



September 26, 2022

Mr. Robert Pfister, Jr, Chairman
Planning Board
Village of Pawling
9 Memorial Avenue
Pawling, NY 12564

RE: Restaurant
Site Plan and Architectural revisions
146 East Main Street

Dear Chairman Pfister and Members of the Board:

As requested, the following is a list of changes from the site plan package approved by the Planning Board on December 8, 2020 and conditions that were subsequently constructed/ installed at the site.

Of note, the following items have previously been submitted to the Planning Board in support of the municipal review of the project:

3/29/22	proposed architectural modifications as well as site plan and freestanding sign information
7/20/22	response to architectural review prepared by Robert Orr
8/30/22	revised Full Environmental Assessment Form (FEAF)

- NYSEG has installed a new pole and permanent electrical service/meter panel for the restaurant. The location (as dictated by NYSEG) of these items will require the elimination of one parking spot at the northwest corner of the site. This area will now become green space, curbing shall be modified and meter panel will be painted and screened with some plantings.

41 parking spaces were approved previously. The elimination of the aforementioned parking space will result in a total of 40 parking spaces on the site.

- The sign detail has been revised and is included in this submission. The sign is in the same general location as previously approved.
- The installed Belgian block curbing within the Village ROW along East Main Street shall be removed and replaced with poured-in-place concrete curbing. The curbing within

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the site shall remain as Belgian block. Final installation of curbing shall be per the approved site plan.

- The finished floor elevation was raised from 530.0' (approved) to 531.1' as constructed. The building height is still within the allowable height for the zone district.
- Vegetative screening for north end of parking area has been added to the site plan. As this planting is proposed to be installed on the 140 East Main Street site (under similar/related ownership), an easement will be required for installation and maintenance.
- Belgian block paver at entry apron to the site shall be removed as these were not part of the approved site plan.
- Installed curb work/sidewalks within the site shall be modified to match the previously approved site plan.
- There shall be no sidewalk access from East Main Street to the outdoor dining area.
- Belgian block planting beds along the outdoor seating area have been added these areas will have low (3' to 4' mature height) evergreen plantings to screen some of the brick wall surrounding the outdoor dining area.
- Window wells have been added to provide some natural light into the basement area. These window wells are shown on the updated site plan.
- The dumpster pad is slightly larger than what was shown on the previously approved plan. This shall remain.
- The roof overhangs at front building entry and the north end of building have been extended
- A concrete pad was installed on the 140 East Main Street site. At this time, a generator servicing 146 East Main Street site shall not be installed at this location.

In addition to changes to the approved site plan, several architectural features (not affecting compliance with NYS Building Code) were modified during construction. Although the Architectural Guidelines included in the Village of Pawling Comprehensive Plan are described as 'discretionary' and 'not enforceable', the project aims to comply with many of the recommendations include in the aforementioned guidelines. It is acknowledged by the owner that certain changes to the approved building design were made during construction. These revisions have been detailed by the Village's Building Code Enforcement consultant and the

Village Architect, Robert Orr. Our offer to mitigate these revisions has been enumerated in previous submissions to the Board.

- Although the original site plan/architectural approval included natural stone veneer, supply chain shortages during construction necessitated use of an alternate material. Brick veneer was selected due to availability and that the Planning Board approved the alternate material in deliberation in the Fall of 2021. There are several examples of brick architecture throughout the Village, particularly in the downtown 'core'. While people pass the NYS Route 22 and East Main Street intersection, the use of the brick on the subject building may be perceived as a 'marker' indication of what is found in the Village 'core'. The solid feel and scale of the building also creates a sense of entry into the Village. The Comprehensive Plan for the Village did suggest installation of pylons at the four corners of the NYSDOT ROW at the East Main Street intersection. Although this was a very conceptual idea and would have much difficulty coming to fruition for various reasons (cemetery, sightlines, road ownership, etc.), the restaurant structure and associated freestanding signage may satisfy one of the corners of the conceptual 'pylons' at the intersection.
- Windows on the second floor of the structure are double-hung function and of a scale, style and color similar to many of the houses in the vicinity of the project. These windows will have muntins and shutters, as per the approved plans.
- The brick-faced half wall on the second-floor dining area will be removed and replaced with a painted metal and/or composite railing system per the approved plans. The railing will match the style of railing systems at the main entry roof covering as well as the railing that will surround the rooftop HVAC units on the north side of the building.
- The brick half wall that encloses the outdoor dining area on the ground floor level was installed as more of a safety feature. The wall will keep restaurant patrons within the outdoor dining area which is in close proximity to East Main Street. Additional evergreen plantings can be located along the exterior face of the wall to offer some greenery and visually break the use of brick in this location.

It is proposed to install an additional decorative column adjacent to each existing column along the ground-level outdoor dining area. Base and capital trim pieces shall be added to the columns. The cross-sectional shape of the columns shall be square to match the column enclosures already installed. Decorative columns with brick bases shall be placed at the main/east side entry per the approved design drawings.

- The roof was originally specified as composite roof shingles. A composite roof, similar in look to a traditional clay, was installed on the building and is fully completed. It is proposed to maintain this roof system.
- It is proposed to cover some of the brick at south and east sides (main entry and south end of main dining area) of the building with a composite/PVC trim to better attain the design intent of the approved plans. The color of the trim shall be white. Existing corner boards on upper story to remain.
- Shutters will be installed per the approved design plans.
- The cedar pergola structure shall be modified to set within the white 'entablature' that wraps the south end of the outdoor dining area, so that it will not be visible from the exterior of the building.
- It is proposed to remove the cultured stone on the second story (north end of outdoor dining area) and replace with composite horizontal lap siding to match existing second-story walls. The cultured stone on the lower-level outdoor dining area will be removed and replaced with travertine tile to match the adjacent wall. The travertine wall finish on the second floor shall remain.
- The bay at the northwest corner (facing East Main Street) of the building was modified in order to provide for a high window in the kitchen area. No change is proposed.
- The roof (over the basement-access stairs) configuration at the north end of the building was modified to accommodate required HVAC equipment. The flat roof shall be enclosed by railing similar to what will be installed at the front entry. The front entry covering was also extended to provide for better weather protection at the main building entrance.
- In addition to the items mentioned above, further discussion on the final color of the Hardieboard siding is offered. The Board may feel that a tone-on-tone (trim and siding) white color may work better in place of the beige color that is currently on the building. The owner is open to discussing this further.

Please review the submission at your earliest convenience. If you have any questions and/or require additional information, please contact my office.

Sincerely,

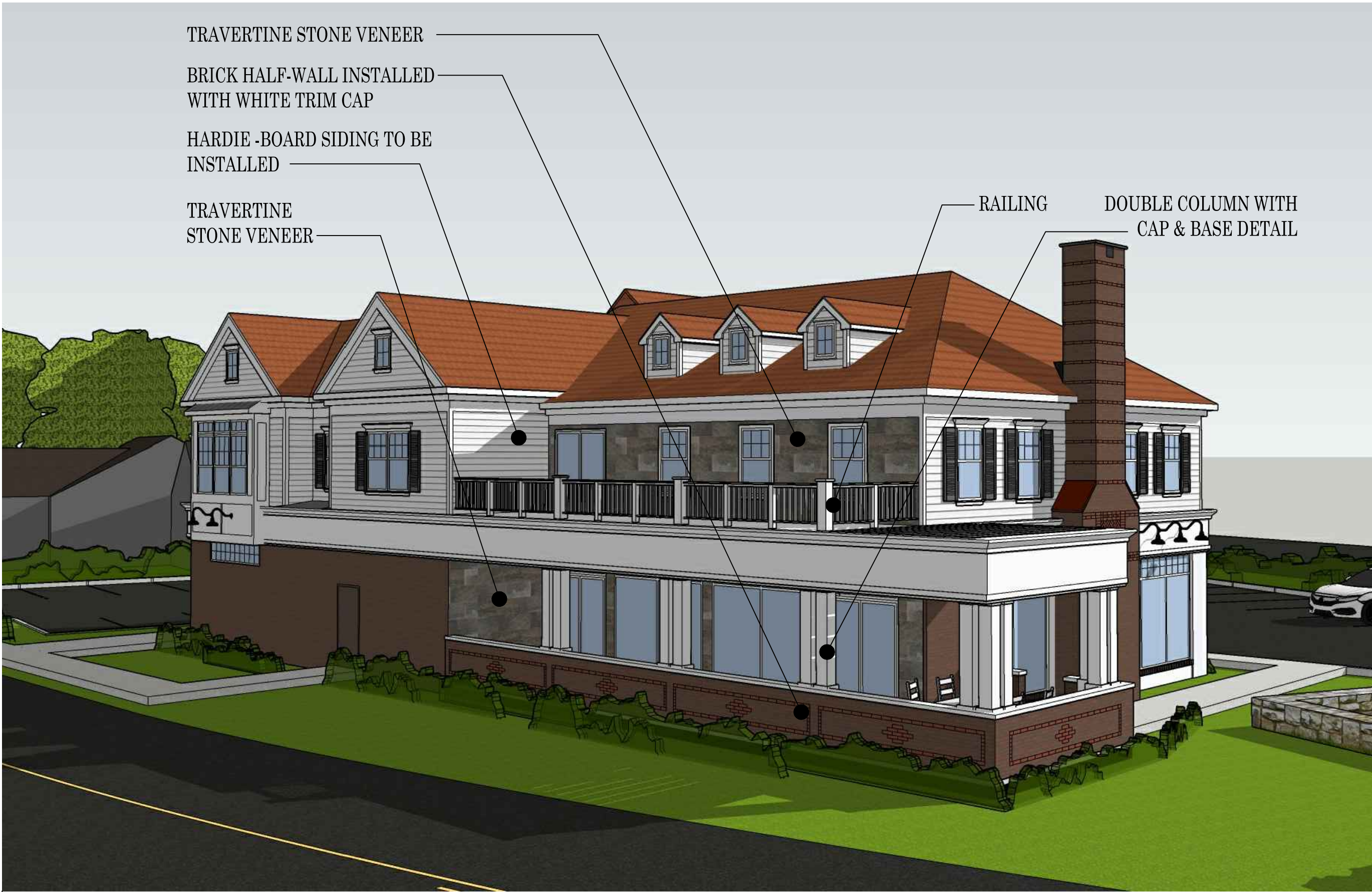


Curt M. Johnson, RA

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SOUTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



NORTHEAST ELEVATION

GROUP
DESIGNS LLC

ARCHITECTURE - PLANNING - MANAGEMENT

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100 BUSINESS PARK DRIVE
ARMONK, NEW YORK 10504
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CURT M. JOHNSON, R.A.
NEW YORK LICENSE NO. 028457

NO.	DATE	DESCRIPTION	BY
1	03/29/2022	PLANNING BOARD SUBMISSION	AC
2	04/08/2022	REVISIONS	AC
3	07/20/2022	REVISIONS	AC
4	09/27/2022	REVISIONS	AC

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SCALE: 1/8" = 1'-0"

PROJECT NAME:

Restaurant

146 East Main Street
Pawling, NY 12564

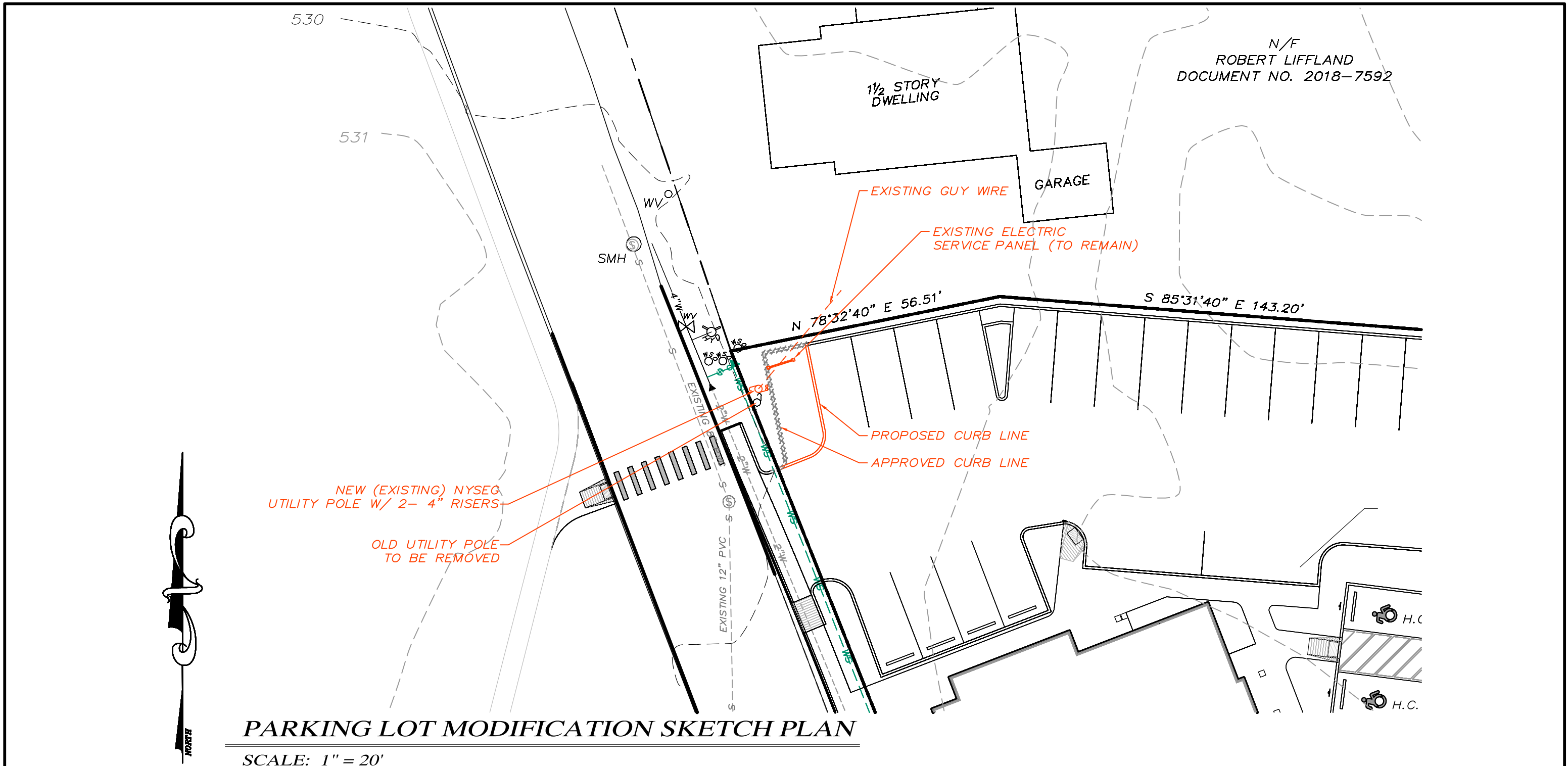
7/20/22


DRAWING NAME:

PROPOSED
EXTERIOR VIEWS -
WHITE SIDING

DRAWING NUMBER:

R-1



1		
ISSUE NO.	DATE	DESCRIPTION/COMMENTS
N: \2019\2019.034 - Tomassetti McGrath's- 146 East Main Street		
 Know what's below. Call before you dig. or 800-962-7962		
REFER AND COORDINATE WITH ALL OTHER DRAWINGS AND PROJECT SPECIFICATIONS FOR OTHER IMPROVEMENTS AND NOTES. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE MUNICIPALITY DESIGNATED REPRESENTATIVE.		

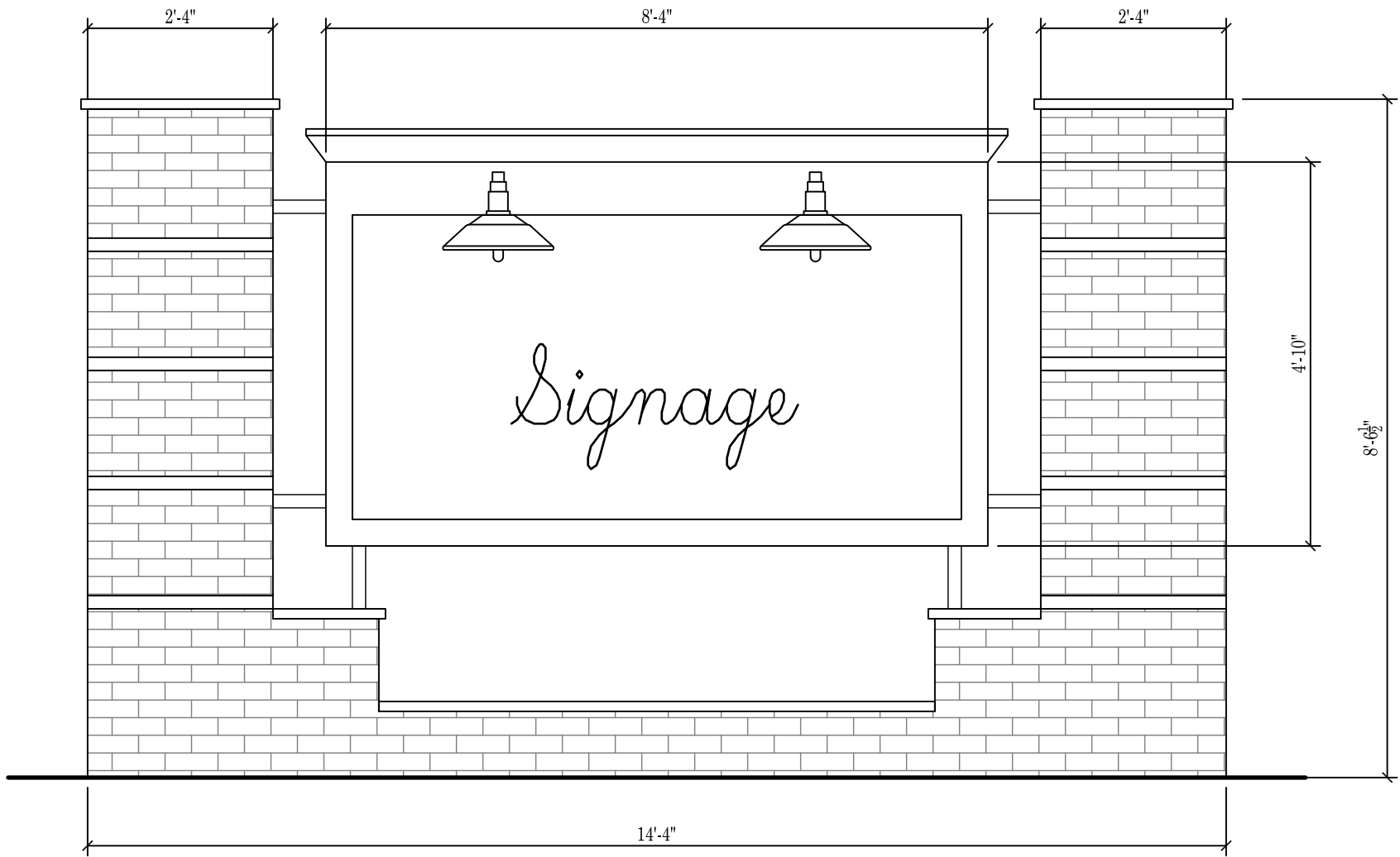


PROPOSED RESTAURANT
PREPARED FOR
MAIN CORNER PROPERTIES, LLC
146 EAST MAIN STREET
VILLAGE OF PAWLING
COUNTY OF DUTCHESS
STATE OF NEW YORK

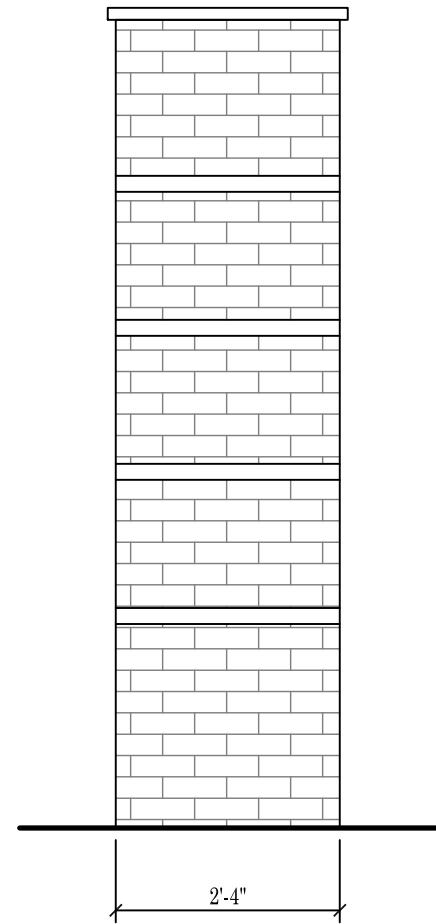
DRAWING TITLE: PARKING LOT MODIFICATION SKETCH		
SCALE: AS NOTED	DATE ISSUED: 03-29-22	PROJECT No.: 2019.034
DRAWN BY: GP	CHECKED BY: RZ	APPROVED BY: JZ
ZARECKI & ASSOCIATES, L.L.C. Consulting Engineers - Land Surveyors - Architects 11 West Main St. Pawling, NY 12564 845.855.3771 845.855.3772 (Fax)		DWG. NO. SK-1
		SHEET 01 OF 01

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