



October 31, 2023

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

RE: Pawling Commons Amended Site Plan
63, 67, 71 East Main Street

Dear Charman Pfister and Members of the Board:

Attached please find an amended Site Plan application package for eth referenced site. Specifically, the amendment pertains to expansion of the parking areas on the northern portion of the site. These additional parking spaces will ensure adequate parking for the residential uses on the site as well as the commercial uses, which can vary based on actual tenancy. The site plan also provides for proposed outdoor dining in the area of the former bank drive thru and adjacent area. This is being proposed to provide opportunities for the tenant space, formerly PCS Bank, to be used as a restaurant.

The proposed expansion of parking also provides for enhanced vehicular circulation around the buildings.

Thank you for your consideration. If you have any questions and/or require additional information, please contact our office.

Sincerely;

Curt M. Johnson, RA

63 East Main Street • Pawling, NY 12564 • T. 845-493-0235 • www.thejantilegroup.com

THE **JANTILE**
GROUP



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

Fees Paid: _____	Application Date: _____
Escrow Paid: _____	PB Meeting Date: _____

REQUEST FOR: (Check all that apply)

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

Name of Project: PAWLING COMMONS - AMENDED SITE PLAN

Tax Map Number of all parcels: 7056-05-101917

Street Address of all parcels: 63, 67, 71 EAST MAIN STREET

Description of Proposed Activity: AMENDMENT TO 2/8/22 SITE
PLAN APPROVAL FOR EXPANDED PARKING

Name of Applicant(s): KJ RANT REALTY, LLC

Address: 100 BUSINESS PARK DR., ARMONK NY 10504

Telephone: 845-493-0235 Email: C JOHNSON @ JANTIVE . COM

Name and Address of Record Owner(s): SAME AS ABOVE

A) For All Applications:

- 1) Total acreage involved in application: 4.2 AC
- 2) Total contiguous acreage controlled by applicant/owner: 4.2 AC
- 3) Total number of existing structures: 2
- 4) Type of existing structures: COMMERCIAL
- 5) Total square footage of all new construction: ≈ 68,000 SF
- 6) Estimated value of new construction or addition: 9,000,000
- 7) Type of construction or activity proposed: (Check all that apply)
- | | | | |
|-----------------------|---|--|--|
| New Construction: | Residential <input checked="" type="checkbox"/> | Commercial <input checked="" type="checkbox"/> | Institutional <input type="checkbox"/> |
| Expansion/Renovation: | Residential <input type="checkbox"/> | Commercial <input checked="" type="checkbox"/> | Institutional <input type="checkbox"/> |
| Home Occupation: | <input type="checkbox"/> | Change in use: <input type="checkbox"/> | Other: <input type="checkbox"/> |
- 8) Zoning District: B1
- 9) Does applicant intend to request any information waivers?
No ☒ Yes ☐ If yes, please list all waivers (attach separate pages if necessary):

- 10) Are there agricultural and/or forestry exemptions affecting the property?
No ☒ Yes ☐ If yes, please list in detail (attach separate pages if necessary):

- 11) Have any area or use variances affecting the property been granted?
No ☐ Yes ☒ If yes, please list in detail (attach separate pages if necessary):
12/15/21 : THIRD BUDG ON LOT, AREA VARIANCES
PERTAINING TO URBAN REGULATIONS

12) Have any permits affecting the property been issued by any other governmental agency?

No _____ Yes ☒ If yes, please list in detail (attach separate pages if necessary):

BUILDING PERMIT FOR 71 E. MAIN ST. (MULTIFAMILY)

13) Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency?

No ☒ Yes _____. If yes, please list in detail (attach separate pages if necessary):

14) Attach a copy of the current deed and any easements affecting the property.

15) The site contains a federal jurisdictional wetland: Yes _____ No ☒ If yes, provide a copy of any applications and correspondence with the USACOE.

16) The site contains a state protected freshwater wetland: Yes _____ No ☒ If yes, provide a copy of any applications and correspondence with the NYSDEC.

17) The areal extent of proposed disturbance to the wetland is: N/A

18) The areal extent of proposed disturbance to the wetland buffer area is: N/A

B) For Subdivision and Lot Line Change Applications Only:

N/A

- 1) Total number of lots proposed: _____
- 2) What is the size of the smallest lot proposed? _____
- 3) What is the size of the largest lot proposed? _____
- 4) Number of private driveways proposed: _____
- 5) Number of common driveways proposed: _____
- 6) Maximum number of lots serviced by a common driveway: _____
- 7) Number of private roads proposed: _____
- 8) Number of lots serviced by a private road: _____
- 9) Preliminary Plat Includes _____ acres and tentatively includes _____ future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is _____ (define measure: acres/square feet).
- 10) Does subdivider intend to submit a single subdivision plat for filing with County Clerk for all property in the Preliminary Plat? Yes _____ No _____. If no, state the number of sections to be filed _____.

Name and Address of Professional Engineer: INSITE ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE

Telephone: 845-225-9690 Email: JWATSON@INSITE-ENG.COM

Name and Address of Licensed Land Surveyor: INSITE ENGINEERING, SURVEYING

Telephone: 845-225-9690 Email: JWATSON@INSITE-ENG.COM

Name and Address of Attorney: N/A

Telephone: _____ Email: _____

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

Telephone: _____ Email: _____

ARCHITECT/OWNER LIASON:

J GROUP DESIGN
63 E. MAIN ST.
PAWLING, NY 12564
845-403-0235
CJOHNSON@JANTILE.COM

By His/Her signature the Applicant avows that: 1) He/She has read this application and is familiar with its content; and 2) He/She has read, is familiar with, and understands the requirements of the Village of Pawling Code provision(s) affecting or regulating the project for which this application is made; and 3) He/She agrees to comply with the requirements of the Village of Pawling Code provision(s) affecting or regulating the project for which this application is made including any general or special conditions of any permits or approvals granted by any board, agency, or department of the Village of Pawling; and 4) He/She has read this statement and understands its meaning and its terms.

Applicant Signature: _____

Print Name: _____

Anthony Casola

Date: _____

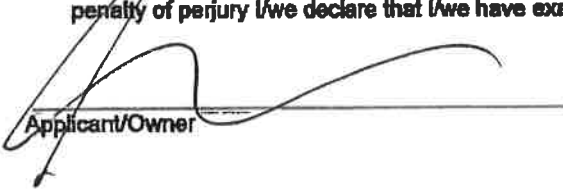
10/17/2023

PART "A"
OWNER AFFIDAVIT

State of New York }
County of Westchester } ss:

Anthony Casola being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Subdivision / Lot Line Change / Site Plan / Land Contour / Aquatic Resource approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize CUPT JOHNSON to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
5. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Pawling, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
6. That I/we understand that the Village of Pawling Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.


Applicant/Owner

Anthony Casola
Applicant/Owner

Sworn to before me this 17th day of
October, 2023.

Gigi Melendez
Notary Public

GIGI MELENDEZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6205111
Qualified in Bronx County
My Commission Expires May 04, 2025

PART "B"
APPLICANT / AGENT AFFIDAVIT

State of New York
County of Westchester

ss:

Anthony Casola being duly sworn, deposes and says:

1. That I/we are the owner named in the foregoing application for Planning Board for Subdivision / Lot Line Change / Site Plan / Special Permit approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at or conducts business at 100 BUSINESS PARK DR. ARMONK in the County of WESTCHESTER and the State of NY.
3. That I/we understand that by submitting this application for Planning Board approval that I/we expressly grant permission to the Planning Board and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Planning Board action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Village related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Village Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Planning Board, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Village of Pawling, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Village Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Village official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Village of Pawling Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

[Signature]
Applicant/Agent

Anthony Casola
Applicant/Agent

Sworn to before me this 17th day of
October, 2023

Gigi Melendez
Notary Public

GIGI MELENDEZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6205111
Qualified In Bronx County
My Commission Expires May 04, 2025

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


State of New York

County of Dutchess

}
}
} ss:

CURT JOHNSON being duly sworn, deposes and says:

1. That I/we are the ARCHITECT / OWNER LIASON named in the foregoing Application for Subdivision / Lot Line Change / Site Plan / Special Permit approval(s) and that I/we have been duly authorized by the owner in fee and the applicant to make such application and that the foregoing statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we understand that the Village of Pawling Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.



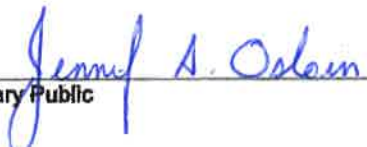
Licensed Professional

Licensed Professional

Licensed Professional

Licensed Professional

Sworn to before me this 30th day of
October, 2023.



Notary Public

JENNIFER A. OSBORN
Notary Public, State Of New York
No. 010S6069211
Qualified in Dutchess County
Commission Expires 1/22/2026


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

State of New York
County of Putnam

} ss:

John Watson being duly sworn, deposes and says:

1. That I/we are the Project Engineer named in the foregoing Application for Subdivision / Lot Line Change / Site Plan / Special Permit approval(s) and that I/we have been duly authorized by the owner in fee and the applicant to make such application and that the foregoing statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we understand that the Village of Pawling Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.



Licensed Professional

Licensed Professional

Licensed Professional

Licensed Professional

Sworn to before me this 30th day of
October, 2023.

Alicia Hansen

Notary Public

Alicia Hansen
Notary Public, State of New York
Reg. # 01HA6086470
Qualified in Dutchess County
Commission Expires January 21, 2027

PART "D"
DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Westchester } ss:

Anthony Casola being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

NONE

2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

NONE

3. That he/she understands that the Village of Pawling Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.


Agent/Owner

Anthony Casola
Agent/Owner

Sworn to before me this 17th day of
October, 2023.

Gigi Melendez
Notary Public
GIGI MELENDEZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6205111
Qualified in Bronx County
My Commission Expires May 04, 2025

VILLAGE OF PAWLING

9 Memorial Avenue

Pawling, NY 12564

Tel: (845) 855-1128

Fax: (845) 855-9317

Email: pbsecy@villageofpawling.org

AFFIDAVIT

I hereby certify that to the best of my knowledge there are no outstanding fees owed to the Village of Pawling regarding the property or person identified below. Furthermore, I hereby certify that to the best of my knowledge, no outstanding violation of local laws or ordinances of the Village of Pawling exists with respect to the property or any structure or use existing thereon.

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

Section: 7056 Block: 05 Lot: 101917

Address of property subject to application: 63, 69, 71 EAST MAIN ST.

Type of Application: AMENDED SITE PLAN

Identify Board or Department: BUILDING/ZONING/PLANNING DEPARTMENT

Owner

Anthony Casola

Agent

Notary

Gigi Melendez

Notary

GIGI MELENDEZ
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6205111
Qualified in Bronx County
My Commission Expires May 04, 2025

CONFIRMATIONS

Building Inspector

Date

Planning/Zoning

Date



*Village of Pawling
9 Memorial Avenue
Pawling, NY 12564*

*Tel: (845) 855-1122
Fax: (845) 855-9317
www.villageofpawling.org*

ESCROW POLICY ACKNOWLEDGEMENT

I have received and reviewed the Village of Pawling Escrow Policy and I have been given the opportunity to read Local Law No. 3 of 2022, a copy of which is attached, regarding responsibility for payment of consultant expenses incurred by the Village. We/I acknowledge that payment of the Village's consultant expenses and funding of escrow are the joint and several responsibilities of both the applicant and the Property Owner, if different. We/I understand the terms of the Local Law and of the Escrow Policy and we/I agree to comply:

Application Name: PAWLING COMMONS AMENDED SITE PLAN

Applicant (name printed): ~~AN~~ KJ RANT REALTY (ANTHONY GASOLA MEMBER)

Applicant Signature: _____

If Applicant is not the Real Property owner, then complete below:

Real Property Owner (print): Anthony Gasola

Real Property Owner Signature: 

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Pawling Commons Amended Site Plan (2023)		
Project Location (describe, and attach a general location map): 63 East Main Street, (V/o) Pawling TM 7056-05-101917		
Brief Description of Proposed Action (include purpose or need): Project includes demolition of existing one-story commercial building (former Pawling AG market) and construction of a 4-story mixed-use building (approx 53,000 sf) containing approximately 8400 sf commercial, 36 residential apartments and related amenities and construction of a 3-story, multi-family residential building (approx 21,000 sf) with site improvements. The existing one-story multi-tenant commercial building will remain. Area Variances as well as a Special Permit to allow residential uses on the first floor of a building within the B1 zone district were previously granted an in effect for the current site plan. THE PURPOSE OF THIS AMENDED SITE PLAN APPLICATION IS TO PROVIDE FOR ADDITIONAL PARKING IN UNDEVELOPED PORTIONS OF THE PROPERTY AS WELL AS PROVIDE FOR OUTDOOR DINING AREA FOR POTENTIAL RESTAURANT TENANT IN THE EXISTING COMMERCIAL BLDG		
Name of Applicant/Sponsor: KJ Rant Realty LLC		Telephone: 718-655-5450 E-Mail: cjohnson@jantile.com
Address: 100 Business Park Drive		
City/PO: Armonk	State: New York	Zip Code: 10504
Project Contact (if not same as sponsor; give name and title/role): Curt Johnson, RA, J Group Designs		Telephone: 845-493-0235 E-Mail: cjohnson@jantile.com
Address: 63 East Main Street		
City/PO: Pawling	State: New York	Zip Code: 12564
Property Owner (if not same as sponsor): -same as sponsor-		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals**B. Government Approvals, Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Special Permit	granted 2/8/2022
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	area variances	granted 12/15/2021
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Village of Pawling water and sewer connections	6/2023
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SWPPP coverage	11/2023
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning**C.1. Planning and zoning actions.**

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYC Watershed Boundary

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
B1 Business 1	
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located?	Pawling Central
b. What police or other public protection forces serve the project site?	Dutchess County Sheriff, NYS Police
c. Which fire protection and emergency medical services serve the project site?	Pawling Fire and municipally-contracted medical transport
d. What parks serve the project site?	various parks (Lakeside, Murrow, Dutcher Golf course) within the Village and Town of Pawling

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? commercial and multi-family residential	
b. a. Total acreage of the site of the proposed action?	4.2 acres
b. Total acreage to be physically disturbed?	01.9+/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	4.2 acres
c. Is the proposed action an expansion of an existing project or use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 200 +/- Units: 1 bldg/51 res/comm/prkng	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed?	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
i. If No, anticipated period of construction: 36 months	
ii. If Yes:	
• Total number of phases anticipated	2
• Anticipated commencement date of phase 1 (including demolition)	6 month 2021 year
• Anticipated completion date of final phase	6 month 2024 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:	
work on new multi-family residential structure to commence first, followed by mixed-use building and site improvements	

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	15
At completion of all phases	_____	_____	_____	51

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ 1 ii. Dimensions (in feet) of largest proposed structure: _____ 40' height; _____ 135' width; and _____ 130' length iii. Approximate extent of building space to be heated or cooled: _____ 53000 +/- square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? foundations and sitework ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): 5000 c.y. • Over what duration of time? 2 months iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. excavation of rock and some soils for buildings and sitework. Excess materials shall be trucked offsite iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe. _____ v. What is the total area to be dredged or excavated? _____ 0.6 acres vi. What is the maximum area to be worked at any one time? _____ 0.4 acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 12,000 (see endnotes) gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Village of Pawling water district #1 (see endnotes)
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 12000 (see endnotes) gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Village of Pawling
- Name of district: Village of Pawling Sewer District 1
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? • Will a line extension within an existing district be necessary to serve the project? <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p> <p>_____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or <u>2.8</u> acres (impervious surface)</p> <p>_____ Square feet or <u>4.2</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>see end notes</u></p> <p>_____</p> <p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p><u>see end notes</u></p> <p>_____</p> <p>_____</p> <p>• If to surface waters, identify receiving water bodies or wetlands: _____</p> <p>_____</p> <p>• Will stormwater runoff flow to adjacent properties?</p>	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>construction equipment</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>temporary heating (if necessary)</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>building heating and cooling</p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input checked="" type="checkbox"/> Morning <input checked="" type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p style="text-align: center;">2</p> <p>iii. Parking spaces: Existing <u>100+/- partially defined</u> Proposed <u>157</u> Net increase/decrease <u>57 +/-</u></p> <p>iv. Does the proposed action include any shared use parking? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ <u>1,250,000 kWh</u></p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>grid/local utility</u></p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8-5</u> • Saturday: <u>8-5</u> • Sunday: <u>none</u> • Holidays: <u>none</u> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8-8 commercial/24 hrs residential</u> • Saturday: <u>8-8 commercial/24 hrs residential</u> • Sunday: <u>10-5 commercial/24 hrs residential</u> • Holidays: <u>10-5 commercial/24 hrs residential</u> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8-5</u> • Saturday: <u>8-5</u> • Sunday: <u>none</u> • Holidays: <u>none</u> 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: <u>8-8 commercial/24 hrs residential</u> • Saturday: <u>8-8 commercial/24 hrs residential</u> • Sunday: <u>10-5 commercial/24 hrs residential</u> • Holidays: <u>10-5 commercial/24 hrs residential</u>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>construction activities, potential for rock removal (no blasting)</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: <u>some existing overgrown vegetation will be removed at site perimeter in construction area; new vegetative screening will be installed during/at end of construction</u></p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>typical building and site lighting, all fixtures will be selected and installed to mitigate offsite/night sky glare</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: <u>some existing overgrown vegetation will be removed at site perimeter in construction area; new vegetative screening will be installed during/at end of construction</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>pest management</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: <u>5</u> tons per <u>month</u> (unit of time) • Operation : <u>15</u> tons per <u>month</u> (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: <u>recycling of plastics, cardboard/paper, etc</u> • Operation: <u>recycling of plastics, cardboard/paper, etc</u> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: <u>on-site dumpsters collected by local carter to certified landfill</u> • Operation: <u>on-site dumpsters collected by local carter to certified landfill</u> 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

site is located within developed area of village setting containing various uses _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.6	2.8	+0.2
• Forested	1.4	0.8	-0.6
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.2	0.6	+0.4
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

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v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ 0-5' feet	
b. Are there bedrock outcroppings on the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 0.01 %	
c. Predominant soil type(s) present on project site: <u>Farmington Galway Stockbridge</u> 100 %	
_____ %	
_____ %	
d. What is the average depth to the water table on the project site? Average: _____ 6'+ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ 1 % of site	
<input type="checkbox"/> Moderately Well Drained: _____ 99 % of site	
<input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 100 % of site	
<input type="checkbox"/> 10-15%: _____ % of site	
<input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
<ul style="list-style-type: none"> • Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____ 	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Name of aquifer: <u>Principal Aquifer</u>	

<p>m. Identify the predominant wildlife species that occupy or use the project site: typical small mammals and birds _____ _____ _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>Bog Turtle</p> <p>_____</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>_____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Identify resource: Wonder LAke, NYSDEC lands, Lakeside/Murrow Parks ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State and/or Town operated lands</u> iii. Distance between project and resource: _____ 1+ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

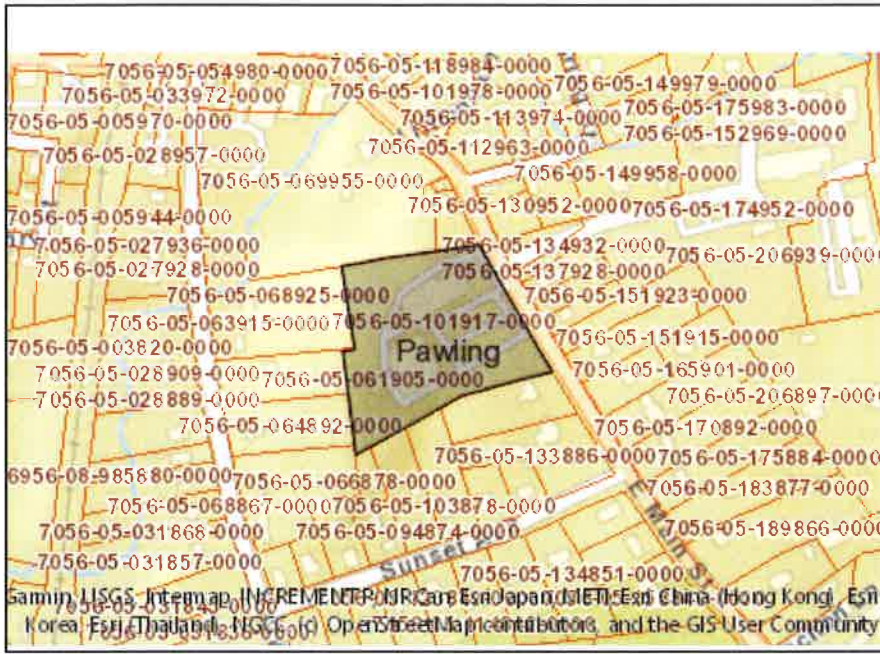
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Curt Johnson RA for KJ Rant Realty Date 10/31/23

Signature  Title architect



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	C314116, V00218
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer

E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bog Turtle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

PAWLING COMMONS

Full Environmental Assessment Form

End Notes 10-31-23

- D.1.c. The developed site currently consists of a single-story commercial building (approximately 13400 sf with 9 commercial tenant spaces) and another one-story commercial building (approximately 16000 sf former grocery market, now vacant). It is proposed to demolish the vacant former grocery building and construct a mixed-use, four-story structure containing approx. 8000 of commercial space, 36 residential apartments and related accessory uses for residential use. The new building will be in the same general location of the existing building. In addition, it is proposed to construct a new, three-story multi-family (15 units) building on the site. The only proposed change to the existing multi-tenant commercial building is to convert the existing covered drive-thru area, along with some adjacent outdoor space, to outdoor dining for potential restaurant use in the former bank tenant space.
- D.2.c.ii. The Village of Pawling has secured additional source(s) of potable water to serve the existing water district.
- D.2.e.i. 2.8 acres proposed; 2.6 acres existing
- D.2.e.ii. The proposed roof leaders and overflow from the proposed flow splitter is proposed to be directed to a flow spreader prior to discharging off-site to the south where the current stormwater sheetflows off the property. Post construction stormwater management is proposed to mitigate the runoff from the pre- to post-development conditions. Therefore, there will be a net reduction in stormwater runoff to the neighboring property.
- D.2.e.ii. Stormwater runoff from the redeveloped areas of the site are proposed to be collected and conveyed to proposed onsite stormwater management practices including a subsurface infiltration system and two hydrodynamic separators prior to discharging offsite via sheet flow and the existing municipal stormwater collection and conveyance system.
- D.2.j. the site is currently occupied by two buildings, one is a multi-tenant commercial space consisting of a drive-up bank (recently vacated), optician, dry cleaner, liquor store, and offices/retail space. The other building was used as a grocery market for many years, but has been vacant for the past decade.

EXISTING SITE

<u>Use (ITE Code)</u>	<u>GFA</u>	<u>trips per unit</u>	<u>total trips (PM Peak hour)</u>
Supermarket (850)*	16,000 sf	9.24/1000 sf	147.84
Liquor store (899)	1583 sf	16.37/1000 sf	25.86
Optician (720)	1280 sf	3.46/1000 sf	4.43
Bank (912)	2388 sf	20.45/1000 sf	49.08
Dry cleaner (use 911)	562 sf	12.13/1000 sf	6.79
4 offices (710)	3185	1.15/1000 sf	3.66
Vacant(use 814 Variety store)**2540		6.84/1000 sf	<u>17.37</u>
			237.66 total trips

PROPOSED SITE

<u>Use (ITE Code)</u>	<u>GFA</u>	<u>trips per unit</u>	<u>total trips (PM Peak hour)</u>
Existing commercial building:			
Liquor store (899)	1583 sf	16.37/1000 sf	25.86
Optician (720)	1280 sf	3.46/1000 sf	4.43
Restaurant, sit down	3200 sf ***	9.85/1000 sf	31.52
Dry cleaner (use 911)	562 sf	12.13/1000 sf	6.79
4 offices (710)	3185	1.15/1000 sf	3.66
Vacant(use 814 Variety store)**2540		6.84/1000 sf	17.37
Proposed site alterations/additions:			
Multi-family residential (221)	51 units	0.44/unit	22.44
Commercial space (use 814)**	8000 sf	6.64/1000 sf	<u>53.12</u>
			165.19 total trips

* historical use (A&P/Pawling AG Market) of the currently vacant space

** assumptions for potential use as these spaces are vacant and have not been assigned a tenant

*** including outdoor seating

E.1.h The NYSDEC Environmental Mapper identifies two sites that are within 2000' of the subject site as properties within the NYSDEC Site Remediation database. These properties are as follows:

- NYSDEC ID C314116 , 33 East Main Street, site remediation complete in 2012
- NYSDEC ID V00218), 82 and 85 Charles Colman Boulevard, remediation complete

E.2.o. There are no wetlands located on the project site.