



November 1, 2022

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

RE: Restaurant  
Architectural revisions  
146 East Main Street

Dear Chairman Pfister and Members of the Board:

Enclosed please find updated architectural renderings for the restaurant building. Note that the site changes are same as previously submitted on 9-26-22. A synopsis of the proposed architectural revisions are as follows:

- Clad the existing brick chimney surface with natural stone veneer. Samples to be provided to the Planning Board at the 11/15/22 Planning Board meeting or before. It is the intent to select a stone that is similar in tone to the existing stone wall at the cemetery and secondary tones that tie to the roof color.
- It is proposed to cover some of the existing 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. The remaining exposed brick shall be painted a gray color, complementary to the stone selected for the chimney.
- It is proposed to cover the brick of the existing sign with the same stone veneer that is selected for the chimney.
- 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.

63 East Main Street • Pawling, NY 12564 • T. 845-493-0235 • [www.thejantilegroup.com](http://www.thejantilegroup.com)



- The brick-faced half wall on the second-floor dining area will be covered with trim material on the exterior faces. The existing wall is structurally tied into the concrete slab of the outdoor dining area.
- The brick half wall that encloses the outdoor dining area on the ground floor level was installed as more of a safety and privacy feature. The wall will keep restaurant patrons within the outdoor dining area which is in close proximity to East Main Street. The brick face will be covered with trim material (white color) on the exterior faces. 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.
- 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 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;

A handwritten signature in black ink, appearing to read 'Curt M. Johnson', with a stylized, flowing script.

Curt M. Johnson, RA



10/26/2022 10:03 AM C:\USERS\ACUCCIA\DESKTOP\GROUP DESIGNS\146 E  
MAIN DR. PPT\1025\_2022\_RENDERINGS\_REDROOF\_LOWERTRIM.DWG



SOUTHEAST ELEVATION



NORTHWEST ELEVATION

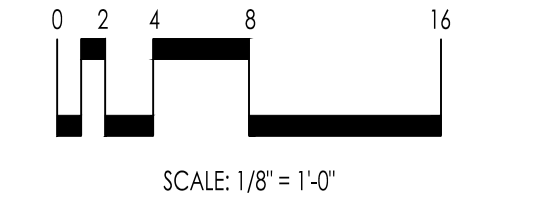


SOUTHWEST ELEVATION



NORTHEAST ELEVATION

NO.	DATE	DESCRIPTION	BY



PROJECT NAME:

**Restaurant**  
146 East Main Street  
Pawling, NY 12564

10/26/22

DRAWING NAME:

**OPTION 2**

DRAWING NUMBER:

**R-1**