

MEMORANDUM

To: Village of Pawling Planning Board
From: LaBella Associates, Caren LoBrutto
Date: February 9, 2024
Re: 568 Route 22
Project #: 82045, task 0107

SUMMARY

Owner: Pawling Congregation of Jehovah's Witnesses, Inc.

Applicant: Pawling Congregation of Jehovah's Witnesses, Inc. (Jared Spence)

Tax Lot(s)/Location:

7057-17-243066-0000

Total Acreage: 3.03 ac.

Current Zoning District: R1 Zoning District

Current Use: Worship/Institutional

Proposed Project:

The Applicant is seeking site plan approval and to update to their existing special permit approval (1995) to add two, 790 SF rectories to the lower-level story of the existing two-story, approximately 10,000 SF building and an additional 24 seats to the main worship area. The congregation is approximately 120 – 140 people. Special events occasionally result in larger crowds. In addition, the septic system is proposed to be expanded and five additional parking spaces and sidewalk are proposed (approximately 1,988 SF). LED Lighting improvements and new vinyl siding are proposed. Note that the existing septic is located within 100 feet of a State regulated wetland. Therefore, the project involves 415 SF of disturbance in the regulated adjacent area of the NYSDEC wetland. No disturbance is proposed to the wetland itself. The site is also located within the NYC watershed. The project requires area variances for lot coverage, parking stall size, and drive aisle width.

Permits and Approvals:

- Planning Board Site Plan and Special Permit Approval
- Zoning Board of Appeals – Lot coverage, parking stall size, drive aisle width
- Dutchess County Department of Health – wastewater improvements

- NYSDEC – Regulated Adjacent Area Wetland permit; SPDES Wastewater General Permit, SPDES Stormwater
- NYCDEP – septic and stormwater

SEQR: The project is classified as an Unlisted Action.

GML 239 Referral: Yes, project is located within 500 feet of a State Road and requires site plan and special permit approval.

NEXT STEPS

The Board should consider closing the public hearing. The Board should continue to review incoming responses to from the other involved agencies.

REVIEW

1. For the proposed lighting fixtures, is there a lower kelvin option?
2. The Board should consider whether lighting should be on a timer or motion detection.
3. Describe the lighting specifications for the rear wall mounted lighting. Is there a timer or sensor that could be used?
4. Water demand and wastewater generation should be reviewed by the Village's consulting W/WW engineer, Cedarwood.
5. The County has stipulated that the facility become a regulated public water system. Please keep us informed as this process unfolds. We appreciate being copied on the correspondence.
6. The correspondence from DEC indicates that additional bog turtle considerations/analysis may be required and that the wetland permit will require an alternatives analysis related to the location of the septic. Please update the Board on where these issues stand currently.

DOCUMENTS REVIEWED

- Survey, 3/14/2020, Bambi Terrell Meunier
- Site Plan Application
- Deed
- Short Environmental Assessment Form, dated 12/28/2023
- Site Plan Set, dated 10/23/2023 (Sheets C001, CS101, CG101, CU101, CE101, C-501, LP101, ES101), revised 1/26/24
- Building Floor Plans, dated November 2021
- Engineering Comments Response, dated 12/28/2023
- Planning Comments Response, dated 12/28/2023
- DEC Correspondence regarding wetland delineation and bog turtle assessment
- Cover letter, dated 7/24/2023

- Comment response letter, 1/30/24
- DEC correspondence regarding bog turtle assessment and wetland permitting, dated September and October 2023
- EcoForm Spec Sheet
- Existing well water data
- Keystone Spec Sheet
- Peak water demand information
- PureForm Spec Sheet
- Well harvester system information

MEMORANDUM

TO: Vivian Nikolatos, Village of Pawling

FROM: Sara Drury, EIT

DATE: February 2, 2024

RE: Kingdom Hall Engineering Review Comments

Stormwater Pollution Prevention Plan (SWPPP)

1. Sheet CE101 indicates that the project proposes disturbance of less than 5,000 sf. As such, the project would fall below the SWPPP threshold established in Section 98.88(A)(3) of the Village code. Should disturbance exceed 5,000 sf, the project would be subject to the Village code and require a SWPPP.
 - a. *Response: Noted, will comply.*
 - i. Comment addressed.

Site Layout

1. Sheet CS101 indicates five (5) compact parking stalls are proposed at 9'x16'. An area variance is required as the required parking stall size is 9'x19' (Code Section 98-22.E). Documentation of the area variance should be provided upon receipt.
 - a. *Response: Noted, will comply.*
 - i. As noted above, documentation of the area variance will be provided upon receipt. Comment addressed.
2. Given the location of the proposed southern ramp, it appears the ramp entrance would be obstructed if a vehicle was parked in the adjoining stall. Consideration should be given to restriping the existing 6 parking stalls to be in conformance with ADA Accessible Parking Space requirements, NYS Building Code Section 1106.1.1 and provide unobstructed access to the ramp. NYS Code Section 1106.1.1 requires all accessible spaces must be van accessible with an access aisle that is at least 8 feet wide.
 - a. *Response: The ramp has been eliminated in favor of regrading the sidewalk to allow flush edge with the pavement along its entire length and a sub-5% slope for increased accessibility. Regarding the striping, this is an existing condition that will be reviewed at the time of the next planned renovation of the parking lot.*
 - i. Comment addressed.
3. Dimensions of the egress pad at the eastern door should be provided.
 - a. *Response: No new egress pads are being proposed at doors along the eastern elevation of the building with the exception of the access sidewalk which is already dimensioned. However, one egress door at the northern end of the west elevation of the building is being provided with a new egress pad. Dimensions have been added to that pad to clarify its size.*
 - i. Comment addressed.

Grading

1. Top and bottom of curb elevations should be provided at the southern ramp to demonstrate a drop curb at the parking and the transition back to existing reveal.
 - a. *Response: Top and bottom of curb elevations have been added to the sidewalk that is now taking the place of the proposed ramp.*
 - i. Comment addressed.

Utilities

1. The Applicant proposes to expand the previously approved septic system. Expansion/alteration of the field may require Dutchess County Behavioral and Community Health Department review and approval. Documentation of County approval or letter demonstrating no review is required should be provided upon receipt.
 - a. *Response: The Dutchess County Behavioral and Community Health Department has been notified of the proposed expansion of the system and further communication indicating either approval or exemption from review will be provided once obtained.*
 - i. As noted above, documentation will be provided upon receipt. Comment addressed.
2. The septic field is within the boundaries of the New York City Department of Environmental Protection (NYCDEP) East of Hudson Watershed. Expansion/alteration of the field may require NYCDEP review and approval in accordance with the NYC Watershed Regulations. Documentation of NYCDEP approval or letter demonstrating no review is required should be provided upon receipt.
 - a. *Response: The NYCDEP has been notified of the proposed expansion of the system and further communication indicating either approval or exemption from review will be provided once obtained.*
 - i. As noted above, documentation will be provided upon receipt. Comment addressed.

Erosion Control and Demolition Plan

1. Sheet Keynote 3 indicates compost filter sock protection within the limits of the asphalt parking lot. The NYSDEC Standards and Specifications for Erosion and Sediment Control (Blue Book) Standards and Specifications for Compost Filter Sock Design Criteria note 7 states compost filter socks shall be anchored in earth with 2"x2" wooden stakes driven 12" into the soil. Clarification should be provided as to how the filter socks will be anchored in pavement.
 - a. *Response: The filter socks will be anchored by sandbags placed at proper intervals. See notes provided on detail 4, CE101.*
 - i. Comment addressed.
2. Sheet Keynote 7 should be removed as the blue book Standards and Specifications for Silt Fence do not refer to an overflow weir.
 - a. *Response: Sheet keynote 7 on CE101 has been removed.*
 - i. Comment addressed.
3. Sheet CE101 indicates compost filter socks around existing parking lot inlets. Inlet protection should be in conformance with storm drain inlet protection options in the blue book. In addition, proposed drains should be equipped with inlet protection until the tributary area(s) have reached permanent stabilization.

- a. *Response: Compost filter socks are an acceptable option for storm drain inlets surrounded by pavements as illustrated under the heading "Type IV – Paved Surface Inlet Protection" on page 5.58 of the Blue Book. Type III inlet protection will be provided for proposed storm drain inlets in harmony with detail 3 on sheet CE101.*
 - i. Comment addressed.
- 4. Clarification should be provided as to how construction vehicles will reach the rear of the site as the parking lot is bound by curbing.
 - a. *Response: Mountable curbing exists along the east edge of the parking lot pavement that will allow access for the light-duty equipment needed to accomplish the small scope of work along the north side and rear of the building.*
 - i. Comment addressed.
- 5. Limits of the 100' wetland buffer should be delineated with orange construction fencing to protect the wetland and adjacent area.
 - a. *Response: Reinforced silt fence is being provided where the wetland buffer intersects the work area and will prevent any unnecessary disturbance. The wetland and a large portion of the buffer area is inside a wooded area where it would be impractical to install construction fencing. In addition, the septic disposal field that cuts through the edge of the wetland buffer would also not be a suitable location for construction fencing. It is our opinion that additional fencing would not provide any further protection to the buffer or wetland than what is proposed.*
 - i. Comment addressed.

Details

- 1. Detail 4/C501 provides dimensions for parking striping. Dimensions should be consistent with dimensions provided on the site plan.
 - a. *Response: The specified detail has been modified to indicate that striping lengths vary according to what is shown on the site plan.*
 - i. Comment addressed.
- 2. Details 5/C501 and 6/C501 provide dimensions for concrete curb reveal. Dimensions should be consistent with dimensions provided on the site plan. In addition, a detail for flush curbing should be provided.
 - a. *Response: Curb reveal varies according to the values provided on the grading plan, CG101. The only flush curbing onsite will be that used in conjunction with the sidewalk with turndown curb and the detail has been revised to indicate that the reveal will vary.*
 - i. Comment addressed.
- 3. Detail 6/C501 refers to a curb tie-in detail for tie-in information. A curb tie-in detail should be provided.
 - a. *Response: The reference to a curb-tie in detail has been removed as this is not applicable to this project.*
 - i. Comment addressed.
- 4. A detail for sign mounting for the compact car parking signs should be provided.
 - a. *Response: The signs will be attached using typical masonry fastening methods that will be detailed in project specifications to accompany the final construction documents.*
 - i. Comment addressed.

5. Detail 8/C501 provides dimensions for curb ramp width. Dimensions should be consistent with dimensions provided on the site plan. In addition, the layout of the ramp in detail should be consistent with the layout provided in the site plan.
 - a. *Response: The curb ramp has been eliminated in favor of a sidewalk with edges flush to the adjacent pavement.*
 - i. Comment addressed.
6. A tactile warning strip should be added to detail 8/C501 and a detail provided for the tactile warning strip.
 - a. *Response: No tactile warning strip is required as the curb ramp has been eliminated.*
 - i. Comment addressed.
7. A detail should be provided for the compost filter sock, in conformance with the blue book.
 - a. *Response: A compost filter sock detail has been added to sheet CE101 as detail 4.*
 - i. Comment addressed.
8. A detail for inlet protection should be provided, in conformance with the blue book.
 - a. *Response: Inlet protection will be provided as explained in comment 4 under the heading "Erosion Control and Demolition Plan" above.*
 - i. Comment addressed.
9. Detail 16/C501 calls for filter socks to be installed on the downhill side of the stockpile. However, it appears silt fence is shown. Detail 16/C501 should be revised to reflect the intended sediment barrier.
 - a. *Response: The specified detail has been renumbered as detail 8 on sheet C-501 and the requested revision has been made.*
 - i. Comment addressed.
10. Details relevant to the proposed septic field expansion/improvements should be provided.
 - a. *Response: Details relevant to the proposed septic system modification have been included on sheet CU101.*
 - i. Comment addressed.

SED