

MEMORANDUM

To: Village of Pawling Planning Board
From: LaBella Associates
Date: March 7, 2024
Re: Pawling Commons
Project #: 81931.03, Task 0104

SUMMARY

Applicant/Owner: KJ – Rant Realty, LLC

Tax Lot(s)/Location: 7056-05-101917-0000; 63, 67, 71 E. Main Street

Current Zoning District: B1 Business Zoning District, Urban Regulations

NYC Watershed: Yes

Proposed Project:

The Applicant seeks expansion of parking area within the northern area of the property and an outdoor dining area¹ as accessory to a proposed restaurant at the former bank. Parking is proposed to more adequately accommodate residential and commercial uses based on actual and anticipated tenancy. The approved plan included 112 parking spaces². With the proposed amendment, the total parking will be 155 (+43 parking spaces).³ The development parcel is 4.2 acres. The Applicant also sought a renewal of the special permit for residential units on the ground floor of 71 East Main Street, which was granted by the Planning Board on January 24, 2024 for two years. No changes are proposed to the approved total residential dwelling units, or the total commercial square footage with the exception of the outdoor dining area. The Building 67 footprint is proposed to be decreased in size from 16,000 SF to 14,340 SF to allow for outdoor recreation space for tenants. Building 71 footprint is proposed to increase by 400 SF, with no change to the approved architectural façade.

- 63 Building: Total 13,400 SF commercial, 1-story
- 67 Building: Total 56,133 SF, including 8,000 SF commercial, 36 dwelling units, 4 stories
- 71 Building: Total 16,950 SF, including 15 dwelling units, 3 stories

A total of 0.5 acres of new impervious surfaces are proposed. New impervious surfaces are being created for the proposed parking lot expansion. A total of 1.1 acres of existing impervious surface are being redeveloped. The redeveloped areas consist of reconstructing portions of the existing asphalt parking lot and converting an area of existing pavement to the proposed residential building. A 0.3 acre area of existing impervious surface is proposed to be removed and restored as lawn. A net increase of 0.2 acres of impervious is proposed. The project includes new stormwater quality treatment and reduction measures. Retaining walls, 4' in height or less, are proposed to be

¹ Outdoor cafe and table services is a permitted use in the B1 District.

² Waiver granted 09/2018 for 14 spaces per section 93-22(l) waiving up to 15% of required parking.

³ Pursuant to Local Law 6 2014, the Planning Board determines parking requirements for developments within the B-1 District.

boulder and/or redirock material. The grade at the southwest corner is proposed to be raised for the revised stormwater conveyance and treatment. The area of disturbance with the proposed site plan amendment is approximately 1.9 ac.

Project Background:

A site plan and special permit were approved for this site on 2/8/2022 for construction of a mixed use development, including 68,000 SF of new construction. Area variances were granted for the site on 12/15/2021 for urban regulations, including building height, placement (build to line, frontage buildout and building depth), and for more than one building on the lot as required by Section 98-11.

Existing Conditions:

The developed site currently consists of a single-story commercial building (approximately 13,400 sf with 9 commercial tenant spaces: drive-up bank (recently vacated), optician, dry cleaner, liquor store, and offices/retail space) and another one-story commercial building (approximately 16,000 sf former grocery market, now vacant).

- 63 Building: The bank tenant moved out as of September 2023. The owner is considering new tenants, possibly a restaurant use that would also convert the roofed drive-thru area and adjacent drive-thru access lanes into outdoor dining area.
- 67 Building: it is the intent to demo the existing building in the near future. Construction of the new mixed-use building will commence when amended site plan approval is secured.
- 71 Building: Building is under construction. A late -spring 2024 occupancy is anticipated.
- Site: portions of the site around the 63 East Main Street building are functioning as 'normal'. Area around 71 East Main Street building is fenced off to separate construction area from remainder of the in-use parking area, etc.

Permits and Approvals:

- Amended Site Plan Approval
- NYSDEC GP 0-20-001
- Village Board – MS4 and water connection
- NYCDEP – Sewer extension and SWPPP
- DCDOH – Sanitary improvements
- Pawling Joint Sewer Commission – Sanitary connection

GML 239 Referral: No. Information according to Dutchess County Referral Identifier Map - [Referral Identifier | Dutchess County \(dutchessny.gov\)](#)

NEXT STEPS

The Board should consider closing the public hearing and making a SEQR determination, pending the outcome of the DEC consultation on turtles.

COMMENTS

1. The Applicant should provide evidence of consultation with NYSDEC on bog turtle and sign off.

DOCUMENTS REVIEWED

Cover letter by J Group Designs, dated 10/31/2022

Planning Board application

Full Environmental Assessment Form (FEAF), J Group Designs, dated 10/31/2023

Stormwater Pollution Prevention Plan, Insite Engineering, dated 1/30/2024

Site Plan Sheets: Existing Conditions/Removals Plan Ex-1, Site Plan SP-1, Erosion and Sediment Control SP-2, Vehicle Maneuvering Plan VM-1, Details D-1, D-2, Insite Engineering, dated 10/31/2023, revised 2/27/2024

Site Plan Sheets: Site Plan SY-1, Schematic Planting Plan SY-2, J Group Designs, dated 10/30/2023, revised 2/27/2024

Response to Comments, J Group Designs, dated 12/29/2023

Response to Comments, Insite Engineering, dated 12/29/2023

Stormwater Pollution Prevention Plan, Insite Engineering, dated 12/29/2023

Cover letter by J Group Designs, dated 1/25/2024

PJSC Letter, dated 1/23/2024

Insite Engineering Response Letter, dated 1/30/2024

NYCDEP letter, dated 1/8/2024

MEMORANDUM

TO: Vivian Nikolatos, Village of Pawling

FROM: Sara Drury, EIT

DATE: March 7, 2024

RE: Pawling Commons Engineering Review Comments – Letter 4

Stormwater Pollution Prevention Plan

1. Comment addressed.
2. **Applicant submitted to DEC on January 12, 2024 and is awaiting response. Determination from DEC should be provided upon receipt.**
3. Comment addressed.
4. Comment addressed.
5. Comment addressed.
6. Comment addressed.
7. Comment addressed.
8. Comment addressed.
9. Comment addressed.
10. Comment addressed.
11. Comment addressed.
12. Comment addressed.
13. Comment addressed.
14. Comment addressed.
15. Comment addressed.
16. Comment addressed.
17. Comment addressed.
18. Comment addressed.

Site Layout

1. Comment addressed.
2. **Comment addressed.**

Grading

1. Comment addressed.
2. Comment addressed.

Utilities

1. Comment addressed.
2. Comment addressed.
3. Comment addressed.

4. Comment addressed.
5. Comment addressed.
- 6. Comment addressed.**
7. Comment addressed.
8. Comment addressed.

Details

1. Comment addressed.
2. Comment addressed.
3. Comment addressed.
4. Comment addressed.
5. Comment addressed.
6. Comment addressed.
7. **We received notification from DEC on February 27, 2024 indicating that DEC is waiving its authority for review indicating that review and approval by the NYCDEP is sufficient. Documentation of review and approval by NYCDEP should be provided upon receipt. In addition, we received a copy of comments provided by the Dutchess County Department of Behavioral & Community Health dated February 26, 2024. Documentation of approval from the County should be provided upon receipt.**

Additional Comments

1. Comment addressed.
2. Comment addressed.
3. Comment addressed.

SED