directing approval of the applications. Instead, the applications are remanded to the current Planning Board to review them in a manner consistent

with this Decision and Order and the January 14, 2020 Negative Declaration.

The Court has considered the additional contentions of the parties not specifically addressed herein. To the extent any relief requested by either party was not addressed by the Court, it is hereby denied. Accordingly, it is hereby

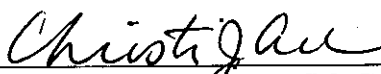
ORDERED that the portion of the Petition seeking annulment of the Planning Board's October 13, 2020 Denials of their site plan and special use permit applications is GRANTED and the Denials are hereby annulled; and it is further

ORDERED that this matter is remitted to the Planning Board for consideration of the applications consistent with the January 14, 2020 Negative Declaration and with this Decision and Order; and it is further

ORDERED that the remainder of the Petition is denied and dismissed.

The foregoing constitutes the Decision and Order of the Court.

Dated: Poughkeepsie, New York
April 22, 2021


CHRISTI J. ACKER, J.S.C.

To: All parties via NYSCEF

At a Meeting of the Village of Pawling Planning Board held at Village Hall, 9 Memorial Avenue, Pawling, New York, on the 14th day of January, 2020, at 7:00 PM

RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF PAWLING

Identifier: Negative Declaration for Heinchon Place

The meeting was called to order by the Chairman

The following Resolution was proposed by Member Lou Musella, who moved its adoption, and seconded by Member Adam Muroski.

WHEREAS, the Village of Pawling Planning Board (“Board”) has received an application from the owner of Heinchon property on East Main Street in the Village for site plan and special permit; and

WHEREAS, the Applicant filed an Environmental Assessment Long Form (“EAF”) and the Board deems the application a Type 1 Action pursuant to 6 NYCRR Part 617 and ordered that the SEQRA environmental review would be coordinated with other involved agencies;

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Village determines that the action before it will not create any significant negative environmental impacts as defined in 6 NYCRR Part 617, based on the record before the Board and the EAF.; and

BE IT FURTHER RESOLVED that with respect to the water supply, the Planning Board requires and the Applicant has agreed that the permits to be issued by the Board and the Building Inspector shall be subject to the condition that no certificate of occupancy shall be issued for any part of the Project to be known as Heinchon Place until such time as the Village has completed the purchase of property near Lakeside Drive and has constructed wells that are approved for use as an expanded water supply for the Village, have been approved by NYS Department of Environmental Conservation and NYS Department of Health and Heinchon Place is permitted by

the Village to connect to the Village water distribution system and to commence receiving water from the said Village water system when the new wells are placed online; and the Applicant has executed a written instrument in the form and content acceptable to the attorney for the Village and accepted by the Planning Board to memorialize such condition and to indemnify and hold the Village harmless for claims and liabilities arising from the issuance of the permits by the Planning Board and the issuance of any certificate of occupancy.

This negative declaration is based on the EAF and the proceedings of the Planning Board evaluating the content of the EAF and approving same, and is affirmed by the Notice of Determination of Non-Significance annexed hereto.

The question of the foregoing Resolution was duly put to a vote, the Planning Board voting as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Mike Cerny, Acting Chairman	<u>X</u>	—	—
Lou Musella, Member	<u>X</u>	—	—
Robert Pfister, Member	<u>X</u>	—	—
Adam Muroski, Member	<u>X</u>	—	—
Scott Nickerson, Member	—	—	<u>X</u>
TOTAL	<u>4</u>	—	<u>1</u>

STATE OF NEW YORK)
) ss.:
 COUNTY OF DUTCHESS)

This is to certify that I, the undersigned secretary to the Planning Board of the Village of Pawling, have compared the foregoing resolution with the original resolution and minutes now on file in the office of said Village Clerk, which was adopted by Planning Board of the Village of Pawling on the 14th day of January, 2020, and that the same is a true and correct copy of said original resolution and of the whole thereof.

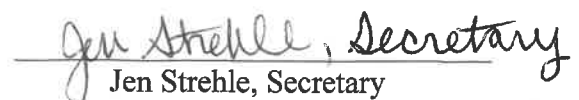
 Secretary
 Jen Strehle, Secretary

EXHIBIT A

NOTICE OF DETERMINATION OF NON-SIGNIFICANCE

**State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The **VILLAGE OF PAWLING PLANNING BOARD**, as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Environmental Impact Statement will not be prepared.

Name of Action: **Heinchon Place**

SEQR Status: Type 1 ☒
 Unlisted ☐

Conditioned Negative Declaration: ☐ Yes
 ☒ No

Description of Action:

The project area was the subject of a Site Plan and Special Permit review (Type 1 Action) by the Village of Pawling Planning Board in 2017 for the construction of a 296 Parking Lot. The Planning Board completed a SEQRA review and granted a Negative Declaration on June 13, 2017 and on granted a Special Permit and Site Plan approval for the 296 space parking lot on June 13, 2017.

The current project is an application for Amended Site Plan and Special Permit Approval for the removal of three of the four existing structures. The existing agricultural / commercial building (Eastern Hay office) will remain and be improved to support additional commercial/retail uses. The proposed application also seeks to construct three (3) new buildings and associated parking and landscaped areas.

Building	Use	Approx. Square Footage	Permit/Special Permit
1	Multi-Family Residential	55,816	Special Permit
2	Multi-Family Residential	49,732	Special Permit
3	Retail	2,500	Retail – Special Permit
	Restaurant	5000	Restaurant – Special Permit
	Office	4753	Office – Permitted
4	Hotel	24,000	Special Permit

The project area is comprised of three parcels (1) 7056-05-210817 being 0.68 acres, (2) 7056-05-219835 being 3.31 acres, and (3) 7056-05-226800 being 1.15 acres. All parcels in the project area are within the B-2 Zoning District.

Access

Access to the existing and proposed project will be from three of the four existing ingress/egress locations on Main Street and NYS Route 22. One of the existing ingress/egress will be closed.

Parking

The center has been designed to provide individual parking areas for each of the buildings while providing a detailed network of pedestrian connectivity/pathways within the parking lots to make the center feel as if it is one center and not individual buildings. The main access will be from (the existing) NYS Route 22 and two (existing) access points from East Main Street. The buildings themselves are designed to provide screening of the parking areas and create a visual interest from the roads. New sidewalks are proposed within the center and along Main Street. A total of 181 spaces are proposed as part of this project.

The Village of Pawling Planning Board has been designated Lead Agency for the current project under consideration.

Location:

E. 112 Main Street and S. Main Street, Tax Parcel Numbers 7056-05-210817, 7056-05-219835 and 7056-05-226800.

Required Permits and Approvals:

1. Site Plan – Village of Pawling Planning Board
2. Special Permit Approval – Village of Pawling Planning Board
3. Area Variances – Village of Pawling ZBA
(Side Yard Variance, Max Lot Coverage, Max Density)
4. NYSDEC and Village of Pawling – Stormwater Pollution Prevention Plan/SPDES Permit
5. Village of Pawling Water/Sewer Department approvals

Documents and Comments Reviewed and Considered by the Lead Agency:

The applicant submitted application materials to the Village of Pawling Planning Board including the following:

1. Combined Application form for Amended Site Plan and Special Permit dated 06.13.19 and Amended on 08.27.19.
2. Amended Project Summary dated 10.29.19.
3. Full Part I and Part II EAF dated 06.13.19 and Amended on 08.27.19.
4. Amended Part II EAF dated 10.29.19 and Draft Part III EAF 10.29.19.

5. Traffic Impact Study prepared by JMC dated 08.28.19 and amended Traffic Study prepared by JMC dated 10.17.19
6. Site Plan prepared by LRC Group dated 06.14.19 and amended on 08.27.19 and further amended on 10.29.19.
7. Elevation of the Residential Structures prepared by Liscum McCormack VanVorhis.
8. Amended Elevations prepared by Sun Homes dated 10.29.19 and Additional Elevations dated 12.04.19
9. Correspondence from NYSDEC dated 09.27.19.
10. Correspondence from NYS OPRHP dated 06.24.19.
11. Amended SWPPP prepared by LRC Group dated 10.29.19 and further amended on 11.16.19.
12. Correspondence from the Village Planning Board Consultants include Berger Engineering and Maser Engineering.

The Planning Board initiated the environmental review of the project on July 9, 2019 by declaring its intent to be Lead Agency in a coordinated SEQR process. The Planning Board considered the applications, materials, comments and discussion at regular meetings on June 13, 2019, August 27, 2019, September 11, 2019, October 8, 2019, November 5, 2019, and December 10, 2019, January 14, 2020 and a Joint Village ZBA/Planning Board meeting on September 24, 2019.

A duly notice public hearing was opened and closed on December 10, 2019. Written and oral comments were received from the Town Planning Board's consulting engineer and planner (Berger Engineering), consulting traffic engineer (Maser Engineering); Dutchess County Department of Planning; NYS Department of Environmental Conservation; NYS Office of Parks, Recreation and Historic Preservation; and members of the public.

The Lead Agency has compared the proposed action against the previously approved project to assess the relative severity of potential environmental impacts of the Amended Site Plan and has determined that for the reasons set forth herein a Draft Environmental Impact Statement will not be required.

Reasons Supporting This Determination:

1. Impact on Land (Part II EAF # 1) – Slopes of 15% or greater

Although Construction will occur on land that is at or greater than 15% the area constituting this grade change is limited to the area to the west and south of the hotel, totaling approximately 9,000 square feet. The Applicant has provided a Grading Plan, Erosion and Sediment Control Plan and Details, and a Stormwater Pollution Prevention Plan all of which have been reviewed and determined acceptable by the Village Engineer.

Accordingly, any potential adverse impacts to the land associated with the project would be avoided.

Impact on Land (Part II EAF # 1) – Erosion & Storm Water

The Amended Site Plan will require the preparation of a Stormwater Pollution Prevention Plan (SWPPP). Proposed stormwater management design for the project directs site runoff to on-site systems for collection and treatment prior to discharge. Stormwater management and erosion controls would be in conformance with requirements of the current NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity, NYSDEC Stormwater Management Design Manual, and NYS Standards and Specifications for Erosion and Sediment Control.

The implementation of the stormwater and erosion/sediment control plans to be completed during amended site plan review in conformance with statutory requirements would provide the protections required for downstream landowners and surface waters without the need for specific mitigation as a condition of approval. Thus, the protections cover both the period during construction and after construction.

Accordingly, any potential adverse impacts of the Amended Site Plan related to storm water runoff would be avoided.

2. Impact on Surface Water (Part II EAF #3) & Plants and Animals (Part II EAF # 7)

The NYSDEC provided correspondence dated September 27, 2019 which indicated that there are no waterbodies onsite, the project site is not within a NYS protected wetland, the project does not contain a federally regulated wetland, and the proposed project is not likely to have any significant impacts on bog turtles or their habitat and no further review regarding bog turtles at this site is necessary.

Accordingly, any potential adverse impacts of the Amended Site Plan related to surface water or plants and animals would be avoided.

3. Impact on Groundwater (Part II EAF #4) - Water Supply and Sewage Disposal

Water supply for the additional units will be available from the VILLAGE OF PAWLING. The Village of Pawling has required that the project can connect to the existing Water System only after the new Village of Pawling water supply wells are installed and operational which is expected to occur in the Winter of 2020.

Sanitary sewage treatment for the project is adequate and available from the VILLAGE OF PAWLING Sewer District. Connection from the site to the sewage treatment system would include proposed installation individual lateral connections to the existing sewer main in Main Street.

Accordingly, any potential adverse impacts to municipal water supply and sewage treatment facilities associated with the project would be avoided.

4. Impact on Agricultural Resources (Part II EAF # 8)

Although the project area is within an Agricultural District and sells Agricultural Products, the project area does not support the actual production of Agricultural materials and therefore there is no material impact.

Accordingly, any potential adverse impacts to Agricultural Resources associated with the project would be avoided.

5. Impact on Aesthetic Resources (Part II EAF # 9)

Pawling Commons, a similar project is located approximately 1000 feet to the northwest towards the Village center. The project includes existing retail and office uses and has received approval for the construction of a four story (permitted) structure and will completed will provide 53 multi-family residential units. This project is similarly bounded by residential properties on three sides. Further, properties to the north of the project area, also in the B-2 District contain retail and office uses in buildings that are also of similar height.

The project sponsor has developed elevations that are compatible and complimentary to the existing residential and multi family residential structures in the immediate area and is complimentary to the adjacent Kane House as the project proposes an agrarian type of architecture with a color palette that resembles the adjacent historic structure.

Accordingly, any potential adverse impacts to Aesthetic Resources associated with the project would be avoided.

6. Impact on Historic and Archaeological Resources (Part I EAF # 10)

The project area is adjacent to the Kane House which is listed on the National Register. The Applicant has provided correspondence from the New York State Office of Parks Recreation and Historic Preservation dated June 24, 2019 which indicated that the project will have no impact to the Kane House.

Further, the Village of Pawling has conducted a review of the project, the landscaping and the architecture of the project and determines that the project has sufficient screening between the project and the adjoining Kane House and that the architecture proposed is complimentary to the Kane House.

Accordingly, construction of the project would have no impact on cultural resources listed or eligible for listing on the state or federal lists of historic places.

7. Impact on Traffic – (Part II EAF # 13)

Access to the proposed project will be from three of the four existing current ingress/egress locations on Main Street and NYS Route 22. One of the existing ingress/egress will be closed. Further, the Applicant has provided an extensive Traffic Impact Study prepared by JMC dated August 28, 2019, an

amended Traffic Study prepared by JMC dated October 10, 2019 and a Site Plan and Truck Turning Plan prepared by LRC Engineering which have been reviewed by the Village of Pawling Traffic Consultant Dr. Phil Grealy, P.E. of Maser Engineering. In a letter dated November 1, 2019, Dr. Grealy has determined that the Traffic Study provided by the Applicant is complete and notes that the design of the project implemented his office's suggested design components and as such, the plan addresses all SEQRA requirements.

Accordingly, any potential adverse impacts to Traffic associated with the project would be avoided.

8. Consistency with Community Plans & Community Character (Part II EAF # 17 & 18)

The project has incorporated design components which reflect the design of the residential and multi family residential structures in the surrounding area. Further, the Planning Board has noted the following:

1. Several of the residential structures along East Main Street are multi-family uses (rental apartments).
2. The house immediately north of the project area at 98 E Main Street is a 2.5 story structure.
3. The house immediately adjacent to the property (north) at 104 E Main Street is a 2.5 story multi-family structure (apartments)
4. The house immediately adjacent to the property (north) at 106 E Main Street is a 2.5 story multi-family structure (apartments).
5. The structure immediately adjacent to the property (north) at 19 Heinchon Lane is a multi-story structure containing multi-family units (apartments).
6. The structure immediately adjacent to the property (south) 120-124 Main Street (Kane House) is a 2.5 story structure
7. Properties to the immediate north on Route 22, also support a mix of retail and office uses.
8. The Pawling Commons project is located approximately 1000 feet to the northwest towards the Village center and currently contains similar office and retail uses. Further, this project is similarly bounded on 3 sides by properties in the residential zoning district and residential houses. Finally, the project has received approval from the Planning Board for the construction of a four story (permitted height) structure and conversion of a one-story structure to a four- story structure to contain 53 residential multi-family apartments.

The proposed project uses and massing are not unlike the surrounding uses and buildings in the immediate vicinity of the project area.

Moreover, the project is consistent with the Local Land Use Plans and Zoning Regulations.

Uses – all uses are either permitted or specially permitted uses. The inclusion of a use in the zoning law as a special use permit is tantamount to a legislative finding that the permitted use is in harmony with the community's general zoning plan and will not adversely affect the neighborhood. Also, note that the Applicant has outlined responses to and conformance with all Special Permit Criteria.

- A. Multi-Family Residential - Special Permitted Use (Section 98-74)
- B. Retail - Special Permitted Use. (See Section 98-74 and 98-76E)
- C. Restaurant – Special Permitted Use (See Section 98-74)
- D. Office – Permitted Use
- E. Hotel – Special Permitted Use (See Section 98-74)

1. Bulk Requirements (Schedule C) / Type VI Urban Regulations:

- A. The project meets or exceeds the requirements listed in Schedule C and the Type VI Urban Regulations with the exception of an area variance for the maximum density, maximum coverage and a side yard setback. It is noted that the existing Site Plan approval for the project includes 296 parking spaces which totals 71% coverage of the lot and included parking spaces which were located approximately ten feet (10') from the property line adjacent to the Kane House.

Finally, The, project is wholly consistent with the Village Comprehensive Plan. The Village Comprehensive Plan makes specific reference to the proposed project area when it explicitly discussed commercial development at the subject property in Section 7.2 on pages 47-50. The Comp Plan states the following (emphasis added):

*Potential commercial development in the village is constrained by many factors. Two factors are that very little of Route 22 is zoned for commercial use, and the commercial zoning only exists on the west side of the highway. Within this zoned area, there are two large uses. **The Heinchon Dairy (Parcel A on Figure 8) has substantial highway frontage. This site may have development potential, but is currently (minimally) active as a dairy**. Immediately to its north is a State Highway Maintenance yard (Parcel B), also with substantial frontage. **The present unavailability of these parcels could be a factor constraining Pawling's economic development and tax base. New commercial ventures on Route 22 in the village should add to the economic and employment base without competing with the smaller stores and services in the downtown.** The evils of strip development must also be avoided.*

The charming downtown is the home of many active businesses. However, its stability and growth are constrained by a lack of highway visibility.

Therefore, the Comprehensive Plan encouraged the development of the subject parcel for commercial use.

The Project Sponsor provided an amended Landscape Plan and Lighting Plan which addressed the need for screening on the property lines where vehicles would be parked, thereby minimizing the impact of vehicle lights at night onto adjoining neighbors.

Accordingly, any potential adverse impacts to the Community Plans associated with the project would be avoided.

8. Other Potential Impacts

In addition to the discussion of impacts in sections 1 – 7 above the Lead Agency has also considered, and hereby issues a determination, concerning the following:

- 1. The proposed action would not result in a substantial adverse change in existing air quality, ground water quality or quantity, or noise levels; a substantial increase in solid waste production; a substantial increase in potential for flooding or leaching problems.

2. The proposed action would not result in the impairment or the environmental characteristics of a Critical Environmental Area.
3. The proposed action would not create a material conflict with the community's current plans or goals as officially approved or adopted.
4. The proposed activity would not impair the character or quality of important aesthetic resources.
5. The proposed action would not result in a major change in the use of either the quantity or type of energy.
6. The proposed action would not create a hazard to human health.
7. The proposed activity would not result in a substantial change in the use, or intensity of use, of land devoted to agricultural, open space, or recreational use.
8. The proposed action would not result in the creation of material demand for other actions that would result in one of the above consequences.
9. The proposed action would not result in changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.
10. When analyzed with two or more related actions, the proposed action would not have a significant impact on the environment and when considered cumulatively, would not meet one or more of the criteria under 6 NYCRR 617.7.

For Further Information:

Chairman Michael Cerny
Village of Pawling Planning Board
160 Charles Colman Blvd.
Pawling NY 12564
Tele: 845-855-1122

THIS NEGATIVE DECLARATION WAS AUTHORIZED AT A MEETING OF THE LEAD AGENCY HELD ON JANUARY 14, 2020.

Motion: Lou Musella

Seconded: Adam Muroski

Roll Call Vote:	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>
Mike Cerny, Acting Chairman	<u>X</u>	—	—
Lou Musella, Member	<u>X</u>	—	—
Robert Pfister, Member	<u>X</u>	—	—
Adam Muroski, Member	<u>X</u>	—	—
Scott Nickerson, Member	—	—	<u>X</u>
TOTAL	<u>4</u>	—	<u>1</u>

A copy of this Type I Negative Declaration must be filed with:

The Mayor of the Village of Pawling

The Village of Pawling Planning Board

The Village of Pawling Zoning Board of Appeals

The New York State Department of Environmental Conservation

The Village of Pawling Water/Sewer Department

NYS DOT

NYS DEP

Any person who has requested a copy

Applicant

Notice of the Type I Negative Declaration will also be published in the DEC's Environmental Notice Bulletin (ENB) and sent to the ENB via e-mail (enb@dec.ny.gov) or regular mail (ENB, NYS Department of Environmental Conservation, 625 Broadway, Albany, NY 12233-1750)

**RESOLUTION OF THE
PLANNING BOARD of the VILLAGE OF PAWLING**

**Heinchon Place (2K Development)
Site Plan**

WHEREAS, the Village of Pawling Planning Board ("Board") has received an application from the owner of 3 parcels generally located with address of Main Street in the Village of Pawling for a Site Plan and Special Permit approval for a mixed use project consisting of two separate buildings for Multi-Family Residential, a Hotel and rehabilitation of the existing on site structure (f/k/a Eastern Hay) for use as a Restaurant, Office and Retail; and

WHEREAS, the project area is comprised of three parcels (1) 7056-05-210817 being 0.68 acres, (2) 7056-05-219835 being 3.31 acres, and (3) 7056-05-226800 being 1.15 acres with all parcels within the B-2 Zoning District; and

WHEREAS, a public hearing was duly noticed for the project and the special use permit and the hearing was opened and closed on December 10, 2019 and written and oral comments were received from the Town Planning Board's consulting engineer and planner (Berger Engineering), consulting traffic engineer (Maser Engineering); Dutchess County Department of Planning; NYS Department of Environmental Conservation; NYS Office of Parks, Recreation and Historic Preservation; and members of the public; and

WHEREAS, the Board adopted a determination of non-significance on January 14, 2020 pursuant to SEQRA; and

WHEREAS, the Applicant has submitted the following documentation for review by the Village Planning Board, its Consultants, and the public

1. Combined Application form for Amended Site Plan and Special Permit dated 08.27.19.

2. Amended Project Summary dated 10.29.19.
3. Full Part I and Part II EAF dated amended 10.29.19.
4. Draft Part III EAF 10.29.19.
5. Correspondence from NYS OPRHP dated 06.24.19.
6. Traffic Impact Study prepared by JMC dated 08.28.19.
7. Amended Site Plan prepared by LRC Group dated 08.27.19.
8. Amended Traffic Study prepared by JMC dated 10.17.19
9. Correspondence from NYSDEC dated 09.27.19.
10. Amended Site Plan prepared by LRC Group dated 10.29.19.
11. Amended Elevations prepared by Sun Homes dated 10.29.19.
12. Amended SWPPP prepared by LRC Group dated 10.29.19.
13. Project Summary amended July 28, 2020.
14. Amended Site Plans prepared by LRC Group dated July 27, 2020. (seven (7) full size sets and seven (7) 11 x 17 sets of plans)
15. Elevations prepared by Sun Homes

WHEREAS, annexed hereto as Exhibit "A" is the Engineered Site Plan provided by the Applicant and prepared by the LRC Group last revised July XX, 2020 which illustrates conformance with the requirements of Section 98-65 Site Plan Approval and Section 98-19 Supplementary Regulations for Non-Residential Districts; and

WHEREAS, upon review of the documentation, each of the requirements for the granting of Site Plan Approval have been adequately addressed by the Applicant; and

WHEREAS, the Planning Board conducted public meetings held on June 13, 2019, July 9, 2019, August 27, 2019, September 11, 2019, September 24, 2019 (joint meeting with the

ZBA), October 8, 2019, November 5, 2019, December 5, 2019 and January 14, 2020, and August 11, 2020; and

NOW, THEREFORE, BE IT RESOLVED that the Board grants Site Plan Approval for the proposed project subject to the following conditions which must be satisfied prior to the signature on the Plans by the Chairman of the Planning Board:

1. Consolidation of the parcels identified 7056-05-210817, 7056-05-219835, and 7056-05-226800 into one lot of record.
2. Water supply was addressed by Dan Stone P.E. from the Chazen Companies at a Planning Board meeting. Conditions and restrictions shall be noted on the site plan approval acceptable to the Village Attorney. This should include conditions that no certificate of occupancy be granted until sufficient water supply is available for the project. This certification shall come from the Village Engineer responsible for this determination.

Dated: August 11, 2020

Motion:

Seconded:

Aye

Nay

Abstain

Chairman Goldberg
Member Lou Musella
Member Adam Muroski
Member Robert Pfister
Member Scott Nickerson

EXHIBIT A

Site Plan

**RESOLUTION OF THE
PLANNING BOARD of the VILLAGE OF PAWLING**

**Heinchon Place (2K Development)
Special Permit**

WHEREAS, the Village of Pawling Planning Board ("Board") has received an application from the owner of 3 parcels generally located with address of Main Street in the Village of Pawling for a Site Plan and Special Permit approval for a mixed use project consisting of two separate buildings for Multi-Family Residential, a Hotel and rehabilitation of the existing on site structure (f/k/a Eastern Hay) for use as a Restaurant, Office and Retail; and

WHEREAS, the project area is comprised of three parcels (1) 7056-05-210817 being 0.68 acres, (2) 7056-05-219835 being 3.31 acres, and (3) 7056-05-226800 being 1.15 acres with all parcels within the B-2 Zoning District; and

WHEREAS, a public hearing was duly noticed for the project and the special use permit and the hearing was opened and closed on December 10, 2019 and written and oral comments were received from the Town Planning Board's consulting engineer and planner (Berger Engineering), consulting traffic engineer (Maser Engineering); Dutchess County Department of Planning; NYS Department of Environmental Conservation; NYS Office of Parks, Recreation and Historic Preservation; and members of the public; and

WHEREAS, the Board adopted a determination of non-significance on January 14, 2020 pursuant to SEQRA; and

WHEREAS, according to Schedule A – Table of Permitted Uses in the Village of Pawling Zoning Code, the proposed multi-family use, retail use, restaurant use and hotel use are Specially Permitted Uses¹; and

WHEREAS, the Applicant has submitted the following documentation for review by the Village Planning Board, its Consultants, and the public

1. Combined Application form for Amended Site Plan and Special Permit dated 08.27.19.
2. Amended Project Summary dated 10.29.19.
3. Full Part I and Part II EAF dated amended 10.29.19.
4. Draft Part III EAF 10.29.19.
5. Correspondence from NYS OPRHP dated 06.24.19.
6. Traffic Impact Study prepared by JMC dated 08.28.19.
7. Amended Site Plan prepared by LRC Group dated 08.27.19.
8. Amended Traffic Study prepared by JMC dated 10.17.19
9. Correspondence from NYSDEC dated 09.27.19.
10. Amended Site Plan prepared by LRC Group dated 10.29.19.
11. Amended Elevations prepared by Sun Homes dated 10.29.19.
12. Amended SWPPP prepared by LRC Group dated 10.29.19.
13. Project Summary amended July 28, 2020.
14. Amended Site Plans prepared by LRC Group dated July 27, 2020. (seven (7) full size sets and seven (7) 11 x 17 sets of plans)
15. Elevations prepared by Sun Homes

¹ The inclusion of a use in the zoning law as a special use permit is "tantamount to a legislative finding that the permitted use is in harmony with the community's general zoning plan and will not adversely affect the neighborhood. 3 See Retail Property Trust v. Board of Zoning Appeals of the Town of Hempstead, 98 N.Y.2d 190, 195, 746 N.Y.S.2d Board 662, 666 (2002).

WHEREAS, annexed hereto as Exhibit "A" is the submission provided by the Applicant illustrating conformance with the Special Permit Criteria listed in Sections 98.74, and 98.76 which were reviewed by the Planning Board and its Consultants; and

WHEREAS, upon review of the documentation, each of the requirements for the granting of a Special Permit have been adequately addressed by the Applicant; and

WHEREAS, the Planning Board conducted public meetings held on June 13, 2019, July 9, 2019, August 27, 2019, September 11, 2019, September 24, 2019 (joint meeting with the ZBA), October 8, 2019, November 5, 2019, December 5, 2019 and January 14, 2020, and August 11, 2020; and

NOW, THEREFORE, BE IT RESOLVED that the Board grants a Special Permit for the proposed multi-family use, retail use, restaurant use and hotel uses.

Dated: August 11, 2020

Motion:

Seconded:

Aye

Nay

Abstain

Chairman Goldberg
Member Lou Musella
Member Adam Muroski
Member Robert Pfister
Member Scott Nickerson

EXHIBIT A

Special Permit Criteria



LOCATION MAP
SCALE: 1"=200'



VICINITY MAP
SCALE: 1"=2,000'

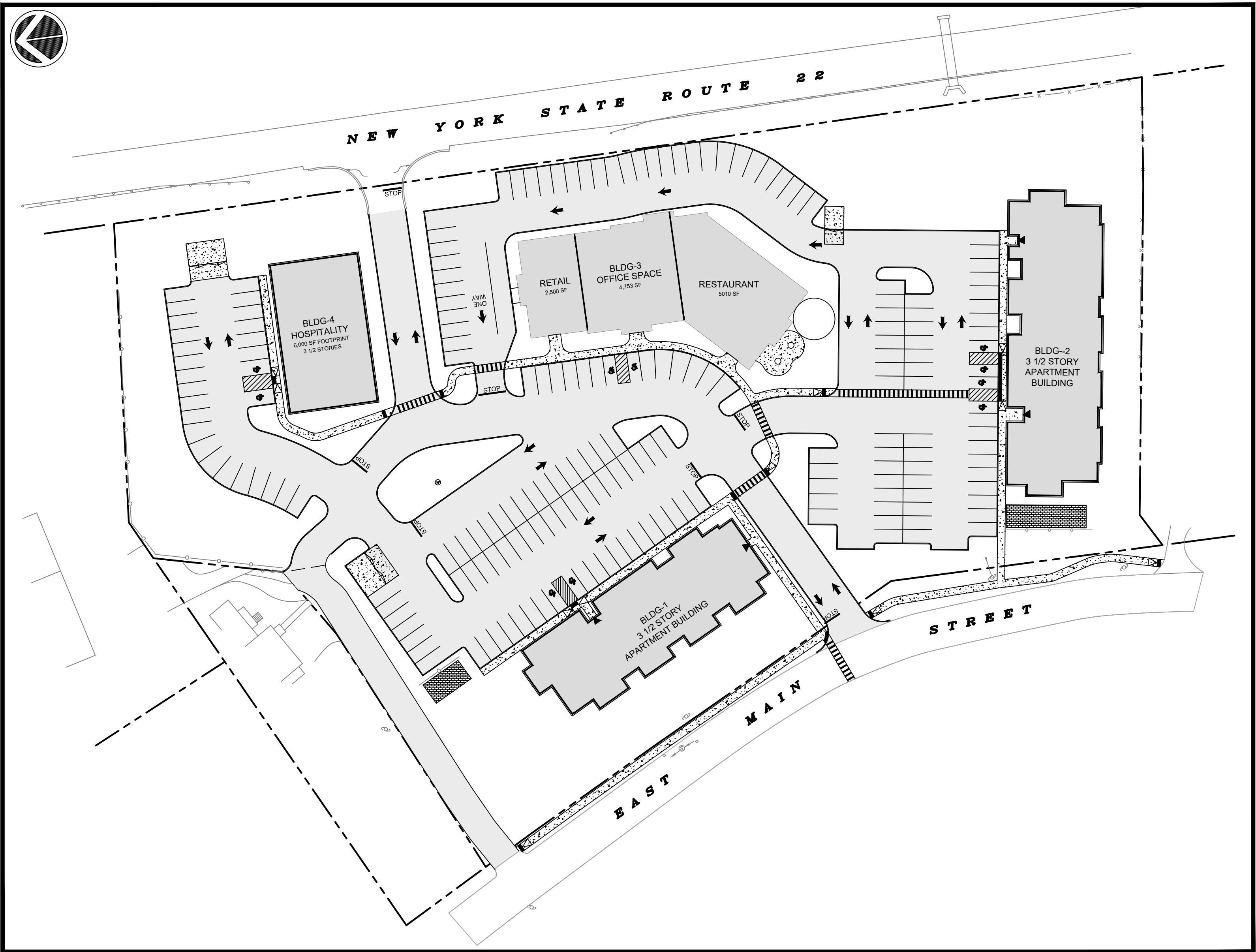
SITE PLAN SUBMISSION SET

FOR

HEINCHON PLACE

112 EAST MAIN STREET
VILLAGE OF PAWLING
DUTCHESS COUNTY, NEW YORK

REVISED:AUGUST 27, 2019
REVISED: JULY 27, 2020



OVERALL SITE PLAN
SCALE: 1"=50'

INDEX OF DRAWINGS

CV-1	COVER SHEET
EX-1	EXISTING SURVEY
SP-1	SITE PLAN
SG-1	SITE GRADING AND EROSION CONTROL PLAN
UT-1	SITE DRAINAGE AND UTILITIES PLAN
LP-1	LIGHTING / LANDSCAPING PLAN
TT-1	TRUCK TURNING PLAN
DN-1	SITE DETAILS
DN-2	UTILITY DETAILS
DN-3	STORMWATER DETAILS

APPLICANT:

2K DEVELOPMENT
PO BOX 372
PO BOX
PAWLING, NY 12564
845-594-1055
C/O

KARC
PLANNING CONSULTANTS, INC.
PO BOX 924
POUGHKEEPSIE, NY 12601
845-594-1055

SITE PLANNER / CIVIL ENGINEER:



160 West Street, Suite E
Cromwell, CT 06416
Tel:860.635.2877
85 Civic Center Plaza, Suite 103
Poughkeepsie NY 12601
Tel:845.243.2880
1 International Blvd, Suite 400
Mahwah, NJ 07495
Tel:908.603.5730
www.lreconsult.com

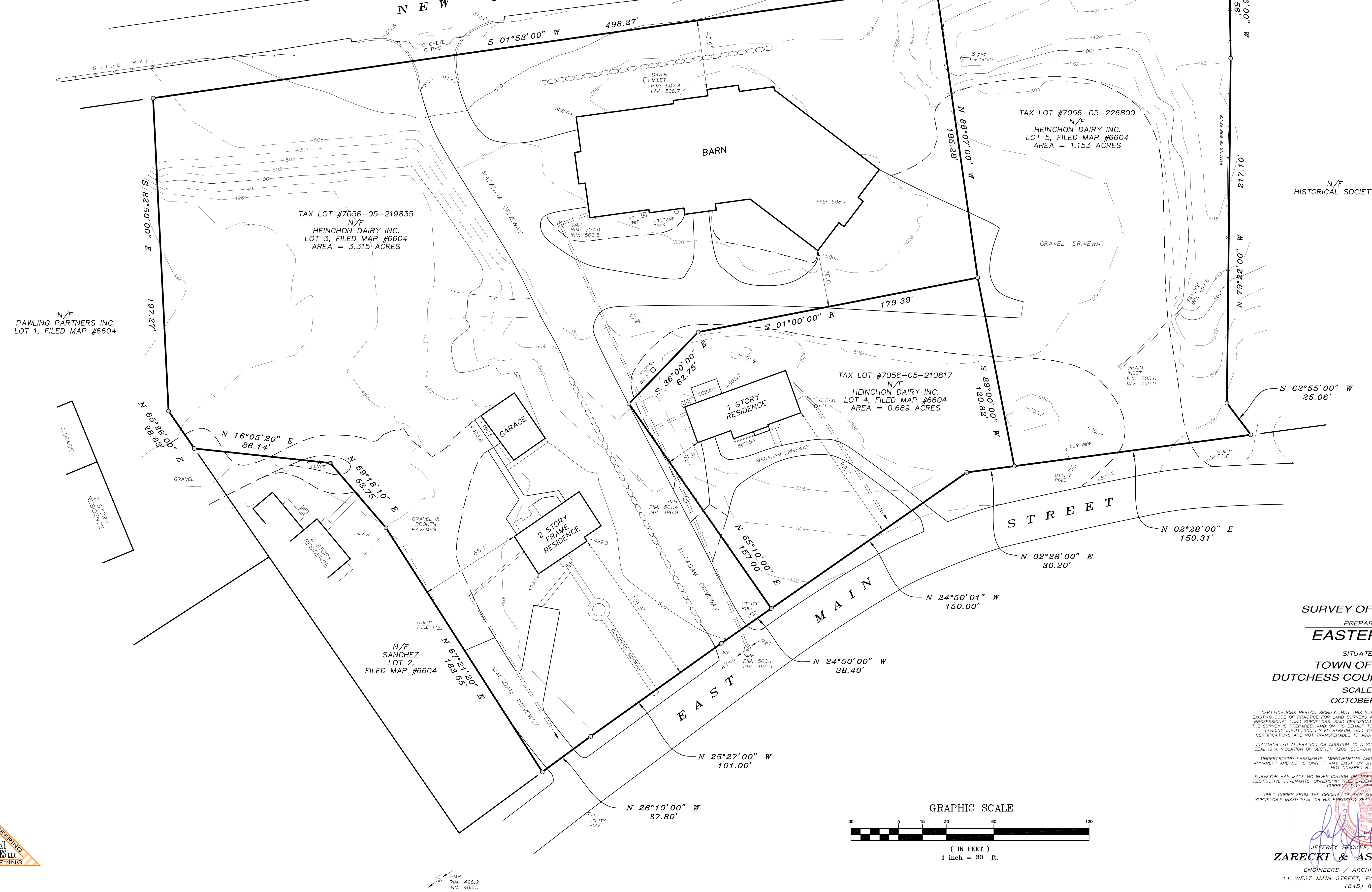
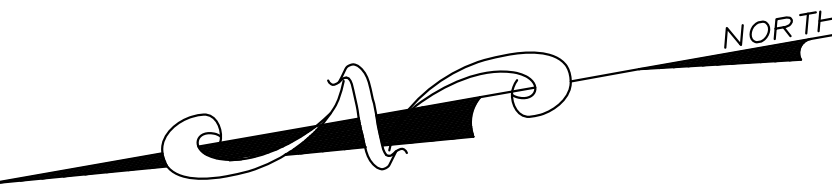
- LAND PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

LRC Engineering & Surveying, D.P.C.
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.



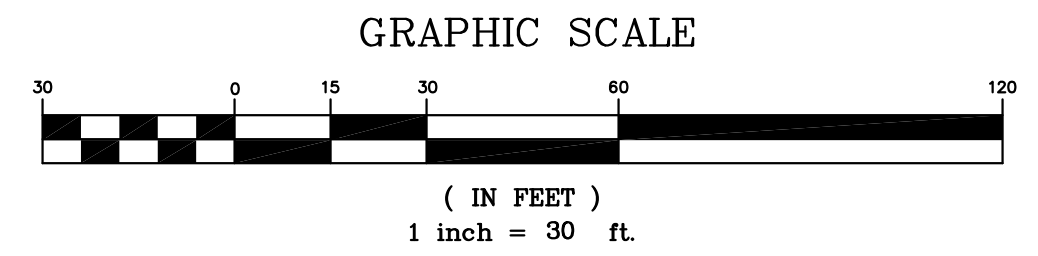
Rodney Morrison P.E. #074194

REFERENCE, "SUBDIVISION PLAT PREPARED FOR HEINCHON DAIRY, INC.", FILED IN THE DUTCHESS COUNTY CLERKS OFFICE AS MAP #6604.

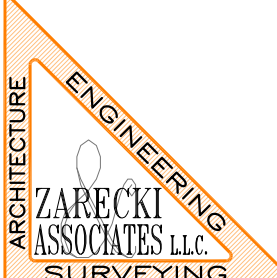


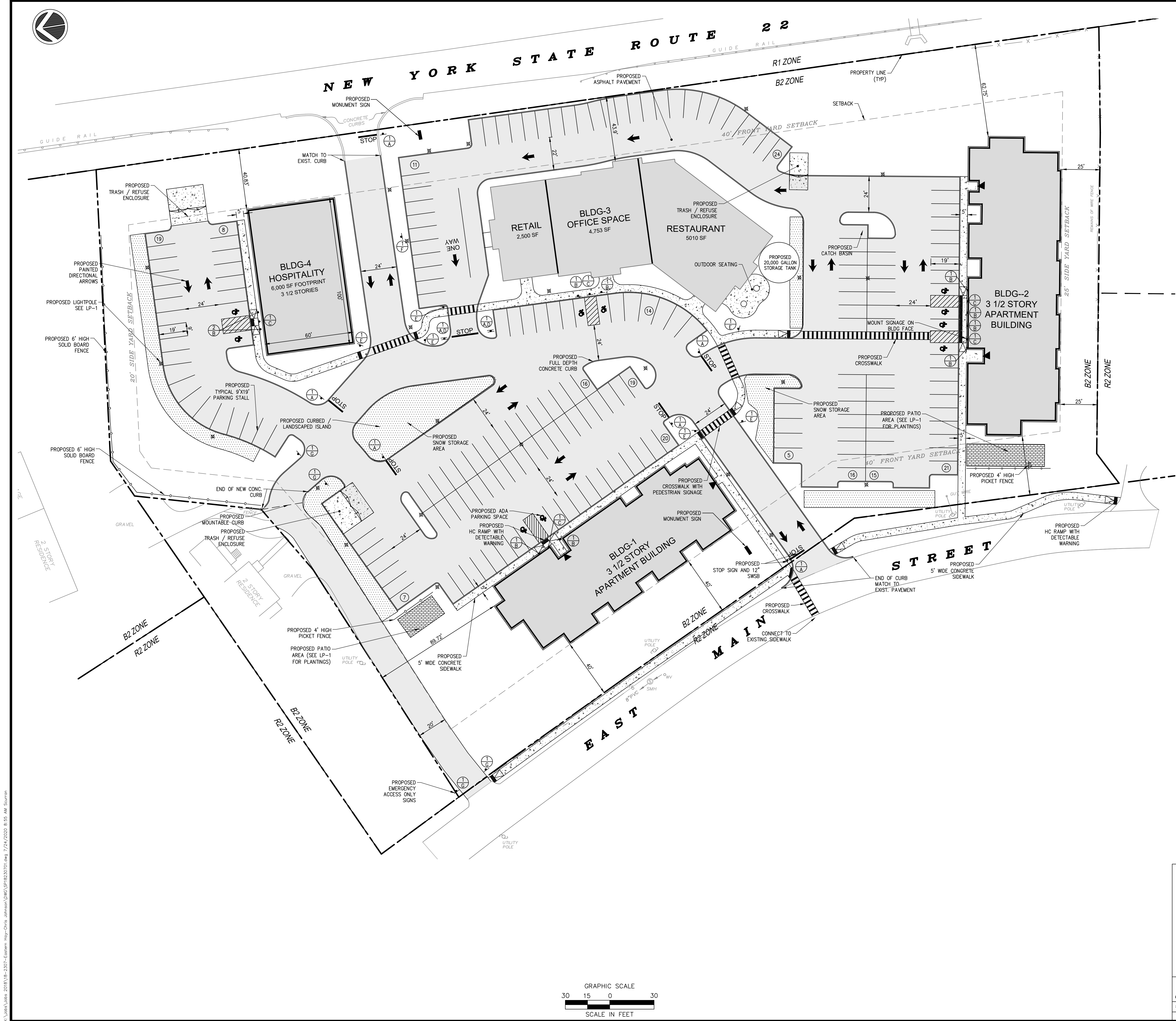
SURVEY OF PROPERTY
PREPARED FOR
EASTERN HAY
SITUATE IN THE
TOWN OF PAWLING
DUTCHESS COUNTY, NEW YORK
SCALE: 1"=30'
OCTOBER 24, 2018

CERTIFICATIONS HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSOCIATES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR TO SUCCESSOR OWNERS.
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
UNDERGROUND EASEMENTS, IMPROVEMENTS AND/OR ENCROACHMENTS, NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN. IF ANY EXIST OR SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TIME EASEMENTS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.



JEFFREY HECKER, L.S., NYS #50235
ZARECKI & ASSOCIATES, LLC
ENGINEERS / ARCHITECTS / SURVEYORS
11 WEST MAIN STREET, PAWLING, NEW YORK, 12564
(845) 855-3771





1. ALL CONSTRUCTION SHALL COMPLY WITH VILLAGE OF PAWLING REQUIREMENTS AND SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
3. REFER TO THE DETAIL SHEETS FOR PAVEMENT, CURBING, AND SIDEWALK INFORMATION.
4. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE REVIEWED AND APPROVED BY THE SITE ENGINEER, AND THE APPROPRIATE REGULATORY AGENCIES PRIOR TO INSTALLATION.
5. THE CONTRACTOR SHALL RESTORE ANY OF THE FOLLOWING IF THEY ARE NOTED TO REMAIN: UTILITY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, OR LANDSCAPED AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE VILLAGE OF PAWLING.
6. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH VILLAGE OF PAWLING AND NYSDOT.
7. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH VILLAGE OF PAWLING SPECIFICATIONS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, MATERIALS AND PLANT SPECIFICATIONS TO THE SITE ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. APPROVED SHOP DRAWINGS WILL BE PROVIDED BY THE ENGINEER AND COPIED TO THE VILLAGE OF PAWLING.
9. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC DEVICES FOR PROTECTION OF VEHICLES AND PEDESTRIANS, CONES, DROPS, BARRIERS, SIGNS, LIGHTS, FENCES AND UNIFORMED TRAFFIC MEN AS REQUIRED OR ORDERED BY THE ENGINEER OR REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES OPEN TO TRAFFIC AT ALL TIMES. NO INTERRUPT. EXISTING UTILITIES FROM THE VILLAGE AND GOVERNING AUTHORITIES IS GRANTED.
10. PRIOR TO DEMOLITION OR CONSTRUCTION THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 1-800-962-7962 AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK TO VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SERVICE FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS.
11. STORAGE OF FLAMMABLE AND HAZARDOUS MATERIALS SHALL BE IN COMPLIANCE WITH THE NYS FIRE AND BUILDING CODE.

NOTE: SIGNAGE TO BE CONSISTENT WITH VILLAGE/STATE AND MUTCD STANDARDS






SIGNS

SIGN LEGEND No.

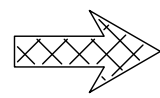
PARKING & LOADING INFORMATION		
ITEM	REQUIRED	PROPOSED
MAXIMUM SLOPE	5%	LESS THAN 5%
PARKING DIMENSIONS	9 FEET X 19 FEET	9 FEET X 19 FEET
MANEUVERING AISLE WIDTH	24 FEET	16 FEET (ONE WAY) 24 FEET (TWO WAY)
HANDICAPPED PARKING	6 REQUIRED	10 PROVIDED
TOTAL PARKING	165 REQUIRED	181 TOTAL SPACES PROVIDED

ZONING INFORMATION			
PARCEL SIZE	5.16 ACRES		
TAX MAP IDENTIFICATION	7056-05-219835		
ZONING DISTRICT	B2		
PROPOSED USE	OFFICE/RETAIL/HOSPITALITY/APARTMENTS		
ZONING SUMMARY			
ITEM	REQUIRED	EXISTING	PROPOSED
FRONT SETBACK	40 FEET	43.9	40'
SIDE SETBACK	20/25 FEE*	21.6	25'
REAR SETBACK	20/25 FEE*	26.7	NA
MIN LOT FRONTAGE	150 FEET	150.3	572.6
MIN LOT AREA	30,000 SQ FT	30,013 SQ FT	224,617
MAX BUILDING COVERAGE	30%	10.0%	19.9%

LEGEND

	PROPOSED ASPHALT
	PROPOSED SNOW STORAGE AREA
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE CURB
	PROPOSED SIGN

TRAFFIC DIRECTION ARROW (PAINTED ON ASPHALT) : TRAFFIC DIRECTION (INFORMATIONAL) :



SP- I



EROSION AND SEDIMENT CONTROL PLAN

- LAND DISTURBANCE WILL BE KEPT TO A MINIMUM; RESTABILIZATION WILL BE SCHEDULED AS SOON AS PRACTICABLE.
- HAY BALE FILTERS OR SILTATION FENCE WILL BE INSTALLED AT ALL CULTIVATED OUTLETS AND ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE NEW YORK STATE EROSION & SEDIMENT CONTROL "BLUE BOOK" 2005.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION WHENEVER POSSIBLE.
- ALL CONTROL MEASURES SHALL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- ADDITIONAL CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED.
- SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED OF IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN.
- DUST CONTROL AND ANTI-TRACKING MAINTENANCE TO BE ADDRESSED AND RESOLVED ON A DAILY BASIS.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

- SILTATION FENCE**
 - DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.
 - POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 2.0 FEET INTO THE GROUND.
 - LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.
 - BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENTATION AND EROSION CONTROL MEASURES

- SILTATION FENCE**

ALL SILTATION FENCES SHALL BE INSPECTED ONCE EVERY SEVEN DAYS. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY EXCEED A HEIGHT OF ONE FOOT.
- INLET PROTECTION**

ALL INLET PROTECTION DEVICES SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT IS NOT ENTERING ANY STORM DRAIN INLETS. PROTECTION DEVICES ARE TO BE REPAIRED AND/OR REPLACED IF NOT FUNCTIONING AS DESIGNED.
- STABILIZED CONSTRUCTION ENTRANCE**

STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSPECTED DAILY BY THE QUALIFIED INSPECTOR TO ENSURE THAT SEDIMENT AND DEBRIS ARE NOT BEING TRACKED ONTO ANY PUBLIC ROADWAY.

TEMPORARY VEGETATIVE STABILIZATION

- ESTABLISHMENT OF TEMPORARY STANDS OF GRASS BY SEEDING AND MULCHING EXPOSED SOILS THAT WILL BE EXPOSED. SEED BARE SOIL WITHIN SEVEN (7) DAYS OF EXPOSURE. UNLESS CONSTRUCTION WILL BEGIN WITHIN FOURTEEN (14) DAYS, IF CONSTRUCTION IS SUSPENDED, OR SECTIONS COMPLETED, AREAS SHOULD BE SEEDED DOWN OR MULCHED DOWN IMMEDIATELY. THIS WILL TEMPORARILY STABILIZE THE SOIL WITH A VEGETATIVE COVER THAT WILL PREVENT DAMAGE FROM WIND AND WATER EROSION AND SEDIMENTATION.
- INSTALLATION: FERTILIZING, SEEDING, AND MULCHING WILL BE USED AS A TEMPORARY E&S CONTROL MEASURE ON ALL NON-PAVED DISTURBED AREAS. EXPOSED SOILS NOT SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE SEEDED OR COVERED BY MULCH WITHIN 7 DAYS, INCLUDING STOCKPILED SOIL MATERIALS. WITH REGARD TO THE TEMPORARY SEED MIX, REFER TO THE SEEDING MIXTURE TABLE PROVIDED ON THE E&S CONTROL PLAN DETAIL SHEET.
- OPERATIONS AND MAINTENANCE: INSPECT SEEDED AREA AT LEAST ONCE A WEEK FOR SEED AND MULCH MOVEMENT AND RILL EROSION. WHERE SEED HAS MOVED OR WHERE SOIL EROSION HAS OCCURRED, DETERMINE CAUSE OF THE FAILURE. BIRD FEEDING MAY BE A PROBLEM IF MULCH WAS APPLIED TOO THINLY TO PROTECT SEED. RE-SEED AND RE-MULCH. IF MOVEMENT WAS A RESULT OF WIND, REPAIR EROSION DAMAGE, REAPPLY SEED, MULCH AND APPLY MULCH ANCHORING. IF FAILURE WAS CAUSED BY CONCENTRATED RUNOFF, INSTALL ADDITIONAL MEASURES TO CONTROL WATER AND SEDIMENT MOVEMENT, REPAIR EROSION DAMAGE, RE-SEED AND RE-APPLY MULCH WITH ANCHORING OR USE EROSION CONTROL BLANKET.

SEEDING AND MULCHING

ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE SEEDING AND MULCHING. DISTURBED AREAS SHALL BE LIMITED AND BE COVERED WITH A LAYER OF TOPSOIL PRIOR TO SEEDING. SEEDING WILL BE INSPECTED FOR BARE SPOTS, WASH OUTS, AND HEALTHY GROWTH. IF REQUIRED ADDITIONAL SEEDING SHALL BE PERFORMED. THE SEED MIX SPECIFIED FOR THIS SITE IS FROM THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, TABLE 3.2 (SITE CHOICE 1B) WHICH IS AS FOLLOWS:

SPECIES (% by weight)	Pure Live Seed Values	
	lbs/1000SF	lbs/acre
15% fine fescue	2.0 - 2.6	85 - 114
20% perennial ryegrass	0.6 - 0.8	26 - 35
65% kentucky bluegrass blend	0.4 - 1.6	19 - 26
	3.0 - 4.0	130 - 175

GRADING AND DRAINAGE NOTES

- ALL EXISTING STRUCTURES NOTED TO BE REMOVED, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
- CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

Date	10/29/19	REVISED PER VILLAGE ENGINEER COMMENTS
	11/11/19	REVISED WATER TANK
	12/10/19	REVISED PER COMMENTS
	07/27/20	REVISED BLDG FOOTPRINTS
Revisions		

- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601
Tel: 845.243.2880

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.5977

1 International Blvd., Suite 400
Mahwah, NJ 07495
Tel: 908.603.5790

www.lrcconsult.com

LRC Engineering and Surveying, D.P.C.
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

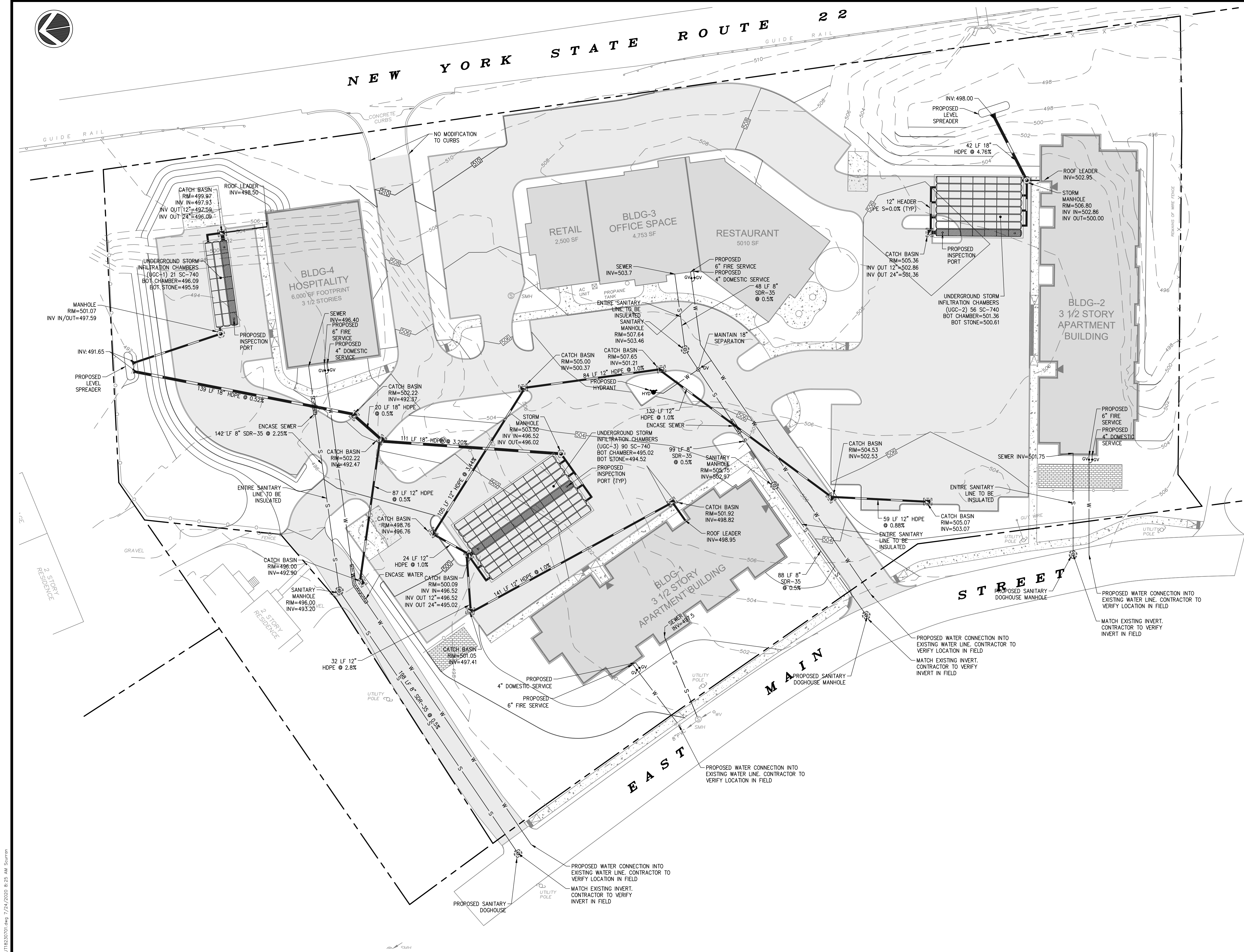
SITE GRADING AND EROSION CONTROL PLAN

HEINCHON PLACE

112 EAST MAIN STREET
VILLAGE OF PAWLING
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	SG18230701.dwg	Sheet No.
Drawn	SMC	Project No.	18-2307	SG-1
Checked	KFC	Date	8/27/19	
Approved	REM	Scale	1"=30'	

X:\Users\Noble_2007\Documents\18-2307-Eastern Hwy-Chris Johnson\DWG\SG18230701.dwg 7/24/2020 8:27 AM Saurron



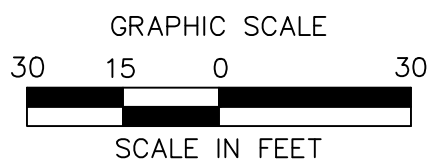
SITE UTILITY NOTES

1. ALL UTILITIES ARE PROPOSED ONSITE WILL BE UNDERGROUND.

LEGEND

- S — PROPOSED SANITARY SERVICE
- W — PROPOSED WATER SERVICE
- CO — PROPOSED DOUBLE SANITARY CLEANOUT
- GV — PROPOSED GATE VALVE
- HYD — PROPOSED HYDRANT
- CB — PROPOSED CURBED CATCH BASIN
- CB — PROPOSED CURBLESS CATCH BASIN
- SMH — PROPOSED STORM MANHOLE
- SMH — PROPOSED SANITARY MANHOLE
- SP — PROPOSED STORM PIPE
- SP — PROPOSED STORMWATER INFILTRATOR LOCATION

X:\Users\jvella\2018\18-2307-Eastern Hwy-Chris Johnson\DWG\UT118230701.dwg 7/24/2020 8:22 AM Sauran



Date	10/29/19	REVISED PER VILLAGE ENGINEER COMMENTS
By	JV	REVISED WATER TANK
By	JV	REVISED PER COMMENTS
By	JV	REVISED BLDG FOOTPRINTS
Revisions		

• Land Planning
• Civil Engineering
• Environmental Services
• Land Surveying
• Landscape Architecture
85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601
Tel: 845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.5377
www.lrcconsult.com
LRC Engineering and Surveying, D.P.C.
LRC Engineering and Surveying, LLC
Land Resource Consultants, Inc.

Design/Calc	LRC	CAD File	UT118230701.dwg	Sheet No.
Drawn	SMC	Project No.	18-2307	UT-1
Checked	KFC	Date	8/27/19	
Approved	REM	Scale	1"=30'	

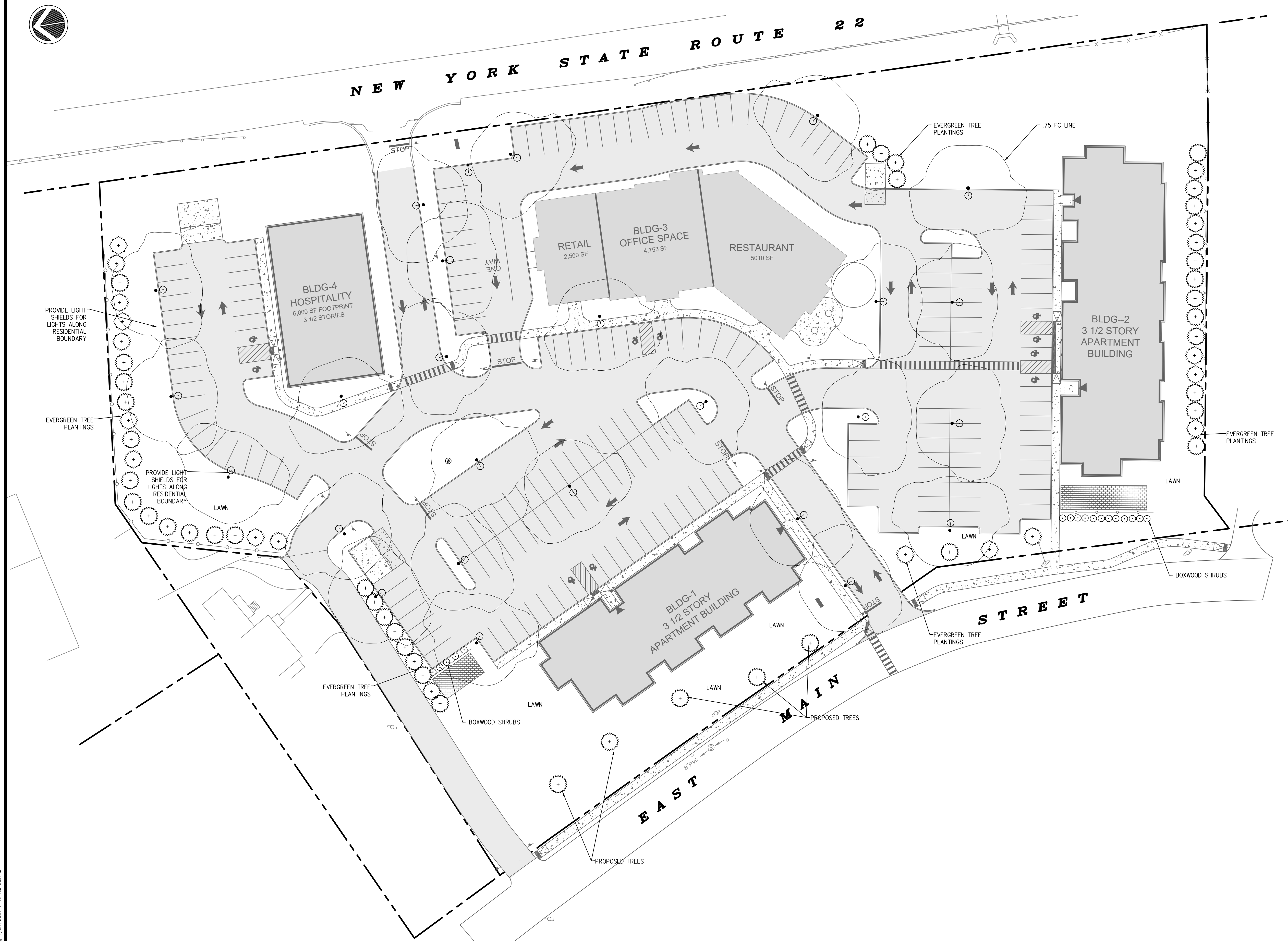
SITE DRAINAGE AND UTILITIES PLAN

HEINCHON PLACE

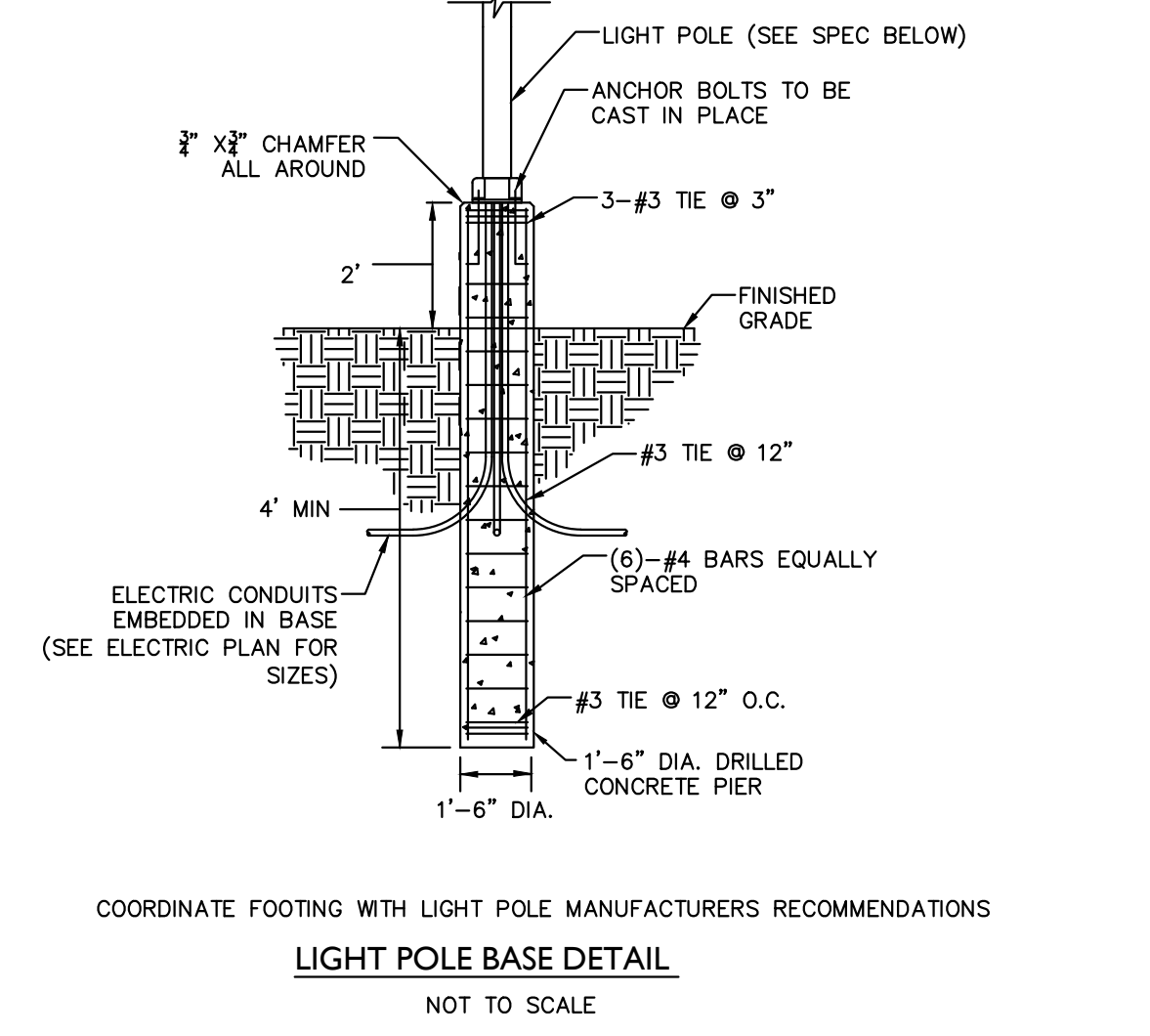
112 EAST MAIN STREET

VILLAGE OF PAWLING

DUTCHESS COUNTY, NEW YORK



- NOTES:
1. LIGHT POLE BASED TO BE CAST IN PLACE PER DETAIL OR CONTRACTOR MAY PROVIDE SUBMITTAL FOR A PRE CAST BASE TO BE APPROVED BY ENGINEER/OWNER.
 2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 AND BE DETAILED IN ACCORDANCE WITH ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
 3. STEEL REINFORCEMENT SHALL HAVE A MINIMUM CONCRETE COVER AS FOLLOWS: CONCRETE DEPOSITED AGAINST GROUND: 3 IN CONCRETE EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: 2 IN
 4. ALL REINFORCING BARS SHALL BE CONTINUOUS AND LAPPED A MINIMUM OF 48 BAR DIAMETERS AT ALL SPLICES, CORNERS, AND INTERSECTIONS UNLESS NOTED OTHERWISE.
 5. ALL REINFORCEMENT SHALL BE SECURELY TIED IN ITS PROPOSED LOCATION PRIOR TO AND DURING PLACEMENT OF CONCRETE USING APPROVED CHAIRS, SPACERS AND TIE WIRE AS REQUIRED. NO BARS SHALL BE CUT OR OMITTED IN THE FIELD WITHOUT THE APPROVAL OF THE ENGINEER.
 6. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 4,000 PSI IN 28 DAYS, UNLESS OTHERWISE NOTED. CONCRETE SHALL HAVE A MAXIMUM AGGREGATE SIZE OF 1-1/2 INCH, A MINIMUM CEMENT CONTENT OF 560 LBS/CU YD., AND A MAXIMUM SLUMP OF 4 INCHES.
 7. ALL CONCRETE SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 301, 5.5% (PLUS 1%, MINUS 1.5%)
 8. ANCHOR BOLTS SHALL BE AS SPECIFIED BY THE LIGHT POLE MANUFACTURER.
 9. CONCRETE PLACED DURING COLD WEATHER CONDITIONS SHALL COMPLY WITH LATEST EDITION OF ACI 306.



McGRAW-EDISON®			
Catalog #		Type	
Project		Date	
Comments			
Prepared by			

DESCRIPTION
The GAR/GAT/GLC Generation Series LED is a marriage of traditional shapes and contemporary styling. Its superior photometric offers excellent illumination and uniformity for many of today's applications. Its styling blends well in many settings - historic districts, downtown streetscapes, roadways, residential neighborhoods, as well as city parks and educational campuses. The Generation Series LED sets a new standard for decorative post top luminaires.

SPECIFICATION FEATURES
Construction Heavy-duty cast aluminum housing and removable door. A single quarter turn fastener on the removable door provides tool-less access to wiring compartment. **CAGE ASSEMBLIES** Lighting cage assembly uprights and medallions are manufactured of heavy-duty cast aluminum and mounted to the exterior of the base housing via four stainless steel fasteners. Cage rings constructed of extruded aluminum and finished to match housing. **TOPS AND FINALS** Choose from multiple spun aluminum or acrylic top and cast aluminum finals for customized feature style. All solid tops are made of heavy-duty spun aluminum. **TWISTLOCK GLOBE** The optional twistlock assembly offers ease of maintenance through instant access to both the LED and wiring compartment by twisting the top reflector assembly and lifting it from the mating lock plate.

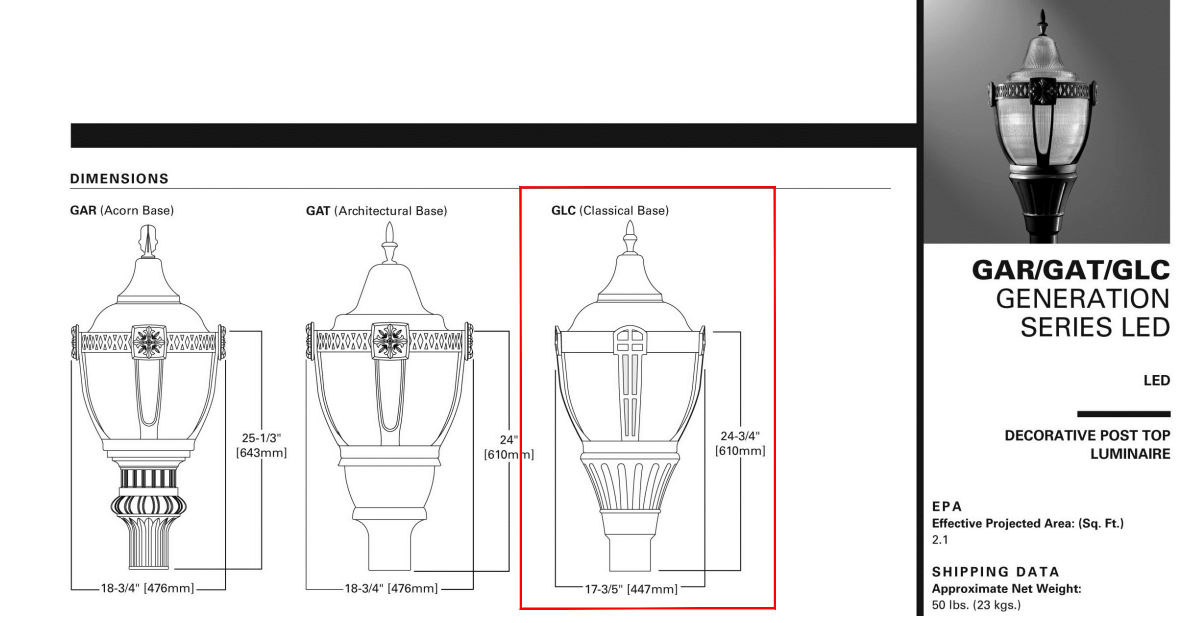
Optical **REFRACTIVE GLOBE** High efficiency refractive optical system are precisely designed utilizing a combination of refractive and reflective prisms. Available in Type III or Type V distributions. Lighting grade acrylic ensures long lasting optical clarity and resistance to discoloration.

Electrical 120-277V 50/60Hz operation. 10W/100A common and differential mode surge protection standard. Thermal management transfers heat rapidly away from the LED source for optimal efficiency and light output. Ambient operating temperature from 40°C to 40°C. Standard three position terminal type compression terminal block.

Mounting Base casting slips over a standard S.P. O.D. sconce and secured via four stainless steel allen head fasteners. 303 vibration tested.

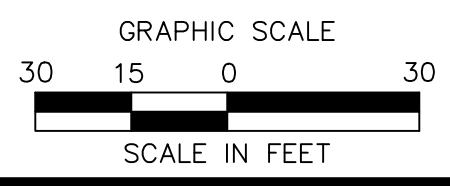
Finish Cast and spun components finished in a five-stage premium TBC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Consult the McGraw-Edison Architectural Color brochure for a complete selection of standard colors including black, bronze, grey, white, dark platinum, graphite metallic and hand-finished green. RAL and custom color matches available.

Warranty Five-year warranty.



GAR/GAT/GLC GENERATION SERIES LED
LED
DECORATIVE POST TOP LUMINAIRE
EPA
Effective Projected Area (Sq. Ft.)
SHIPPING DATA
Approximate Net Weight
(60 lbs. (27 kg))

X:\Jobs\Jobs 2018\18-2307-Eastern Hwy-Chris Johnson\DWG\LPI8230701.dwg 7/24/2020 7:45 AM Sauron



REVISIONS

Date	Revised Per	Comments
10/29/19	REVISED PER VILLAGE ENGINEER	COMMENTS
11/11/19	REVISED WATER TANK	
12/10/19	REVISED PER COMMENTS	
07/27/20	REVISED BLDG FOOTPRINTS	

LANDSCAPING

- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying
- Landscape Architecture

85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601
Tel: 845.243.2880

160 West Street, Suite E
Cromwell, CT 06416
Tel: 860.635.3977

1 International Blvd., Suite 400
Mahwah, NJ 07495
Tel: 908.603.5730

www.lrcconsult.com

LRC Engineering and Surveying, D.P.C.
LRC Engineering and Surveying, LLC
LRC Environmental Services, Inc.
Land Resource Consultants, Inc.

LRC GROUP

LIGHTING / LANDSCAPING PLAN

HEINCHON PLACE

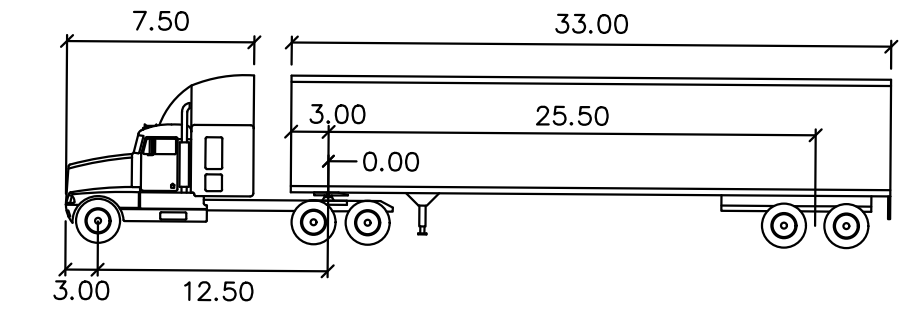
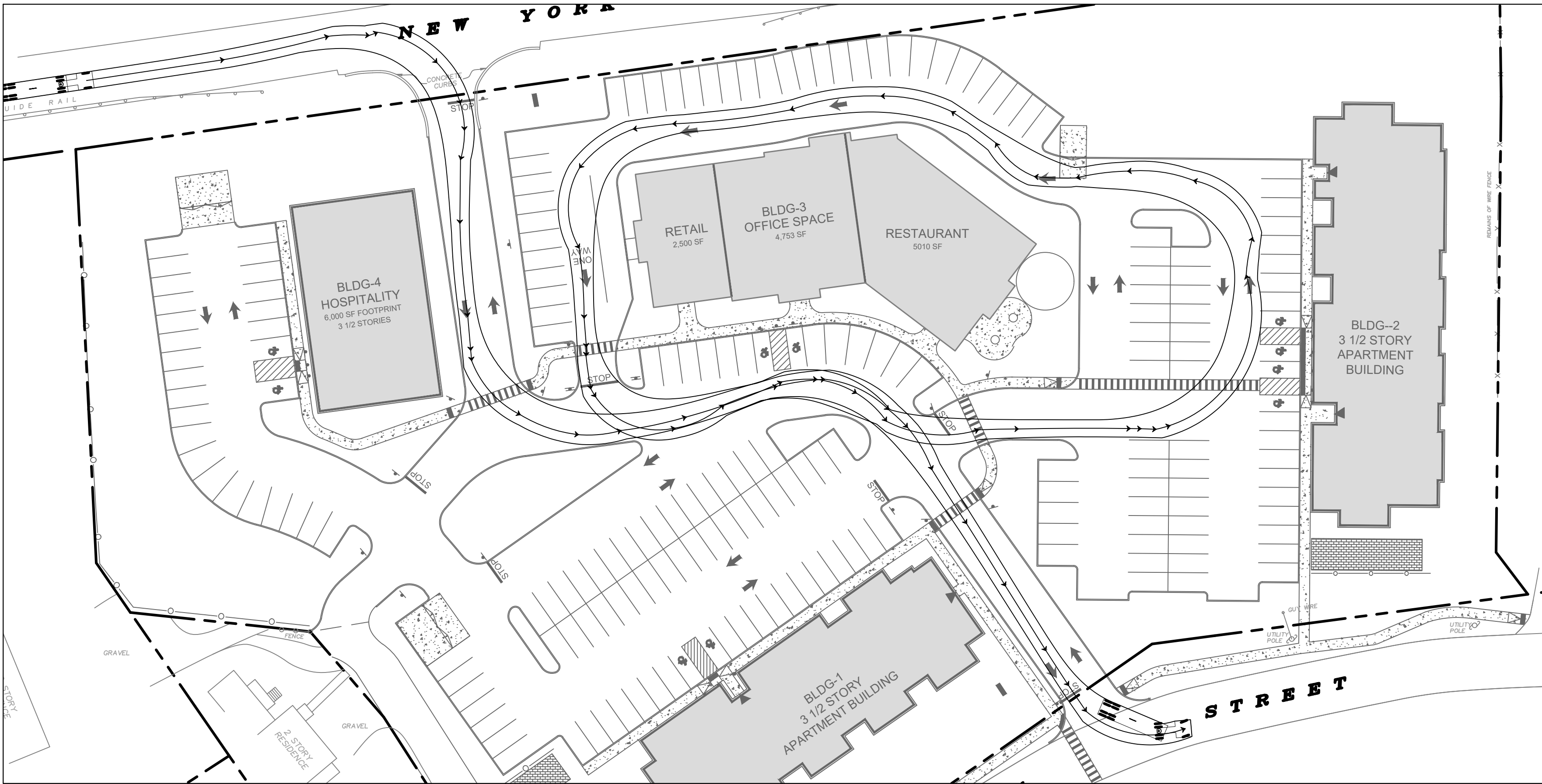
112 EAST MAIN STREET

VILLAGE OF PAWLING

DUTCHESS COUNTY, NEW YORK

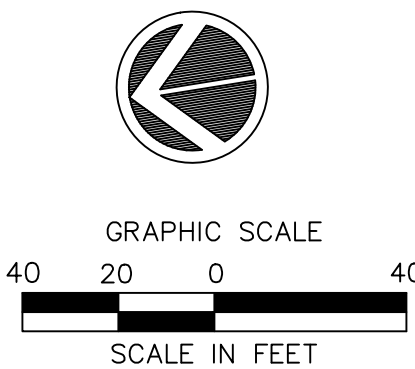
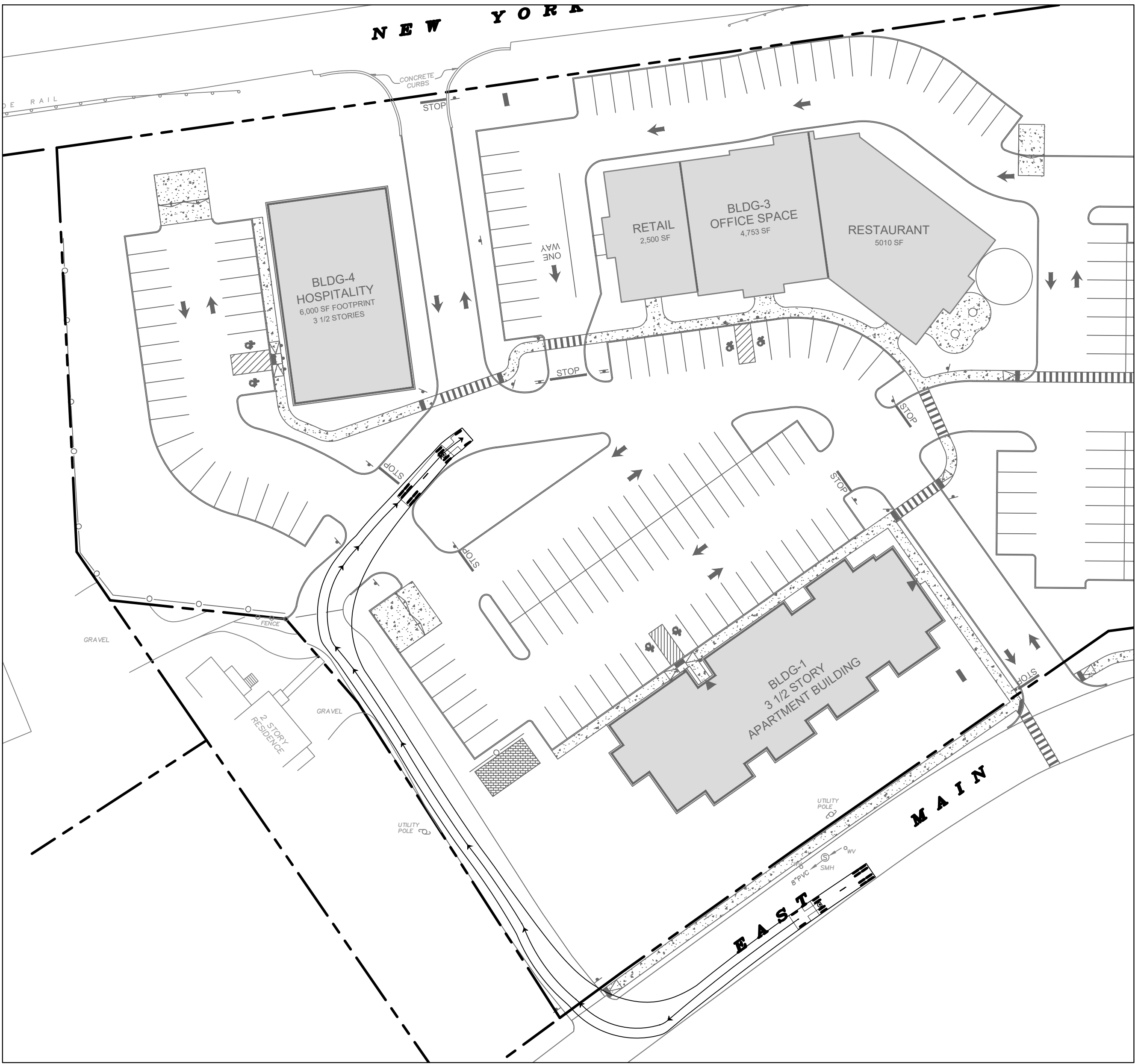
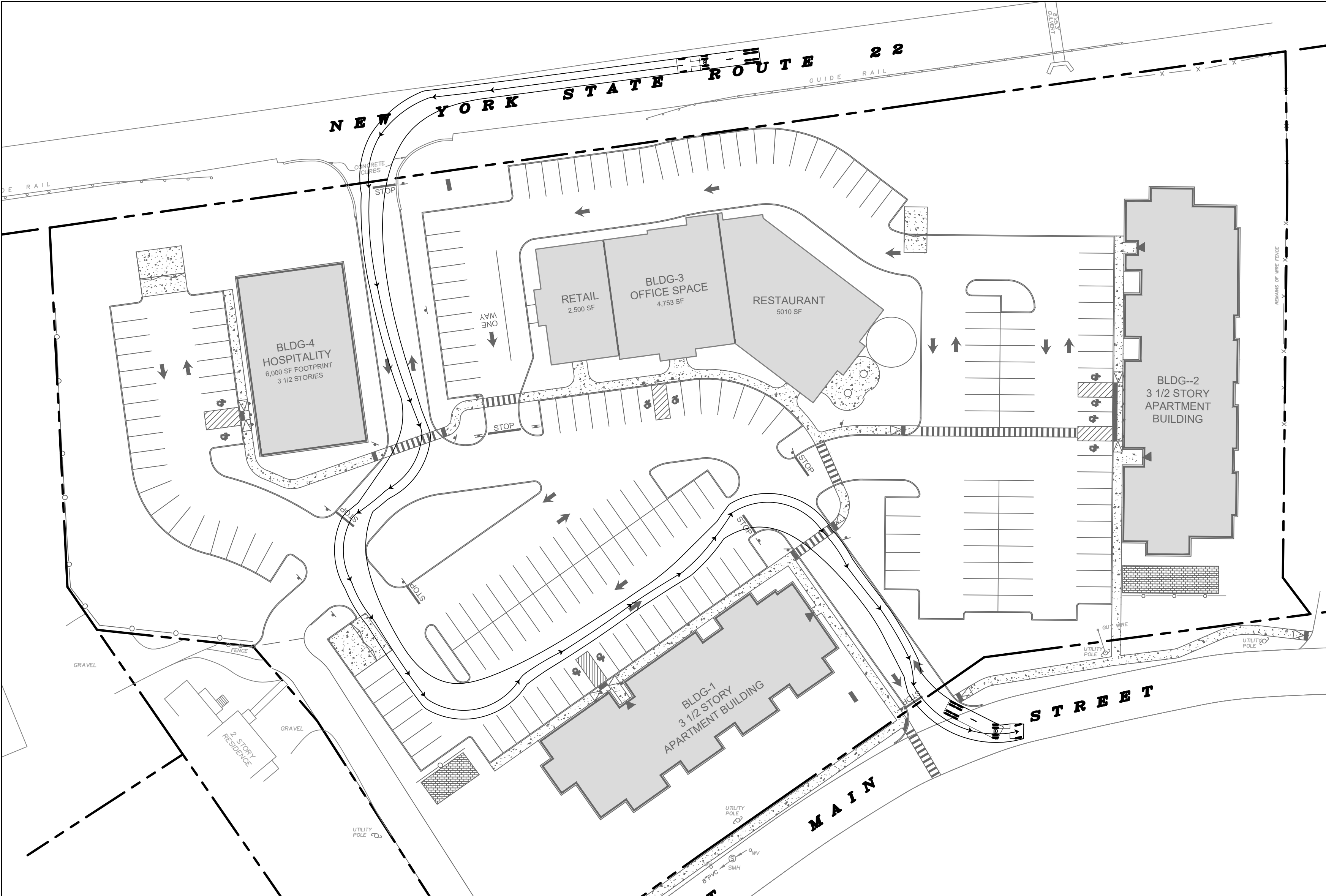
Design/Calcs	LRC	CAD File	LPI8230701.dwg	Sheet No.
Drawn	SMC	Project No.	18-2307	
Checked	KFC	Date	8/27/19	
Approved	REM	Scale	1"=30'	

LP-1



WB-40		feet	
Tractor Width	: 8.00	Lock to Lock Time	: 6.00
Trailer Width	: 8.00	Steering Angle	: 20.30
Tractor Track	: 8.00	Articulating Angle	: 70.00
Trailer Track	: 8.00		

WB-40 UTILIZED FOR ALL FIRE TRUCK MOVEMENTS



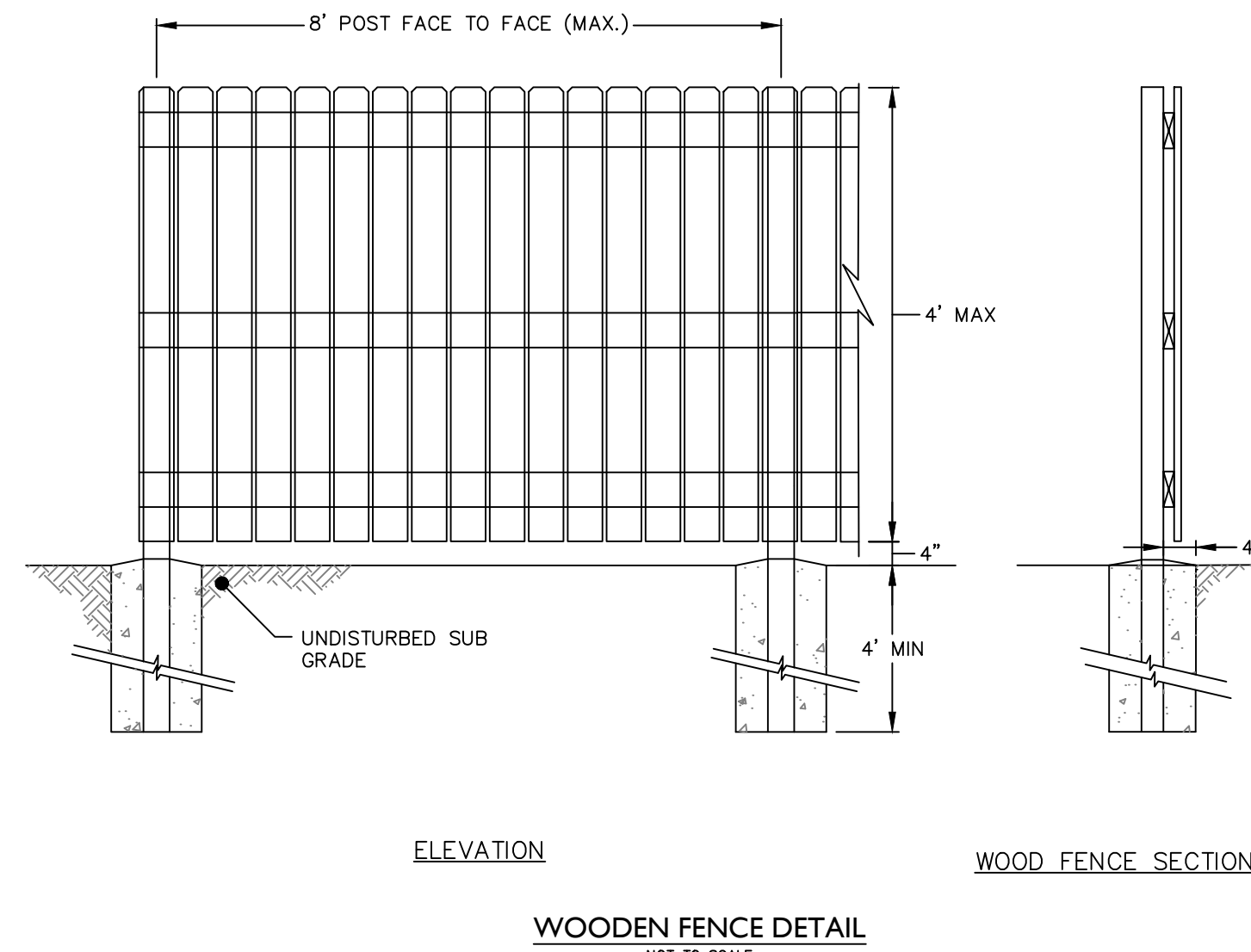
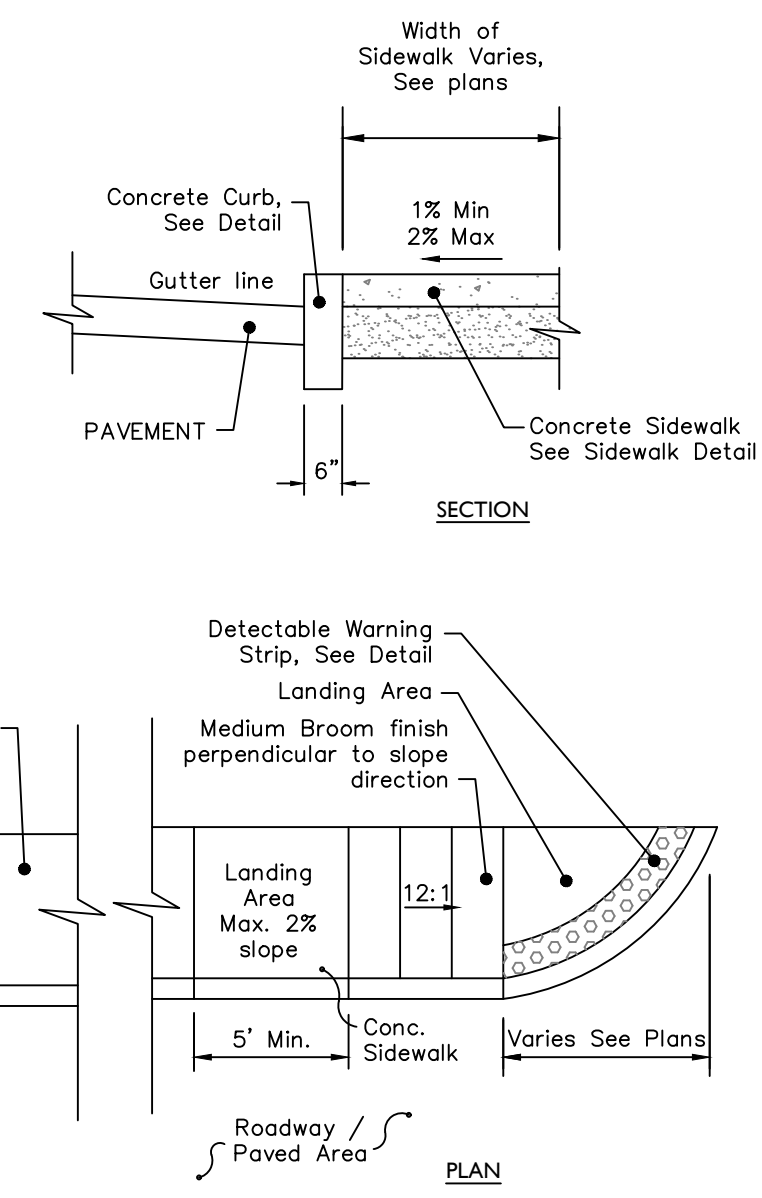
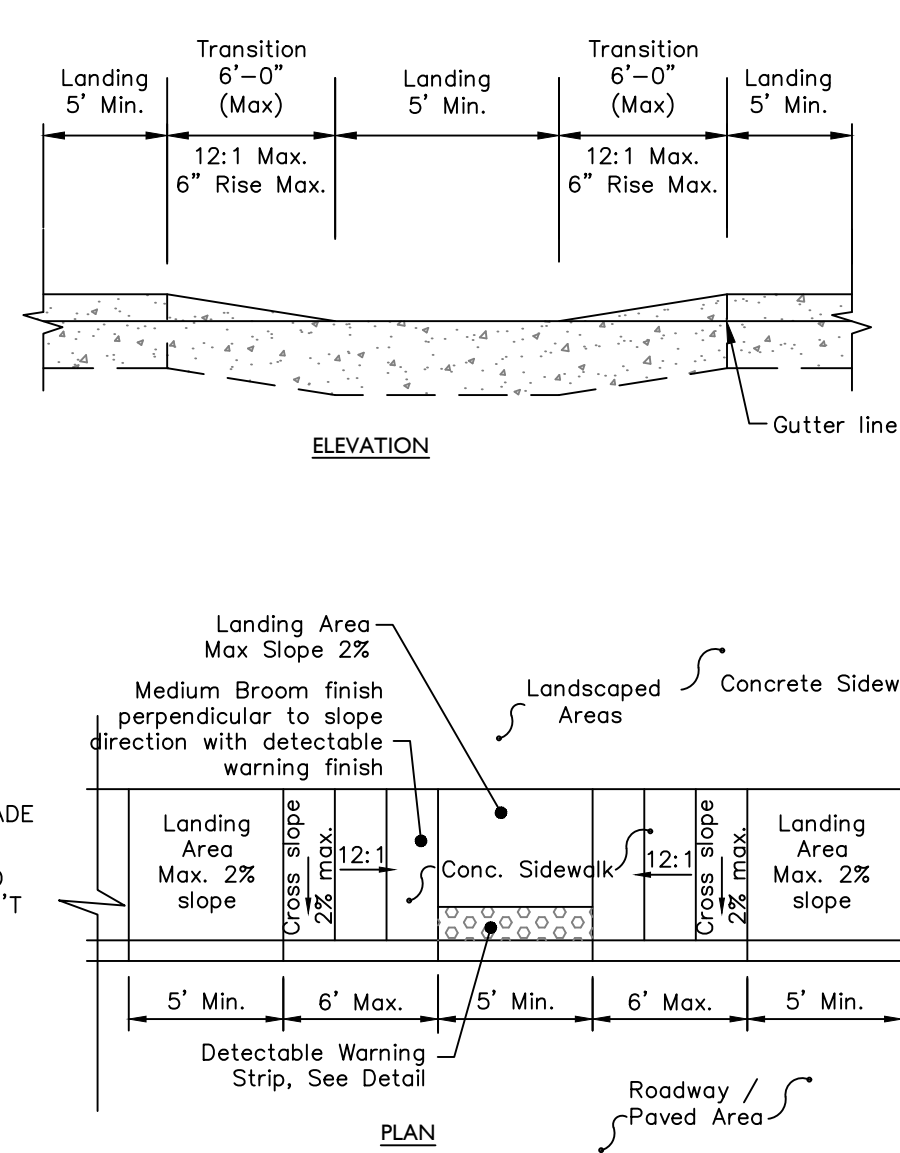
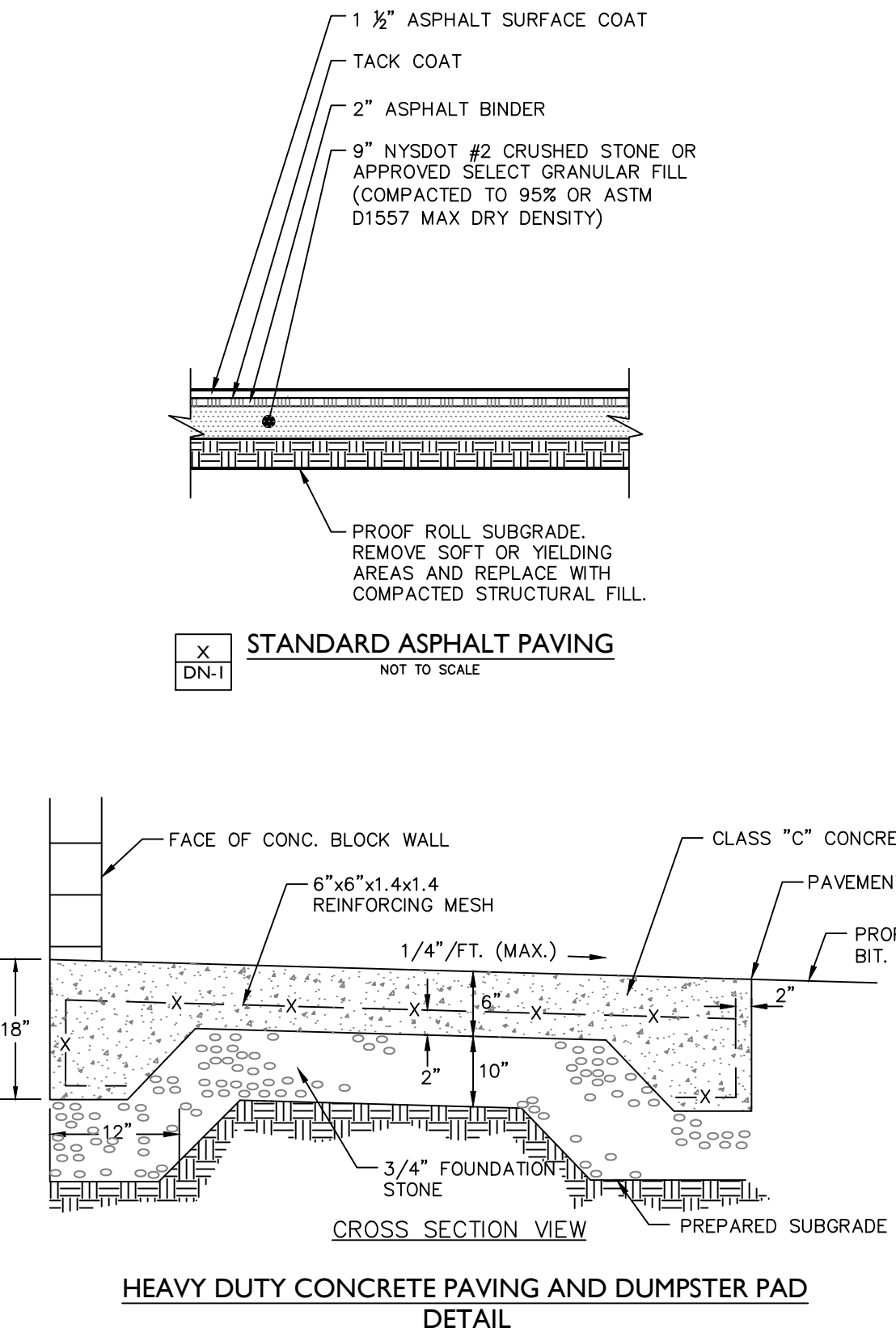
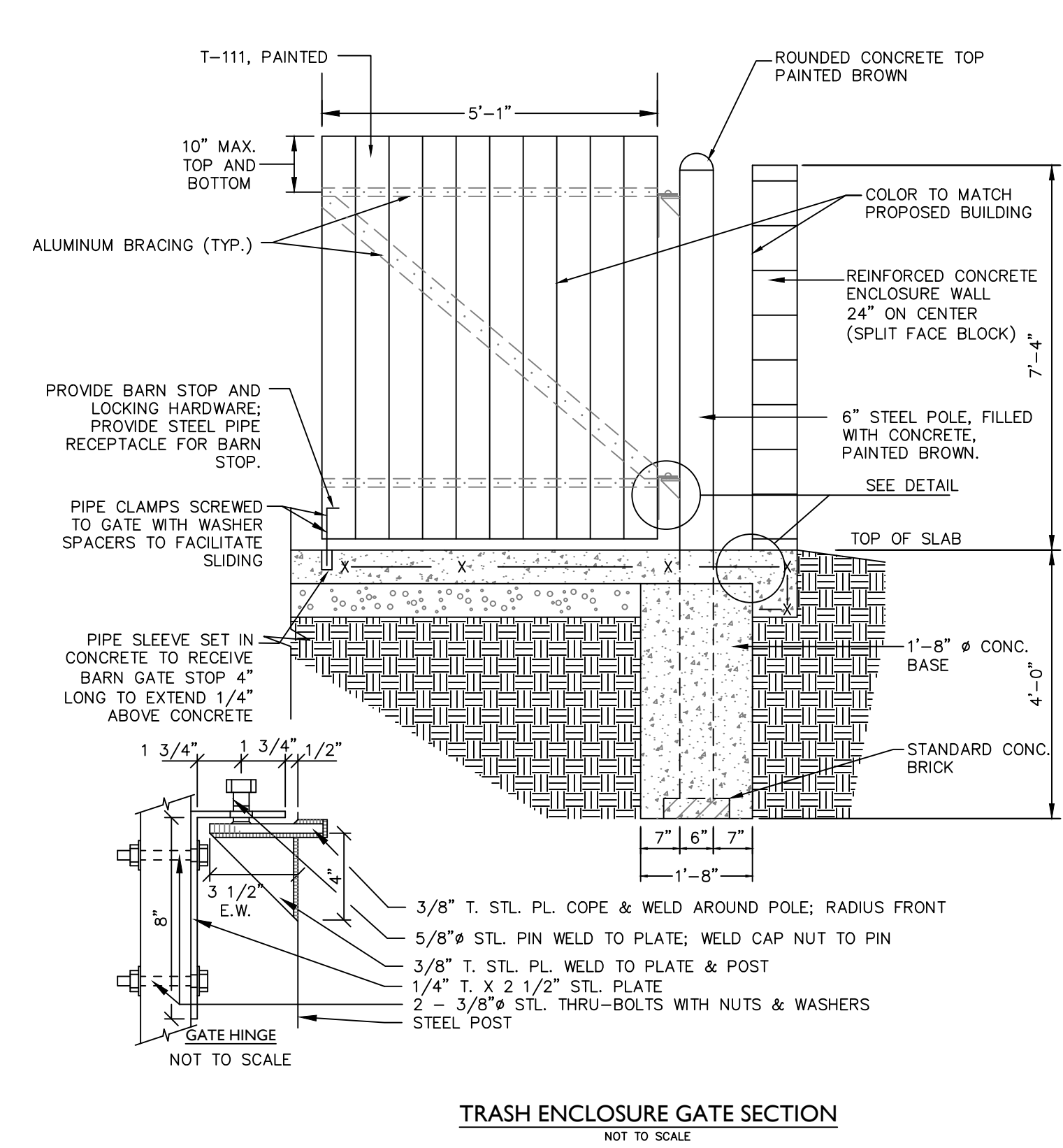
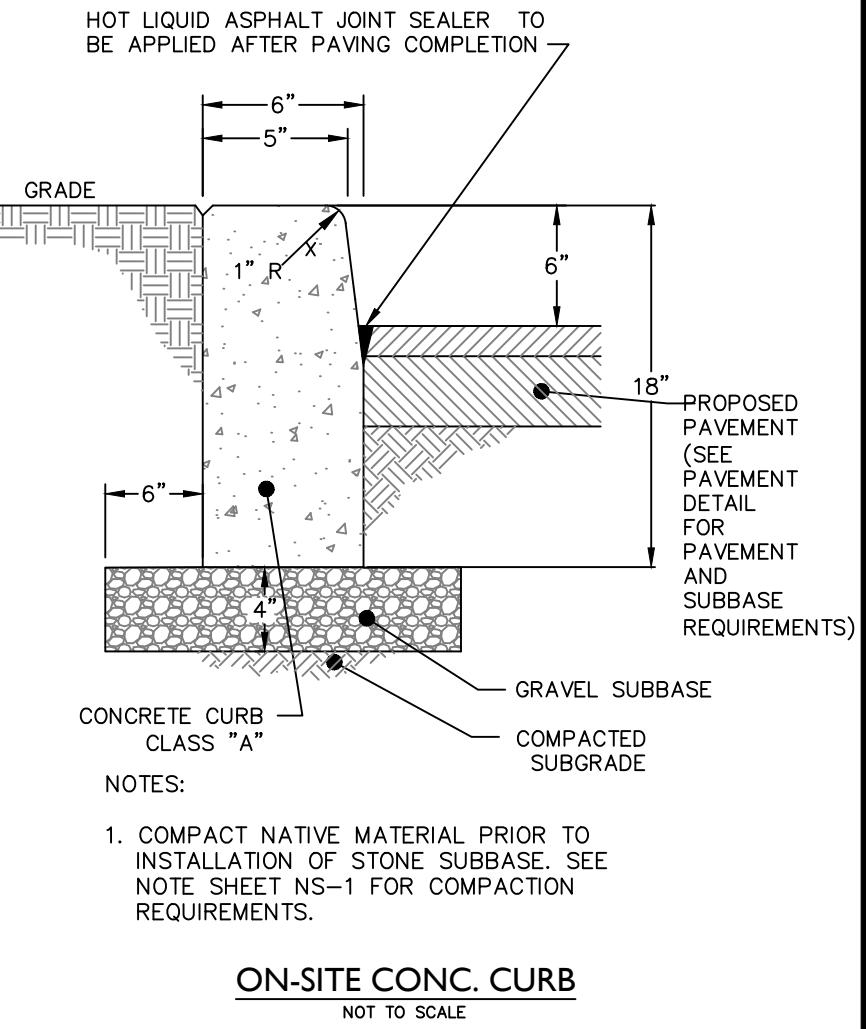
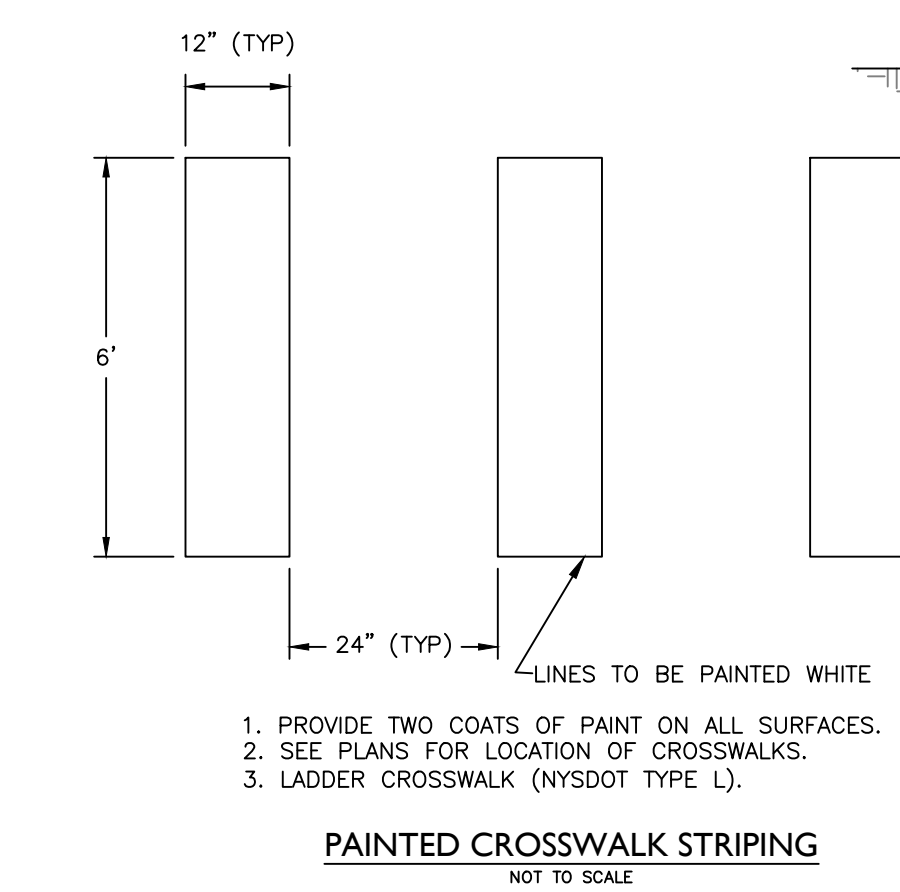
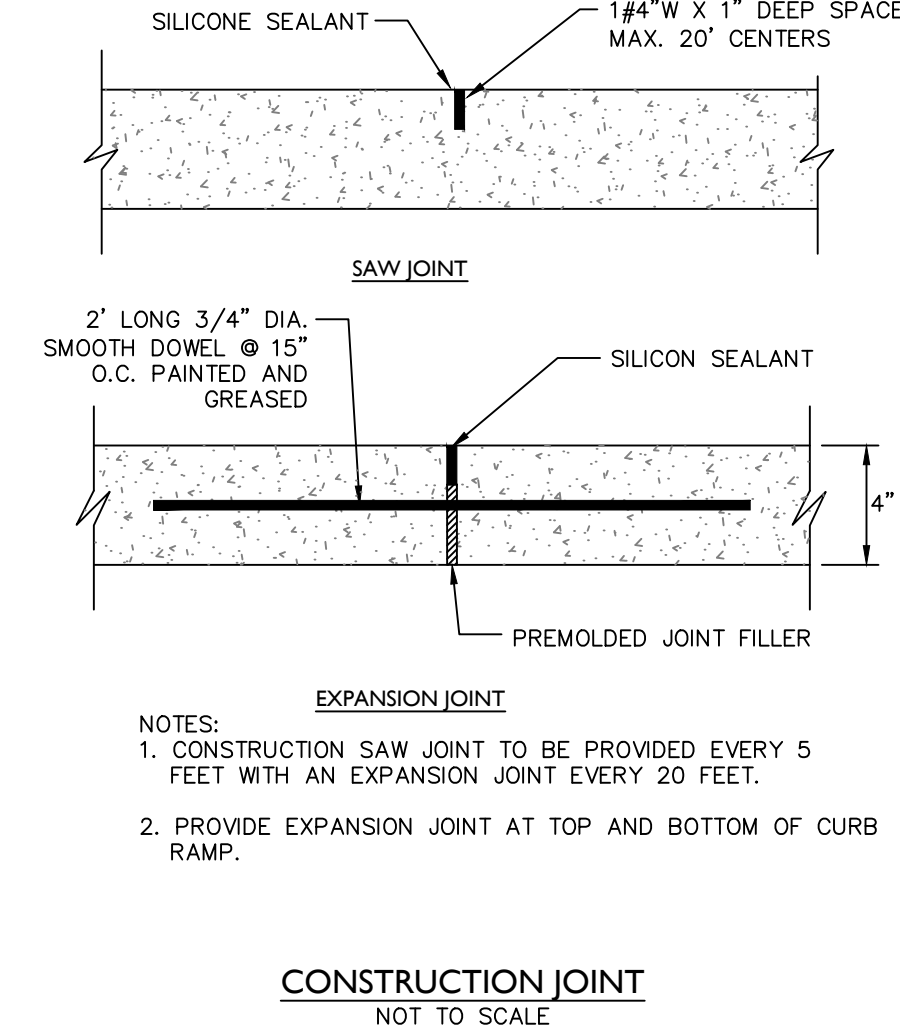
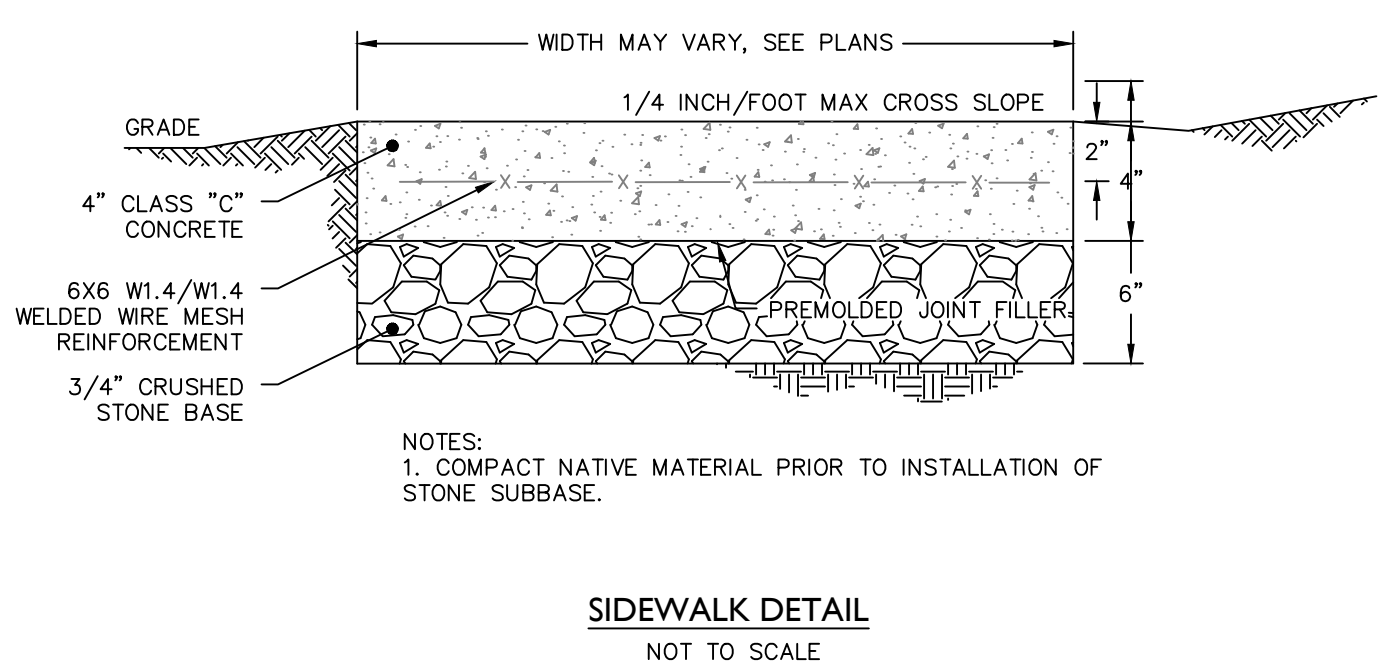
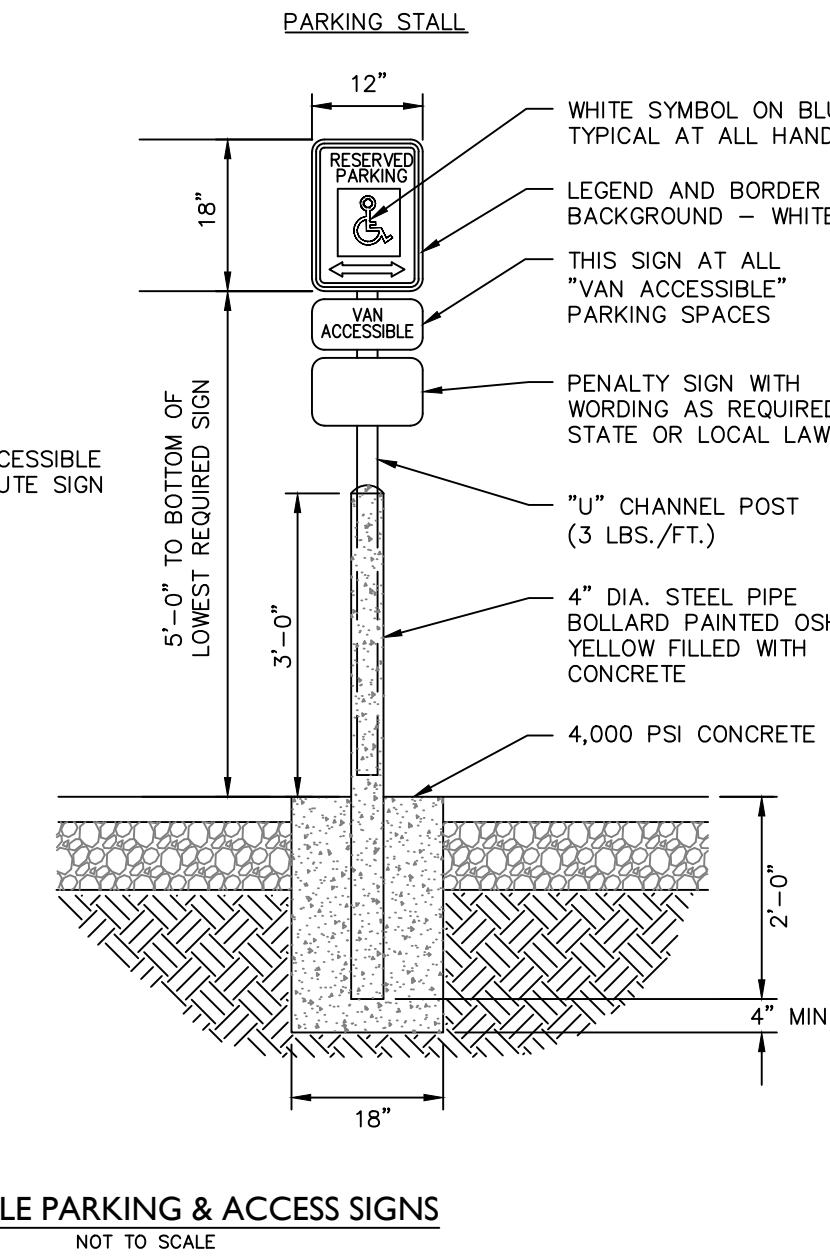
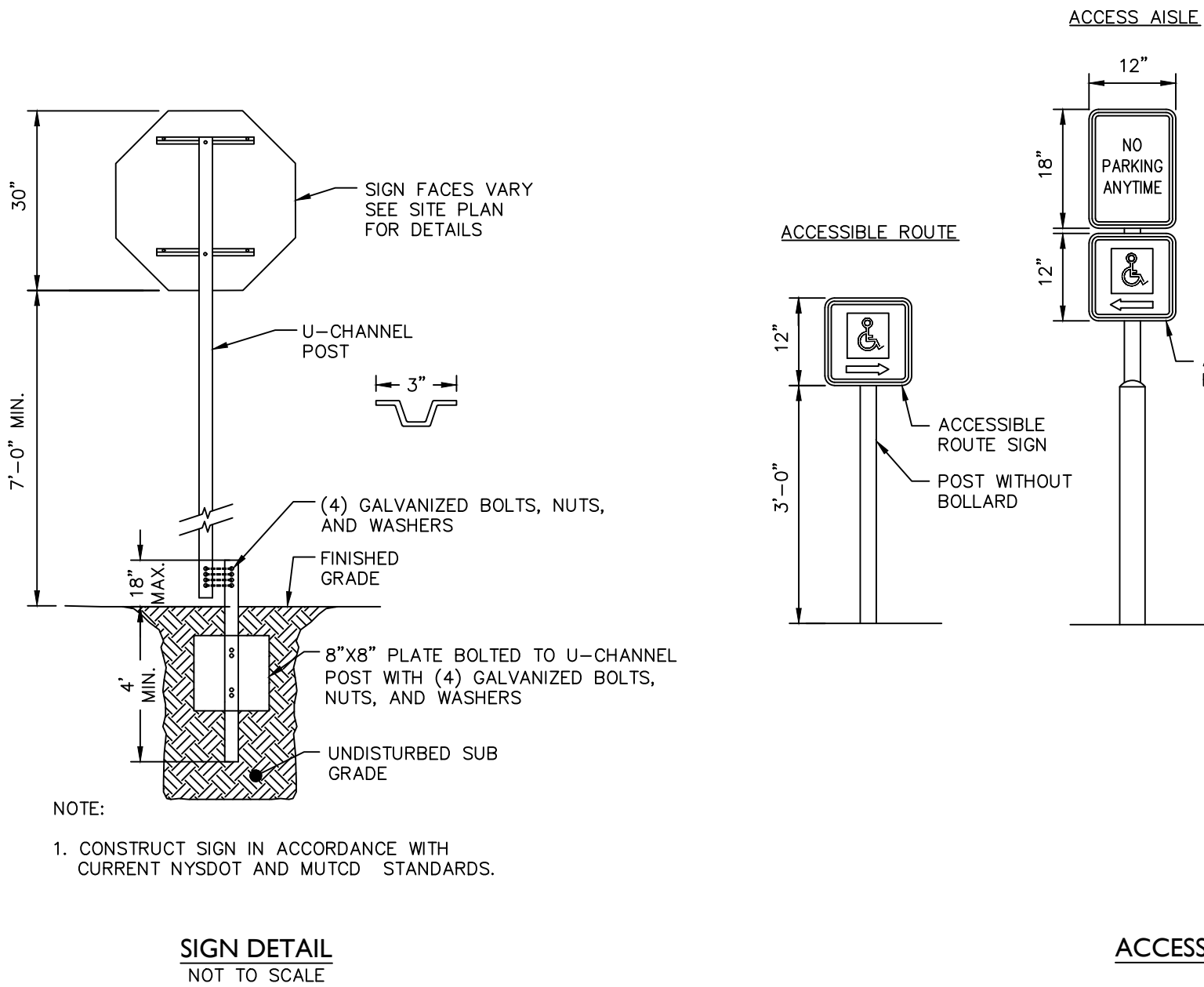
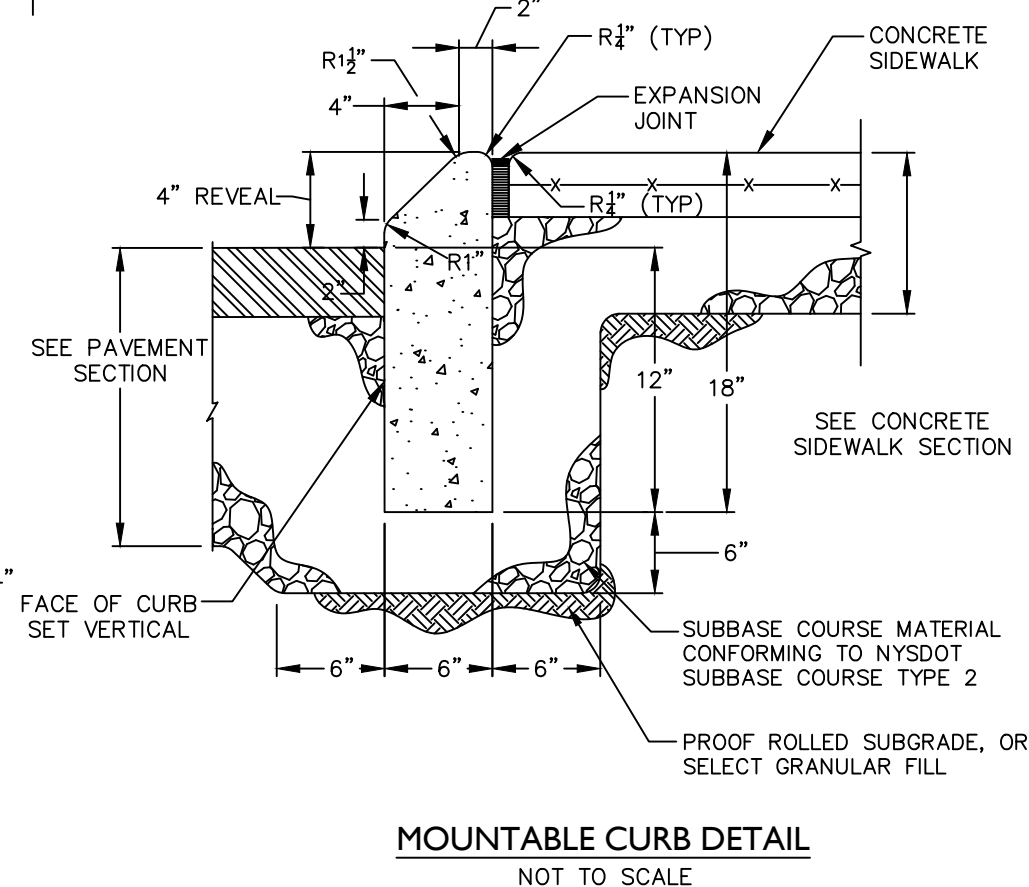
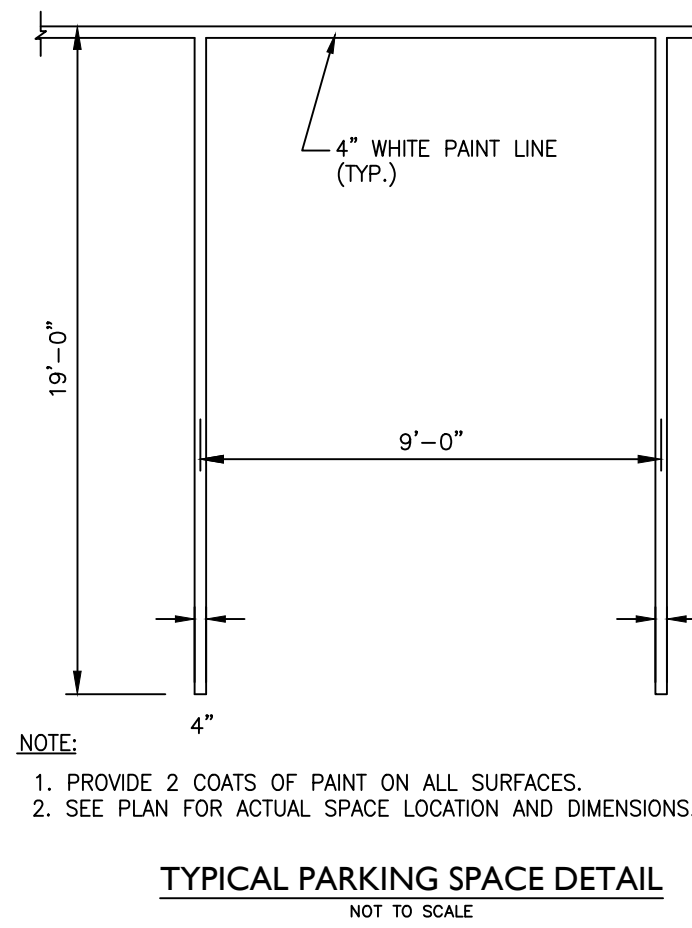
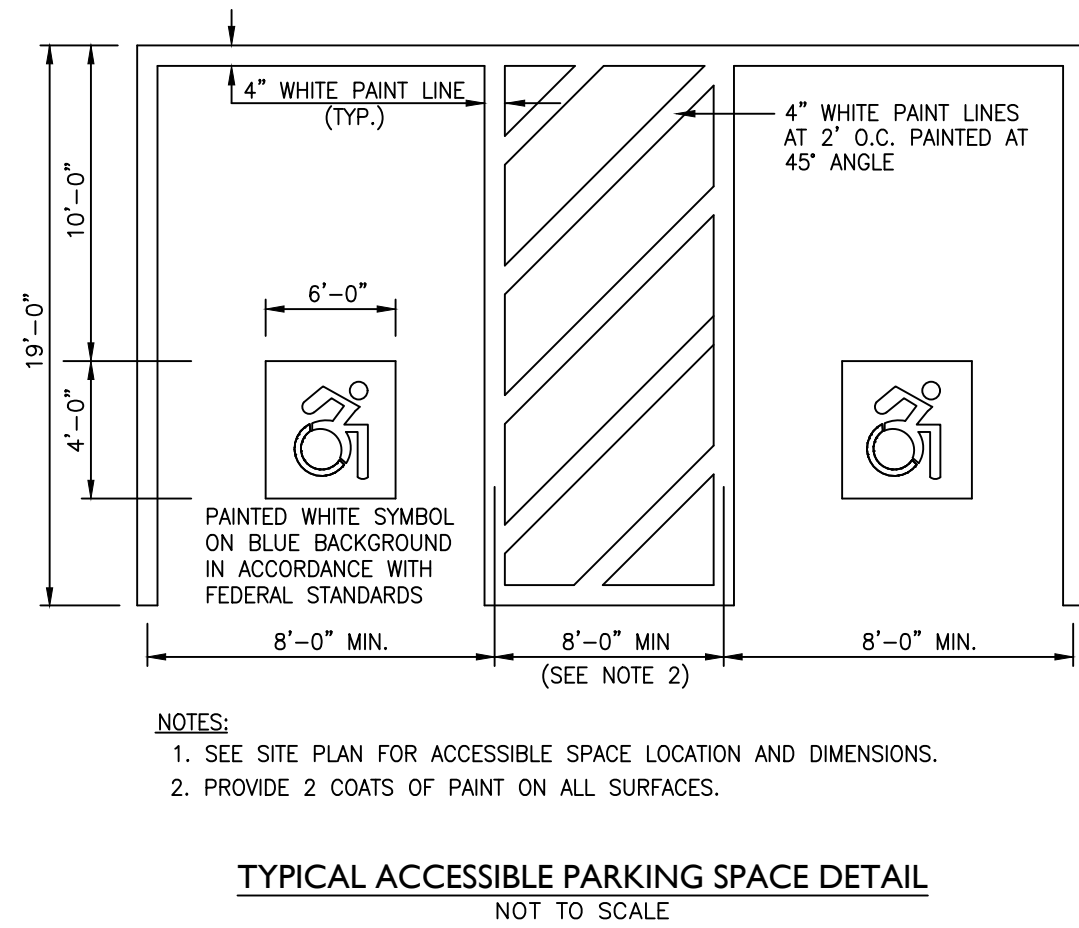
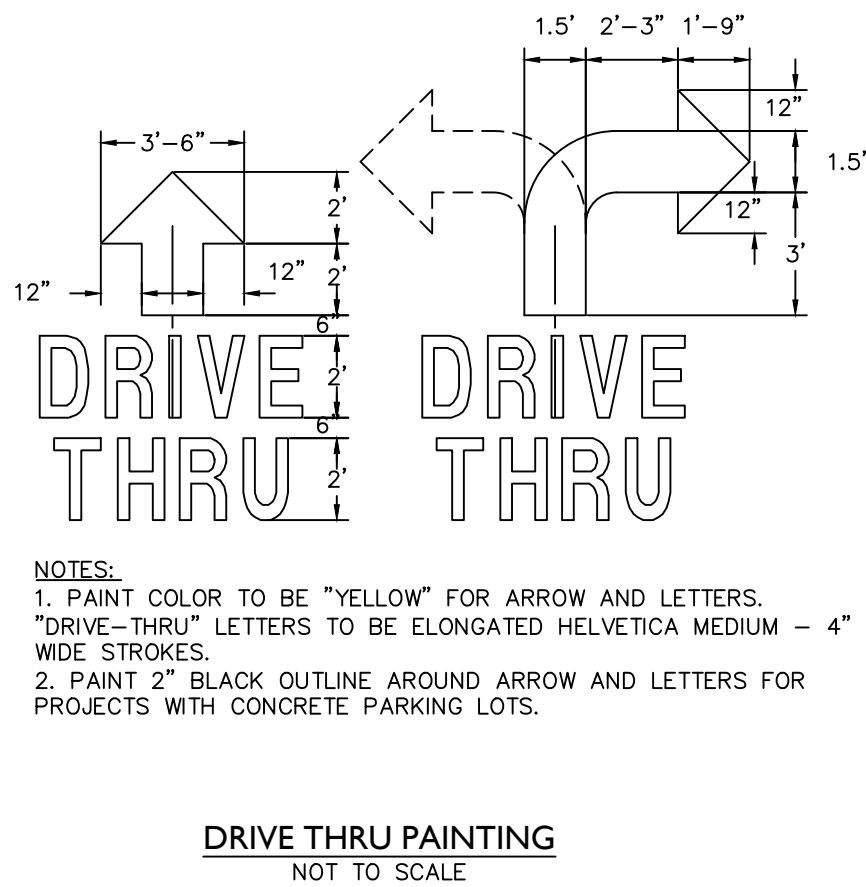
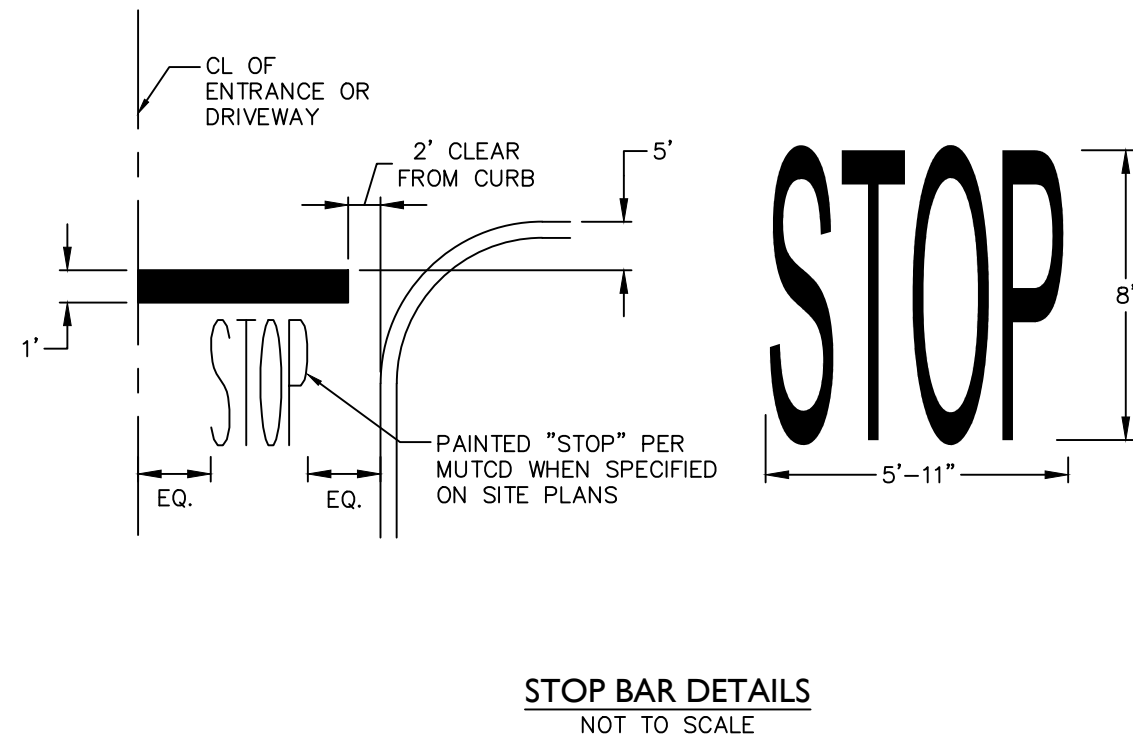
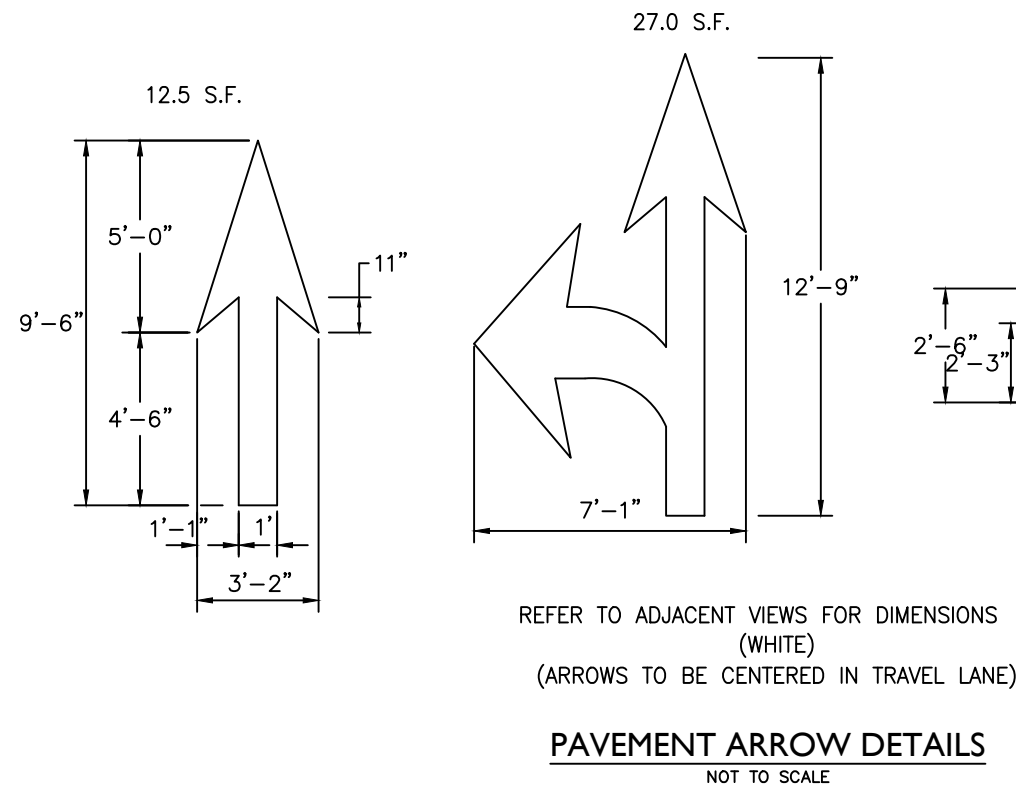
REVISED PER VILLAGE ENGINEER COMMENTS		REVISED WATER TANK		REVISED PER COMMENTS		REVISED BLDG FOOTPRINTS	
Date	10/29/19	Drawn	SMC	Project No.	18-2307	 • Land Planning • Civil Engineering • Environmental Services • Land Surveying • Landscape Architecture 85 Civic Center Plaza, Suite 103 Poughkeepsie NY 12601 Tel: 845.243.2880 160 West Street, Suite E Cromwell, CT 06416 Tel: 860.635.5373 www.lrcconsult.com LRC Engineering and Surveying, D.P.C. LRC Engineering and Surveying, LLC LRC Environmental Services, Inc. Land Resource Consultants, Inc.	
Revisions	1	Checked	KFC	Date	8/27/19		
		Approved	REM	Scale	1"=40'		

TRUCK TURNING PLAN

HEINCHON PLACE
112 EAST MAIN STREET
VILLAGE OF PAWLING
DUTCHESS COUNTY, NEW YORK

Design/Calcs	LRC	CAD File	TT18230701.dwg	Sheet No.
Drawn	SMC	Project No.	18-2307	
Checked	KFC	Date	8/27/19	
Approved	REM	Scale	1"=40'	

TT-1

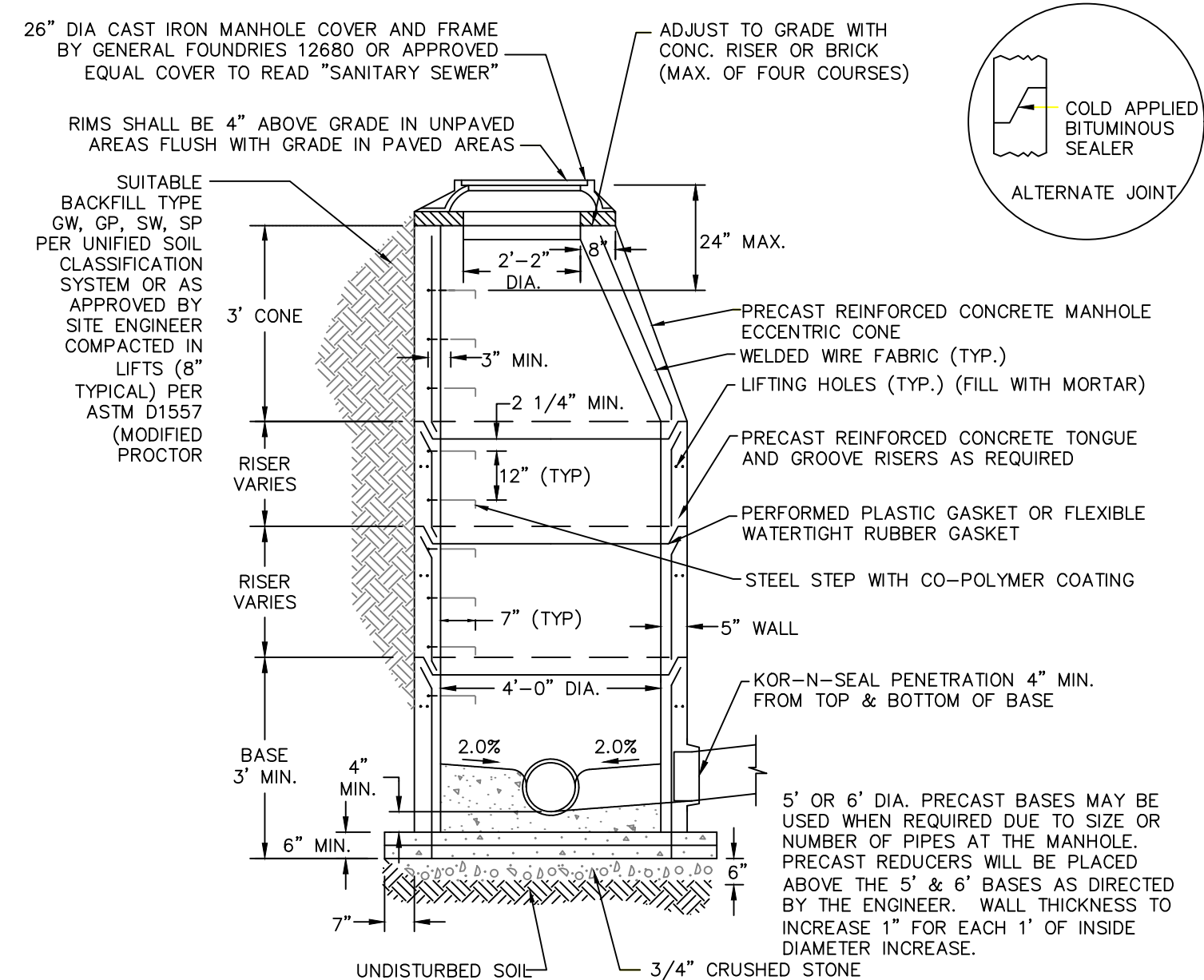


REVISIONS			
Date	Revised By	Revised For	Comments
10/29/19	DN-I	REVISD PER VILLAGE ENGINEER COMMENTS	
11/11/19	DN-I	REVISD WATER TANK	
12/10/19	DN-I	REVISD PER COMMENTS	
07/27/20	DN-I	REVISD BLDG FOOTPRINTS	

● Land Planning
● Civil Engineering
● Environmental Services
● Land Surveying
● Landscape Architecture
85 Civic Center Plaza, Suite 103
Poughkeepsie, NY 12601
Tel:845.243.2880
160 West Street, Suite E
Cromwell, CT 06416
Tel:860.635.2577
www.lrcconsult.com
LRC Engineering and Surveying, D.P.C.
LRC Engineering and Surveying, LLC
Land Resource Consultants, Inc.

SITE DETAILS			
HEINCHON PLACE 112 EAST MAIN STREET VILLAGE OF PAWLING DUTCHESS COUNTY, NEW YORK			
Design/Calcs	LRC	CAD File	DN18230701.dwg
Drawn	SMC	Project No.	18-2307
Checked	KFC	Date	8/27/19
Approved	REM	Scale	NTS

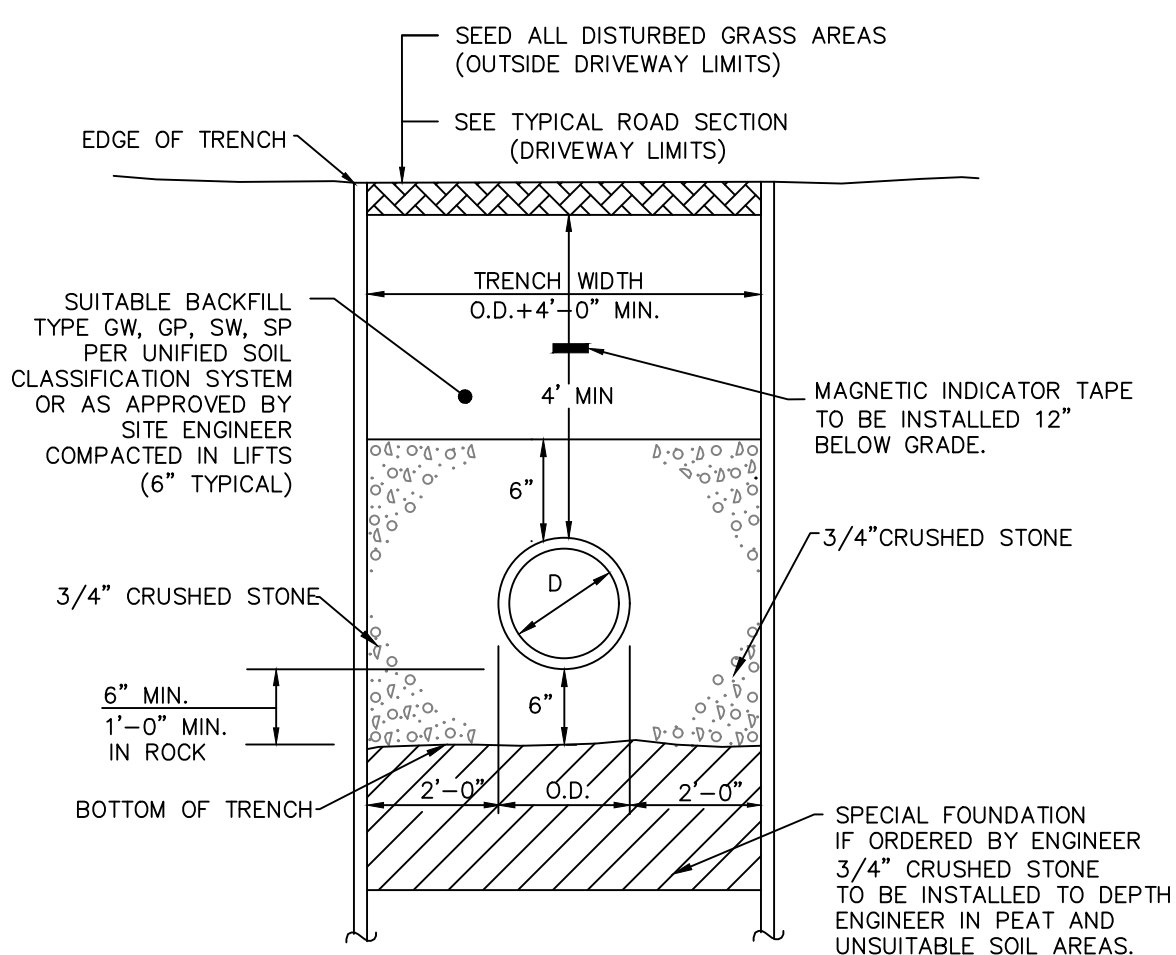
Sheet No.
DN-I



SANITARY MANHOLE

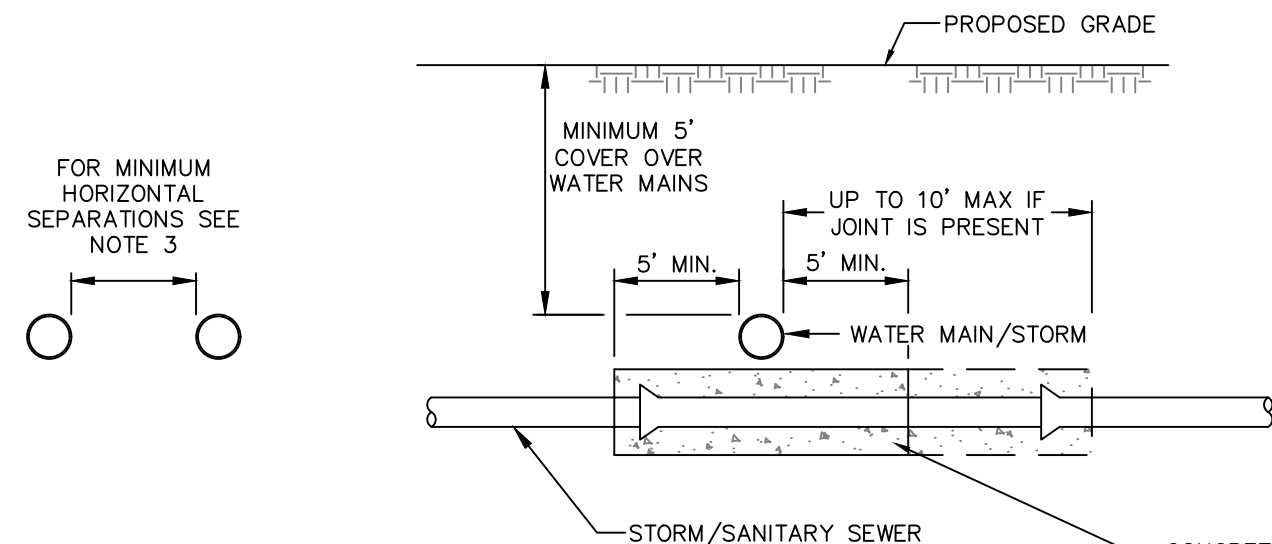
NOT TO SCALE

(MANHOLE TO BE H-20 LOAD FOR VEHICULAR TRAFFIC)
(PER ASTM C-478 AS MANUFACTURED BY WOODARD CONCRETE
OR APPROVED EQUAL)



SANITARY SEWER TRENCH SECTION

NOT TO SCALE

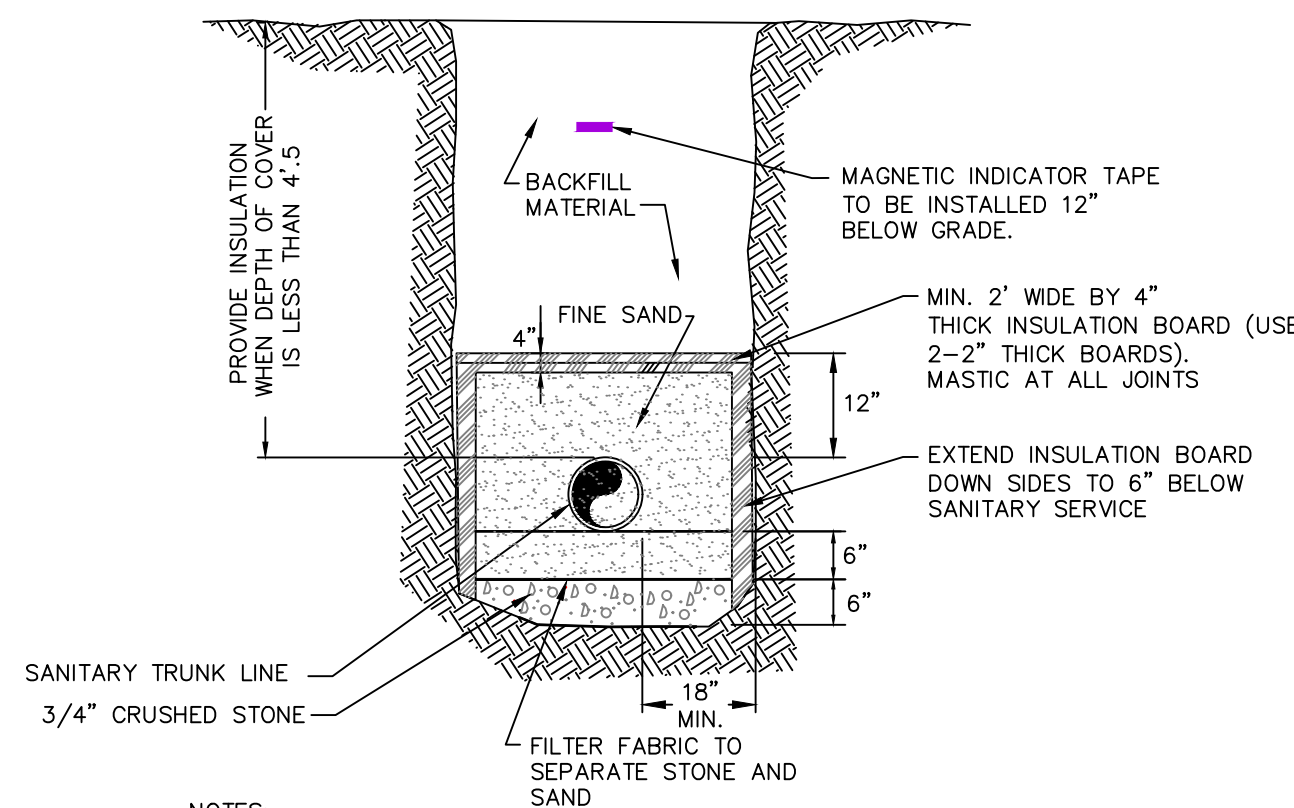


- NOTES:
1. IF THERE IS MORE THAN 18" VERTICAL SEPARATIONS AT CROSSINGS OF WATERMAIN, SEWER, AND STORM, NO CONCRETE ENCASEMENT IS REQUIRED.
 2. IF THERE IS MORE THAN 6" BUT LESS THAN 18" BETWEEN WATER MAINS AND STORM SEWERS/SANITARY SEWERS OR BETWEEN STORM SEWERS AND SANITARY SEWER MAINS AT A VERTICAL CROSSING, THE LOWER PIPE SHALL BE ENCASED IN CONCRETE. THE CONCRETE ENCASEMENT MUST BE PROVIDED FOR A MINIMUM OF 5' ON EITHER SIDE OF THE CROSSING AND UP TO THE NEXT PIPE JOINT IF THE JOINT IS WITHIN 10' OF THE CROSSING.
 3. THE SEWER AND WATER LINES MUST MEET THE FOLLOWING HORIZONTAL SEPARATION REQUIREMENTS OR IT MUST BE ENCASED FOR THE ENTIRE LENGTH WHERE THESE SEPARATIONS ARE NOT MET:
 - WATER MAINS MUST BE 10 FEET FROM SEWER LINES, MANHOLES, CATCH BASINS OR STORM LINES.
 - SANITARY MAINS MUST BE 10 FEET FROM ANY WATER LINES, CATCH BASINS, OR STORM LINES.
 - SEWER LINES MUST BE 10 FEET FROM PROPERTY LINES UNLESS IT IS A LOCATION WHERE A PRIVATE SEWER COLLECTION SYSTEM MEETS A MUNICIPAL SYSTEM.
 - SEWER LINES MUST BE 50 FEET FROM ANY WELLS.
 - SEWER LINES MUST BE 25 FEET FROM SURFACE WATERS.
 - SEWER LINES 25 FEET FROM STORMWATER INFILTRATION, STORMWATER MANAGEMENT PRACTICES, OR OPEN DRAINAGE DITCHES.
 - SEWER LINES MUST BE 25 FEET FROM CULVERT OPENINGS.
-
- The diagram is a cross-section of a storm or sanitary sewer pipe. The pipe is circular with a diameter of 6 inches. It is encased in a concrete structure. The concrete encasement is 6 inches thick on the sides of the pipe. Above and below the pipe, the concrete encasement extends 5 feet vertically. The diagram is labeled 'X-SECTION' and 'STORM OR SANITARY SEWER'. There is also a label 'CONCRETE ENCASEMENT' pointing to the concrete structure.

WATER MAIN/SEWER/STORM CONCRETE
ENCASEMENT

NOT TO SCALE

(REQUIRED IF SEPARATION REQUIREMENTS CANNOT BE MET)

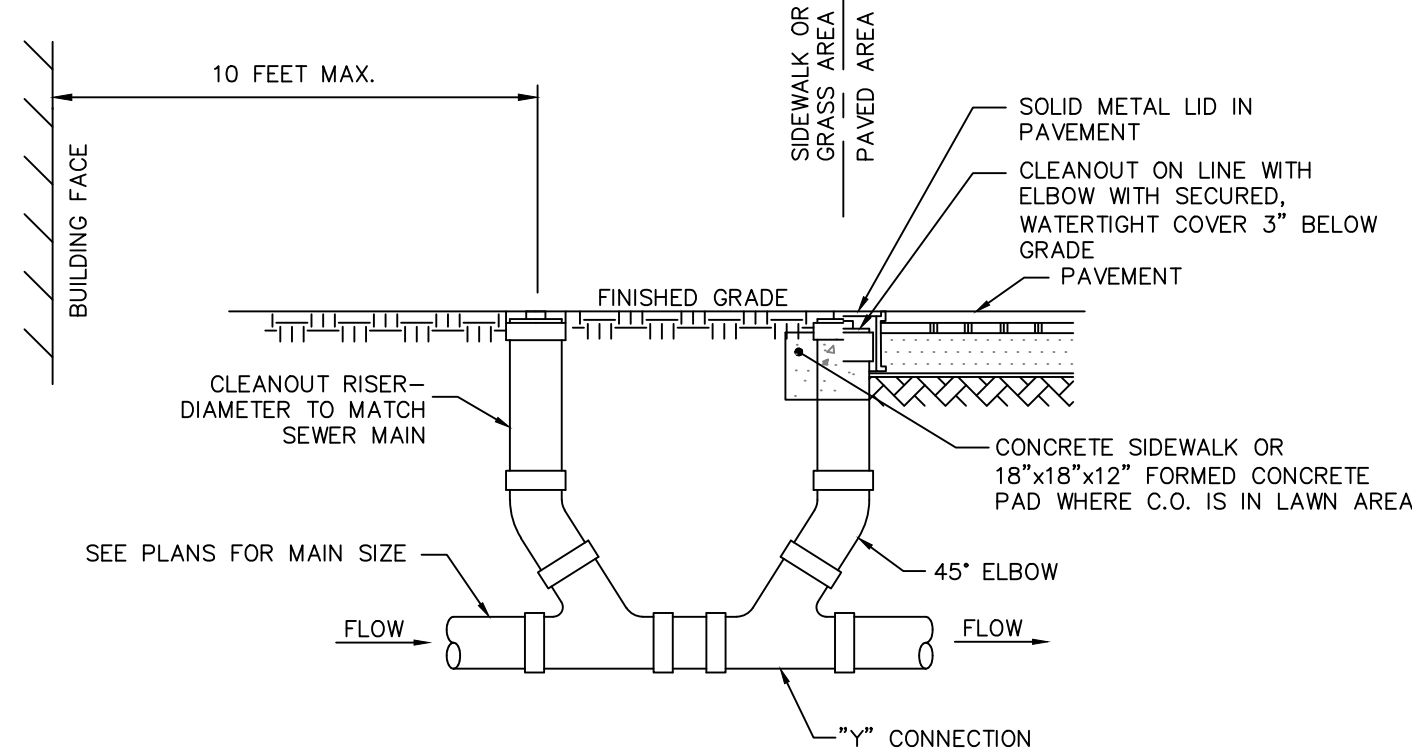


- NOTES: SAND
1. INSULATION TO BE CLOSED CELL, EXTRUDED POLYSTYRENE FOAM MEETING ASTM 578, TYPE VI, 40 PSI COMPRESSING STRENGTH
 2. BACKFILL MATERIAL AROUND INSULATION MUST BE FINE SAND FREE FROM ROOTS, ORGANIC MATTER, OR OTHER INJURIOUS MATERIALS.
 3. OVERLAP ALL INSULATION JOINTS.
 4. INSULATION TO BE PROVIDED FOR SANITARY LINES WITH LESS THAN 5' OF COVER

INSULATED TRENCH DETAIL

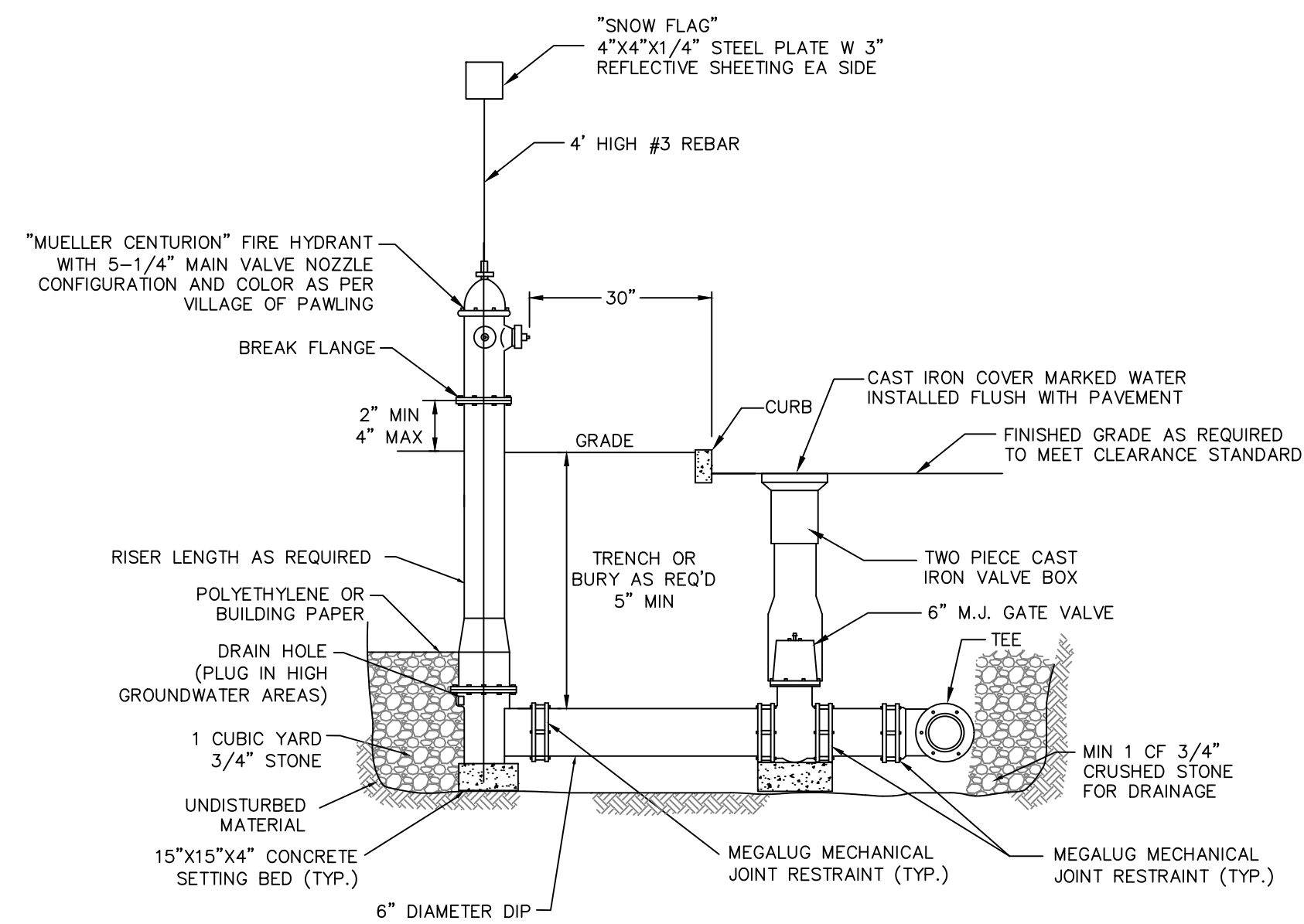
NOT TO SCALE

- NOTES:
1. DOUBLE CLEANOUT TO BE INSTALLED ON ALL SEWER LATERALS WITHIN 10 FEET OF BUILDING FACE.
 2. ANY LOCATIONS WITHIN PAVED AREAS SHALL HAVE COVERS THAT ARE H=20" LOAD RATED. ALL COVERS WHETHER IN PAVEMENT OR GRASS SHALL BE LABELED "SEWER".
 3. ALL RISERS ARE TO MATCH THE SIZE OF THE SANITARY LINE.
 4. IN LAWN AREAS INSTALL CONCRETE COLLAR 3 INCHES BELOW GRADE. COVER WITH TOP SOIL OR OTHER SURFACE TREATMENT AS DESIGNATED ON LANDSCAPE PLANS.



DOUBLE SEWER CLEANOUT DETAIL

NOT TO SCALE



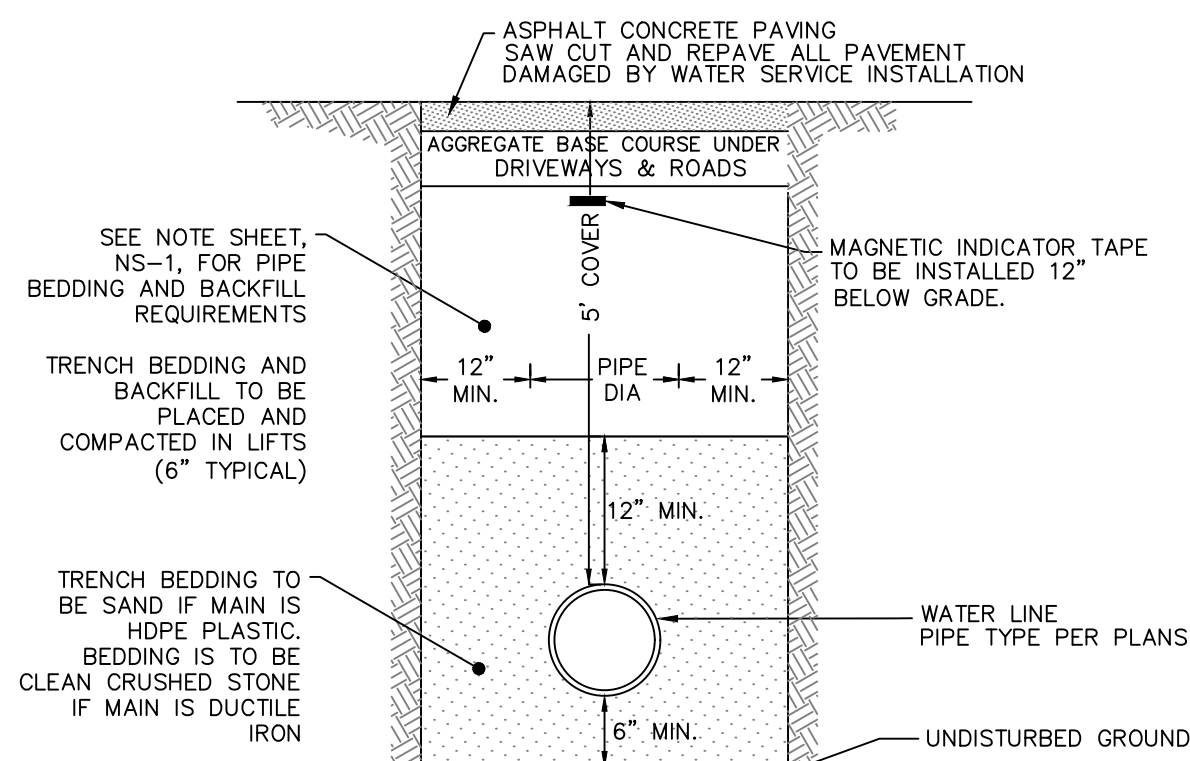
HYDRANT AND VALVE ASSEMBLY DETAIL

INSTALLATION (ADJACENT CURB)

NOT TO SCALE

HYDRANTS TO BE MUELLER CENTURION OR APPROVED EQUAL

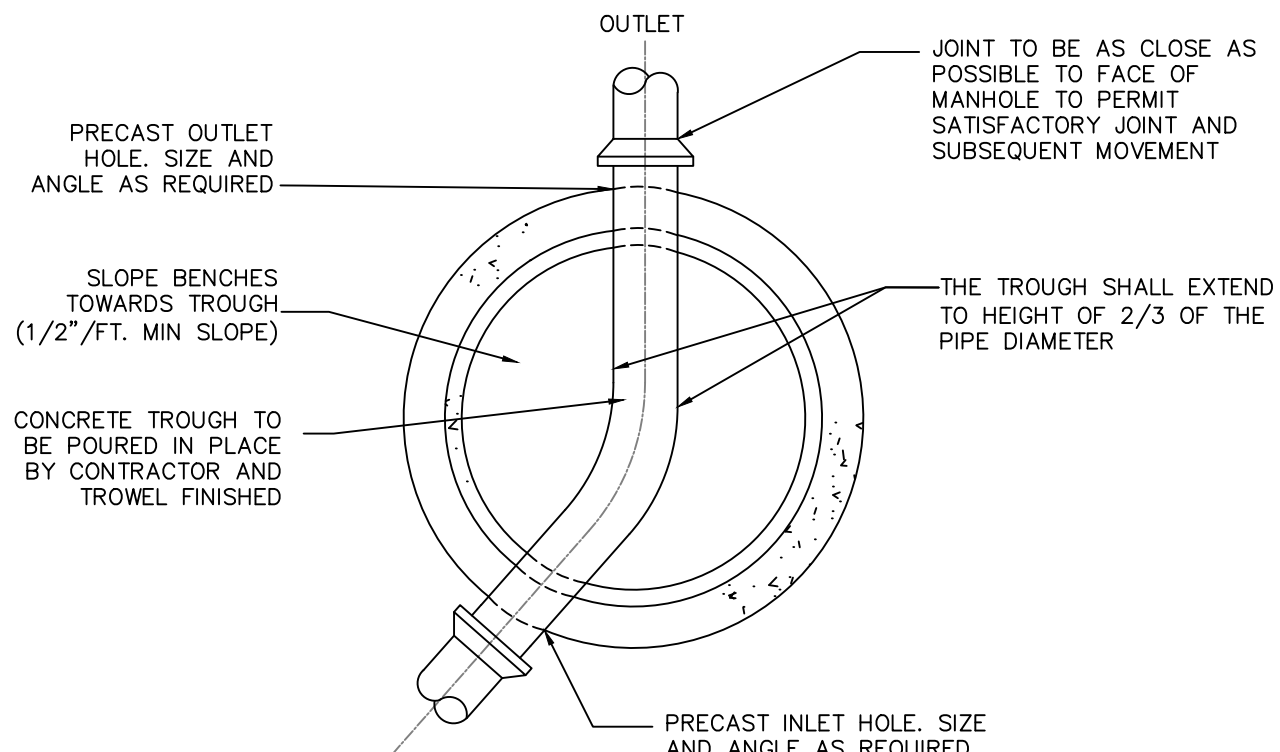
- NOTES:
1. PROPOSED LOCATIONS OF HYDRANTS TO BE FIELD LOCATED (STAKED) AND APPROVED BY WATER SUPERINTENDENT PRIOR TO INSTALLATION
 2. HYDRANT WITH PROPER RISER LENGTH (DEPTH OF BURY) SHALL BE INSTALLED AS REQUIRED TO MEET THE 2" MIN. TO 4" MAX. CLEARANCE BETWEEN THE CENTER OF THE BREAK FLANGES AND THE ASPHALT CONCRETE PAD.
 3. HYDRANTS TO MEET SPACING REQUIREMENTS OF VILLAGE OF PLYMOUTH STANDARDS.
 4. FIRE HYDRANT TO BE FLOW TESTED AND BANNED IN ACCORDANCE WITH NFPA STANDARDS.



- NOTES:
1. SEE NOTE SHEET SG-A FOR SUBGRADE AND BACKFILL PLACEMENT AND COMPACTION REQUIREMENTS.

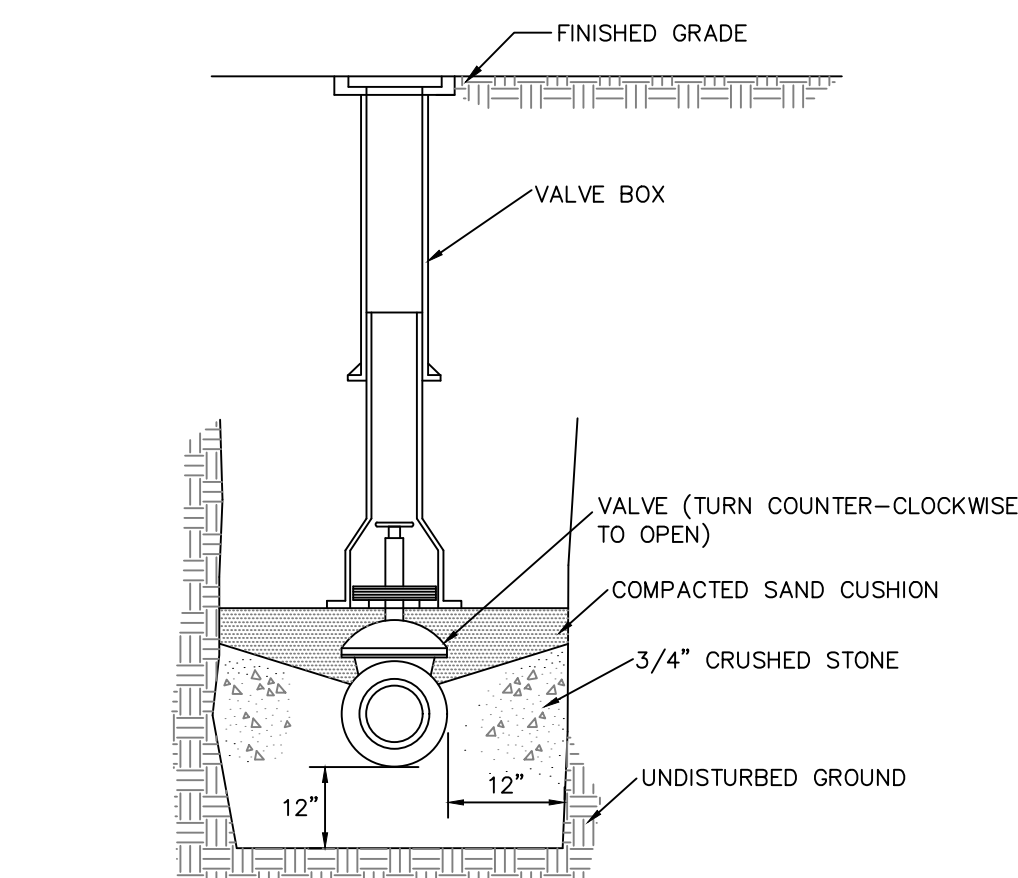
WATER MAIN TRENCH

NOT TO SCALE



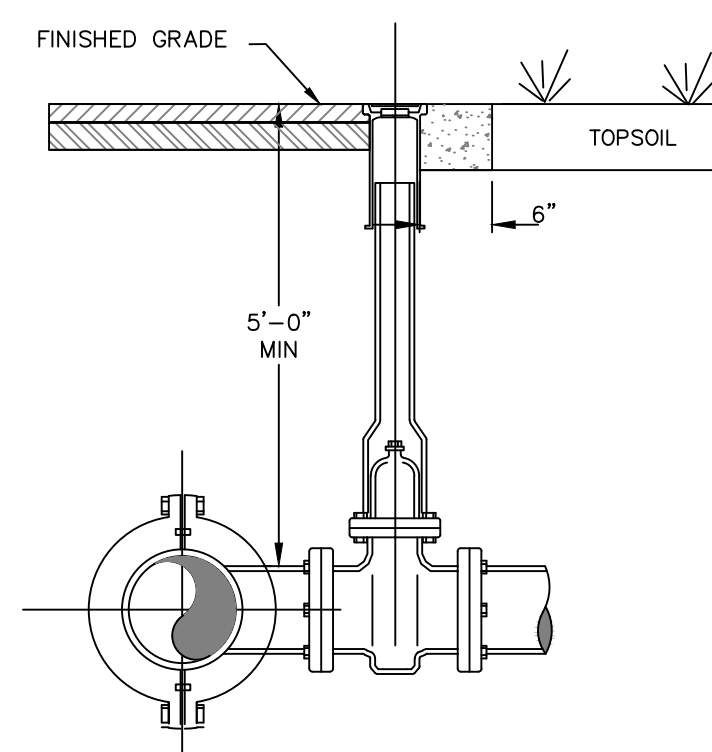
MANHOLE TROUGH DETAIL

NOT TO SCALE



VALVE AND VALVE BOX DETAIL


NOT TO SCALE



- NOTES:
1. WET TAP OF WATER MAIN SHALL BE PERFORMED UNDER THE SUPERVISION OF THE ENGINEER, AND THE VILLAGE OF PAWLING WATER DEPARTMENT.
 2. TAPPING SLEEVE AND VALVE SUPPORT SHALL BE COORDINATED WITH THE ENGINEER TO SUIT FIELD CONDITIONS.
 3. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS SHALL BE 3 FEET.
 4. VALVE OPERATING DIRECTION SHALL BE COUNTERCLOCKWISE TO OPEN (TURNING LEFT).
 5. STAINLESS STEEL TAPPING SLEEVE SHALL BE SELECTED TO FIT EXISTING PIPE MATERIAL (C.I., D.I., A.C.) AND OUTSIDE DIAMETERS.
 6. TAPPING SLEEVE, RESILIENT WEDGE VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH VILLAGE OF PAWLING STANDARDS & AS MANUFACTURED BY (MUELLER) OR APPROVED EQUIVALENT.
 7. ALL JOINTS SHALL UTILIZE MEGA LUG RETAINER GLAND.
 8. PIPE BEDDING AND BACKFILL TO BE INSTALLED IN ACCORDANCE WITH PIPE TRENCHING DETAIL.

WATER TAPPING SLEEVE AND VALVE

NOT TO SCALE

#	Date	1	10/27/19	REVISED PER VILLAGE ENGINEER COMMENTS																		
		2	11/11/19	REVISED WATER YANK																		
		3	12/01/19	REVISED PER COMMENTS																		
		4	07/27/20	REVISED BLDG FOOTPRINTS																		
 <ul style="list-style-type: none"> • Land Planning • Civil Engineering • Environmental Services • Land Surveying • Landscape Architecture <p>85 Civic Center Place, Suite 103 Poughkeepsie NY 12601 Tel:845.241.2800</p> <p>160 West Street, Suite E Cromwell, CT 06416 Tel:860.635.2877</p> <p>1 International Blvd, Suite 400 Mahwah, NJ 07495 Tel:908.603.5730</p> <p>www.lrcconsult.com</p> <p>LRC Engineering and Surveying, D.P.C. LRC Engineering and Surveying, LLC Environmental Services, Inc. Land Resource Consultants, Inc.</p>																						
<div> <div>UTILITY DETAILS</div> <div>HEINCHON PLACE</div> <div>I 12 EAST MAIN STREET</div> <div>VILLAGE OF PAWLING</div> <div>DUTCHES COUNTY, NEW YORK</div> </div> <table border="1"> <thead> <tr> <th>Design/Calcs</th> <th>LRC</th> <th>CAD File</th> <th>DN18230702.dwg</th> <th>Sheet No.</th> </tr> </thead> <tbody> <tr> <td>Drawn</td> <td>SMC</td> <td>Project No.</td> <td>18-2307</td> <td rowspan="3">DN-2</td> </tr> <tr> <td>Checked</td> <td>KFC</td> <td>Date</td> <td>8/27/19</td> </tr> <tr> <td>Approved</td> <td>REM</td> <td>Scale</td> <td>NTS</td> </tr> </tbody> </table>					Design/Calcs	LRC	CAD File	DN18230702.dwg	Sheet No.	Drawn	SMC	Project No.	18-2307	DN-2	Checked	KFC	Date	8/27/19	Approved	REM	Scale	NTS
Design/Calcs	LRC	CAD File	DN18230702.dwg	Sheet No.																		
Drawn	SMC	Project No.	18-2307	DN-2																		
Checked	KFC	Date	8/27/19																			
Approved	REM	Scale	NTS																			

