



January 25, 2024

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

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

Dear Chairman Pfister and Members of the Board:

Enclosed please find responses to comments included in the 1/04/24 planning review memorandum prepared by Caren LoBrutto of LaBella. Our responses, in boldface, are keyed to the referenced review memorandum.

1. Provide correspondence with NYCDEP relative to permitting (eg., SWPPP and Sewer extension).
Response: InSite has been in contact with the NYCDEP and they have determined that SWPPP approval by the NYCDEP is not required (see attached email). It is our understanding that the DEP was intending to send a note to the Planning Board directly clarifying this issue. Information regarding the sewer extension will be submitted to the NYCDEP.
2. The Board should consider the suitability of proposed hours for operation of an outdoor dining area 11 AM to 11 PM.
Response: as the actual user for the proposed restaurant use has not been determined, it is suggested that the 11 AM to 11 PM time frame for outdoor seating is reasonable.
3. Applicant should obtain/provide confirmation of capacity with PJSC per NYCDEP requirement.
Response: Our office is in receipt of 'will serve' letter from the PJSC (see attached)
4. The USFWS indicates the potential for regulated bat species at this location. Therefore, tree clearing restrictions should be implemented and a note should be added to the plan.
Response: the note regarding the tree-clearing prohibition between April 1 and October 31 has been added to the plan.

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



5. Provide additional lighting details related to building-mounted lighting, bollards, etc. Information should include kelvin readings. The photometric plan should show how footcandle levels are spread across the site in addition to the calculation summary.

Response: updated lighting plan has been included in this submission.

6. Burning bush and winter creeper are both considered invasive by NYSDEC. Please provide alternatives.

Response: the landscape plan has been revised to provide non-invasive alternatives to these referenced plants.

7. The Board should consider how to ensure parking for the Village will be retained, if desired.

Response: It is the intent of the applicant to provide ample and convenient parking for the on-site uses. The applicant also acknowledges the parking deficit within the Village. To that end, the applicant offers to keep an open dialog with the Village once the project is complete and will consider options for non-site user parking at that time.

This concludes our response at this time. If you have any questions and/or require additional information, please contact our office.

Sincerely;

A handwritten signature in black ink, appearing to read 'Curt M. Johnson', with a long horizontal flourish extending to the right.

Curt M. Johnson, RA

Pawling Joint Sewer Commission

9 Memorial Ave.

Pawling, New York, 12564

Phone (845)855-9442

Fax (845)855-9317

Email: PJSC@villageofpawling.org

January 23, 2024

Mr. Curt Johnson
J. Groups Designs, LLC
63 East Main Street
Pawling, NY 12564

Re: Sewer Hook-up
63, 67 & 71 East Main Street, Pawling

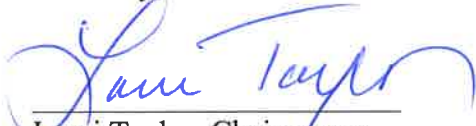
Dear Mr. Johnson:

Pawling Joint Sewer Commission has capacity to convey and treat the anticipated wastewater flow from Pawling Commons located at 63, 67 and 71 East Main St. Pawling NY (Tax ID # 134001-7056-05-101917). Further, PJSC accepts the owners estimated buildout flow of approximately 20,000 gallons per day and notes that while the project property is within NYC's Watershed, the PJSC's permitted outfall is to the Swamp River which isn't in the NYCDEP controlled watershed.

As a condition of the commitment to accept, treat and discharge wastewater from Pawling Commons, PJSC requires that both the existing lateral serving the building at 63 E. Main St and the lateral formerly serving the market be inspected and televised and the results of that inspection and copies of the video's be presented to PJSC's engineer for review. This inspection work will also document the location of all cleanouts, the slope of the laterals and the condition of the lateral. Any deficiencies noted will need to be corrected prior to issuance of the Certificate of Occupancy by the Village's code Enforcement Group.

Finally, please submit, for approval by PJSC's engineer, an engineering detail and the location for the connection of the multi-family building (71 E. Main St.) lateral to the existing on site lateral sewer.

Sincerely,



Lauri Taylor, Chairperson
Pawling Joint Sewer Commission

Cc: Jonathan Soukup, Cedarwoods Engineering
Brian Soukup, Cedarwoods Engineering
Dan Stone, LaBella Associates
Chris Maeder, Village of Pawling Building Inspector

From: Giannetta, Matthew <MGiannetta@dep.nyc.gov>
Sent: Monday, January 8, 2024 12:50 PM
To: Evan Pendleton <EPendleton@insite-eng.com>
Cc: John Watson <JWatson@insite-eng.com>; Garcia, Cynthia <CGarcia@dep.nyc.gov>
Subject: Re: Pawling Commons - 63, 67, 71 East Main Street, (V) Pawling

Good afternoon, Evan.

Thanks for reaching out on this issue. As proposed, the Pawling Commons project does not require DEP approval of SWPPP. A brief summary below of our determination for future reference.

In accordance with Section 18-39(b)(4)(iii) of the Watershed Regulations, "Construction of a new industrial, institutional, municipal, commercial, or multi-family residential project that will result in creation of an impervious surface totaling over 40,000 square feet in size" requires DEP approval of a SWPPP. To be consistent with how DEP administers SWPPP thresholds relative to the creation of an impervious surface in a Designated Main Street Area (DMSA), which arises frequently - a project only requires DEP approval if the impervious surface is proposed in a location where no impervious surface currently exists. Similarly, though not located in a DMSA, the Pawling Commons commercial project will only result in the creation of about 1/2 acre of impervious surface, less than 40,000 sq ft, in locations where no impervious surface currently exists. We'll send a note to the Pawling PB confirming this determination in order to correct the record.

Matt Giannetta | BWS

914.749.5301



TRAFFIC SIGN TABLE

LOCATION MAP

SCALE: 1" = 400'

SITE DATA:

TAX MAP ID NO.	7056 - 05 - 101917
ZONE	B 1
TOTAL ACREAGE	4.2 ± ACRES
USE	MIXED USE (COMMERCIAL & MULTI-FAMILY RESIDENTIAL)

RECORD OWNER / APPLICANT:
KJ - RANT REALTY, LLC
100 BUSINESS PARK DRIVE
ARMONK, NEW YORK 10504

GENERAL NOTES:

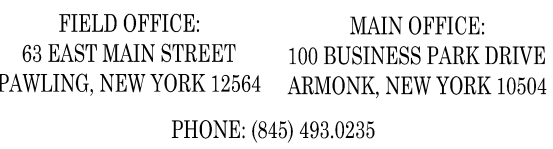
1. TOPOGRAPHY SHOWN HEREON IS BASED UPON ACTUAL FIELDWORK PERFORMED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. AND COMPLETED DECEMBER 2005. ELEVATIONS SHOWN CONFORM TO THE NATIONAL GEODESIC SURVEY STANDARD VERTICAL DATUM OF 1929 (N.G.S.S.V.D. 1929), THE CONTOUR INTERVALS IS 2'.
2. PROPERTY LINE AND EXISTING FEATURES SHOWN HEREON ARE BASED UPON FIELD SURVEYING PERFORMED BY INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. FIELDWORK UPDATE 3/27/2018
3. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
4. THERE ARE NO FLOODWAYS OR SPECIAL FLOOD HAZARD AREAS ON THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OFFICIAL FLOOD INSURANCE RATE MAP AND FLOOD BOUNDARY AND FLOODWAY MAP.
5. AN AREA VARIANCE WAS GRANTED BY THE ZONING BOARD OF APPEALS ON 12/15/21 TO GRANT RELIEF OF ARTICLE II, SECTION 96-11, FOR THE REQUIREMENT OF A LOT FOR EVERY BUILDING.
6. ALL EXISTING BUILDING MOUNTED LIGHTING IS PROPOSED TO REMAIN.
7. EXISTING POLES AND OVERHEAD WIRES ON SOUTHERN AND WESTERN PORTIONS OF THE SITE TO BE REMOVED AND REPLACED WITH UNDERGROUND UTILITIES. ALL ELECTRIC, TELEPHONE, CABLE AND OTHER UTILITIES TO BE INSTALLED UNDERGROUND. THE INSTALLATION OF THE UNDERGROUND UTILITIES TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
8. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO IDENTIFY AND PROTECT ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONTACT DIG SAFE NEW YORK AT 811, AND ANY OTHER REQUIRED UTILITY LOCATORS PRIOR TO THE START OF CONSTRUCTION.
9. ALL ON-SITE ROCK REMOVAL TO BE DONE BY LICENSED AND INSURED CONTRACTOR. NO ROCK PROCESSING SHALL BE PERMITTED ON-SITE.
10. THE CONTRACTOR SHALL CONTACT THE VILLAGE STREET FOREMAN PRIOR TO THE START OF ANY CONSTRUCTION WITHIN THE EAST MAIN STREET RIGHT-OF-WAY.
11. SNOW FROM PARKING AREAS & DRIVING ABLES SHALL BE STORED AT PERIMETER OF PROPERTY AT EDGE OF ON-SITE PAVED AREAS. SNOW SHALL BE STORED SUCH THAT RUNOFF DOES NOT CREATE ICY CONDITIONS ON PAVED AREAS. IN THE EVENT THAT THERE IS INADEQUATE AREA FOR SNOW STORAGE, EXCESS SNOW SHALL BE REMOVED TO AN OFFSITE LOCATION.
12. ON-SITE REFUSE STORAGE SHALL BE FOR COMMERCIAL AND RESIDENTIAL TENANTS ONLY. REFUSE SHALL BE REMOVED FROM SITE BY A CERTIFIED CARTER AT INTERVALS (WEEKLY AT MIN.) THAT SHALL MITIGATE ANY OVERFLOW OF WASTE MATERIAL.
13. ANY TREE REMOVAL SHALL OCCUR BETWEEN NOVEMBER 1ST & MARCH 31ST WHILE BATS ARE IN HIBERNATION.

*** SITE PLAN APPROVAL WAS GRANTED FOR 67 EAST MAIN STREET BUILDING UNDER PREVIOUS ZONING REQUIREMENTS OF 4 STORIES MAX/ 50' HEIGHT MAX

PARKING SCHEDULE:

REQUIRED:	PROVIDED:
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NOTE: REFER TO DRAWINGS SP2, D1 AND D2 AS PREPARED BY INSITE ENGINEERING, SURVEYING & LANDSCAPING ARCHITECTURE PC. LAST REVISED 2-13-08 ON FILE AT THE VILLAGE OF PAWLING



CURT M. JOHNSON, R.A.
NEW YORK LICENSE NO. 028457

[illegible]

PROJECT NAME:

PAWLING COMMONS

63, 67, 71 EAST MAIN STREET
PAWLING, NY 12564

OWNER NAME:

K J RANT REALTY, LLC

100 BUSINESS PARK DRIVE
ARMONK, NY 10504

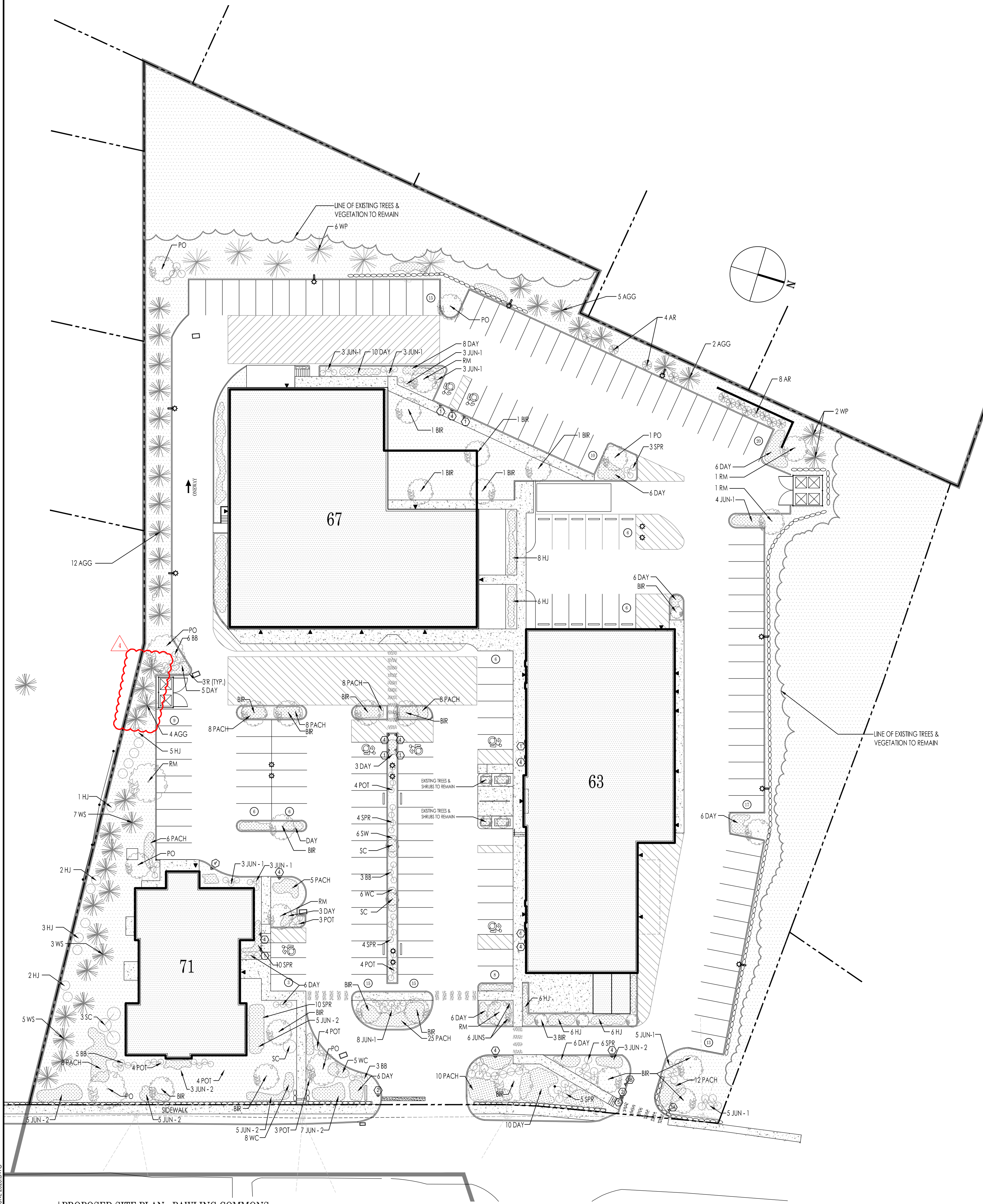
1/30/2024

DRAWING NAME

AMENDED SITE PLAN FOR ALTERNATE EXPANSION

DRAWING NUMBER

SY-1



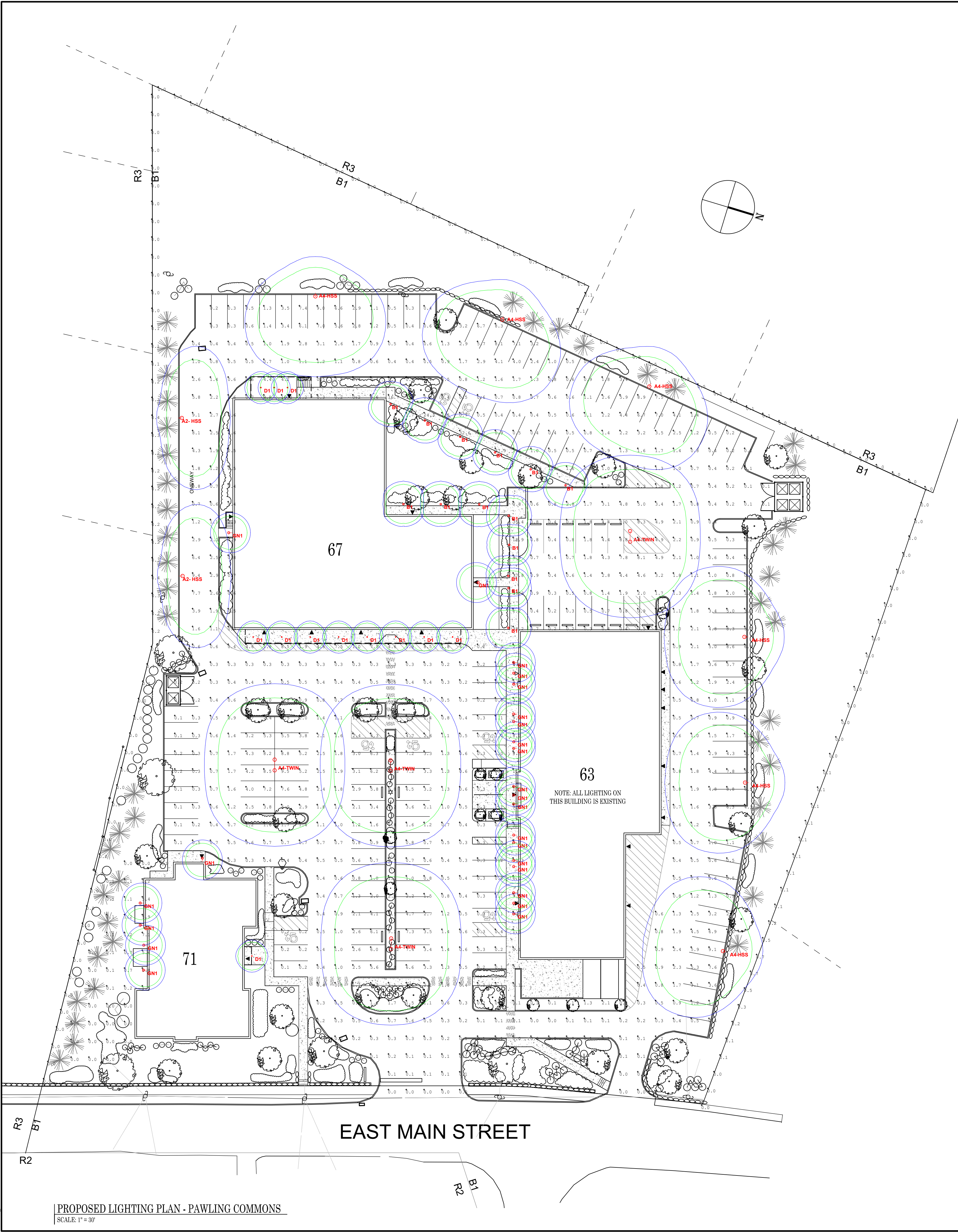
PLANT LIST				
KEY	QNTY.	BOTANICAL/COMMON NAME	SIZE	ROOT
RM	TBD	ACER RUBRUM / RED MAPLE	10' - 12- HT.	8 & B
PO	TBD	QUERCUS PALUSTRIS / PIN OAK	10' - 12- HT.	8 & B
JUN-1	TBD	JUNIPERUS PROCUMBENS NANA / DWARF JAPANESE GARDEN JUNIPER	2 GAL.	CONT.
JUN- 2	TBD	JUNIPERUS HORIZONTALIS PROCUMBENS NANA / DWARF ANDORRA JUNIPER	3 GAL.	CONT.
POJ	TBD	POTENTILLA FRUTICOSA / SHRUBBY CONQUEFOIL	2 GAL.	CONT.
BB	TBD	COTINUS 'ROYAL PURPLE' / SMOKE BUSH	5 GAL.	CONT.
BIR	TBD	BETULA PAPIRIFERA / PAPER BIRCH	6 - 7 HT.	8 & B
DAY	TBD	HEMEROCALLIS SP. / DAYLILY VARIETY	2 GAL.	CONT.
SFR	TBD	SPREA X BUVALDA / ANTHONY WATER SPREA	3 GAL.	CONT.
WC	TBD	JUNIPERUS 'BLUE STAR' / BLUE STAR JUNIPER	1 GAL.	CONT.
WS	TBD	PRINIA ASIES / WHITE SPRUCE	6 - 7 HT.	8 & B
SC	TBD	PICEA CISTENA / PURPLELEAF SAND CHERRY	5 GAL.	CONT.
PACH	TBD	PACHUISANDRA TERMINALS / JAPANESE SPURGE	1 GAL.	CONT.
WP	TBD	PINUS STROBUS / WHITE PINE	6 - 7 HT.	8 & B
AGG	TBD	JUNIPERUS 'GREEN GIANT' / ARBORVITAE	6 - 7 HT.	8 & B
HJ	TBD	JUNIPERUS / CHINENSIS 'HETZII CULUMNARS'	3 HT.	8 & B
AR	TBD	JUNIPER OCCIDENTALS/AMERICAN ARBORVITAE	3 - 4 HT.	8 & B

- # PLANTING NOTES:
1. ALL PLANT MATERIAL TO BE NURSERY GROWN.
 2. PLANTS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS INCLUDING ALL RELEVANT DIMENSIONS.
 3. PLANTS SHALL BE PLANTED IN ALL LOCATIONS DESIGNATED ON THE PLAN OR AS STAKED IN THE FIELD BY THE LANDSCAPE ARCHITECT.
 4. ALL PLANTS SHALL BE HARDY UNDER CLIMATE CONDITIONS SIMILAR TO THOSE IN THE LOCALITY WHICH THEY ARE TO BE PLANTED.
 5. 3" OF FINE BARK MULCH SHALL BE SPREAD OVER ALL PLANTING BED AREAS.
 6. ALL PROPOSED SEEDED AREAS TO RECEIVE 4" MIN. DEPTH OF TPOSSIL.
 7. UPON FINAL GRADING AND PLACEMENT OF TPOSSIL, AREAS TO RECEIVE PERMANENT VEGETATION COVER IN COMBINATION WITH SUITABLE MULCH AS FOLLOWS:
 - FERTILIZER APPLIED AT THE RATE OF 14 LBS./1000 SF USING 10-4-4 OR EQUIVALENT. SELECT MIXTURE DESCRIBED IN NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. LATEST EDITION.
 - SEED MIXTURE: TO BE PLANTED BETWEEN APRIL 1 AND MAY 15, OR BETWEEN AUGUST 15 AND OCTOBER 15 OR AS DIRECTED BY PROJECT REPRESENTATIVE AT A RATE OF 50 LBS/ACRE IN THE FOLLOWING PROPORTIONS:

KENTUCKY BLUEGRASS	20%
CREeping RED FESCUE	40%
PERENNIAL RYEGRASS	20%
ANNUAL RYEGRASS	20%
 - MULCH: SALT HAY OR SMALL GRAIN STRAW APPLIED AT A RATE OF 90 LBS./1000 SF OR 2 TONS/ACRE. TO BE APPLIED AND ANCHORED ACCORDING TO NEW YORK STANDARD AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION.
 - IF THE SEASON PREVENTS THE ESTABLISHMENT OF A PERMANENT VEGETATIVE COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW OR EQUIVALENT.
 8. PLANTED MATERIAL SHALL BE TAKEN FROM HEALTHY NURSERY STOCK.
 9. ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED "IN KIND" BY THE PROJECT OWNER.

[illegible]

1/30/2024 8:48 AM C:\USERS\ALACACCIA\ONE DRIVE - JANILE INC\DESKTOP\GROUP DESIGNS\PAW\PAWLING COMMONS\CONSTRUCTS\2023\ALTERNATE SITE PLAN LINE 2023.DWG



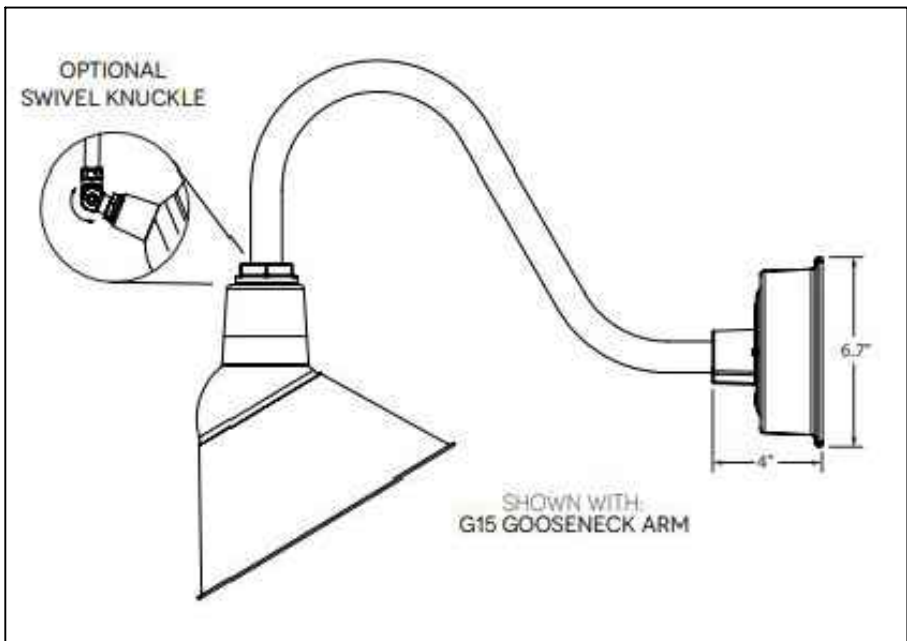
PROPOSED LIGHTING PLAN - PAWLING COMMONS
SCALE: 1" = 30'

LUMINAIRE SCHEDULE			
SYMBOL	QTY	LABEL	DESCRIPTION
	4	A4-TWIN	SL735-24L40T4-MDL014-SV1
	2	A2-HSS	SL735-24L40T2-MDL014-SV1-BLOC
	6	A4-HSS	SL735-40L40T4-MDL016-SV1-BLOC
	24	GN1	ASF14-1250LM-DOME
	14	B1	SL360-FG-26L35T5-MDL05 3ft
	16	D1	3G-DL45RF-15-S80-35K-60D

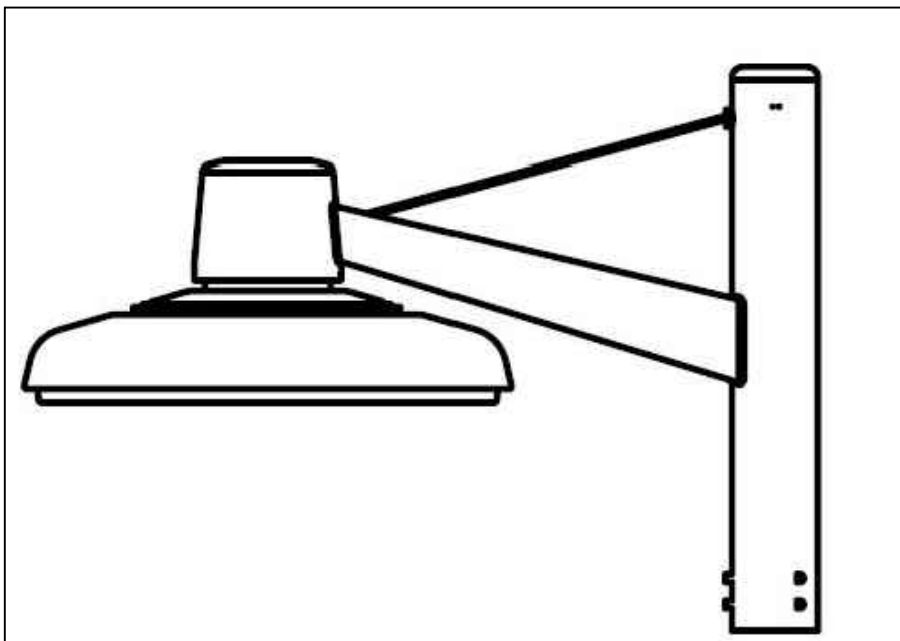
CALCULATION SUMMARY					
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN
PARKING LOT	ILLUMINANCE	Fc	2.22	39.3	0.0
PROPERTY LINE	ILLUMINANCE	Fc	0.11	1.5	0.0
SOUTH EAST CORNER	ILLUMINANCE	Fc	0.89	7.1	0.0

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

- CALCULATION/LAYOUT NOTES:
1. CALCULATIONS ARE THE EXPECTED MAINTAINED ILLUMINATION
 2. CALCULATIONS ARE MEASURED AT GRADE
 3. SURFACE REFLECTANCE IS 20%
 4. ALL FIXTURES HAVE 4000K COLOR TEMP



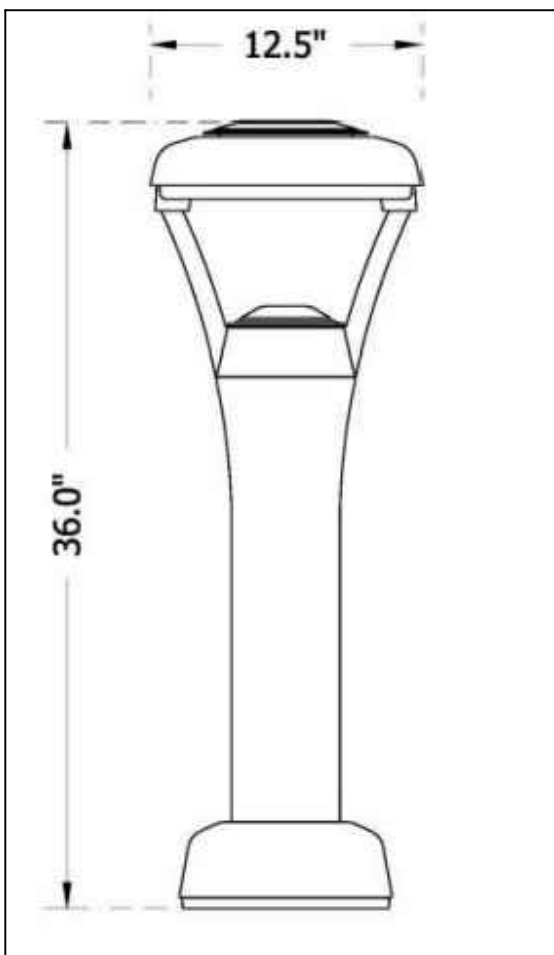
GOOSENECK (9' MOUNTING HEIGHT)



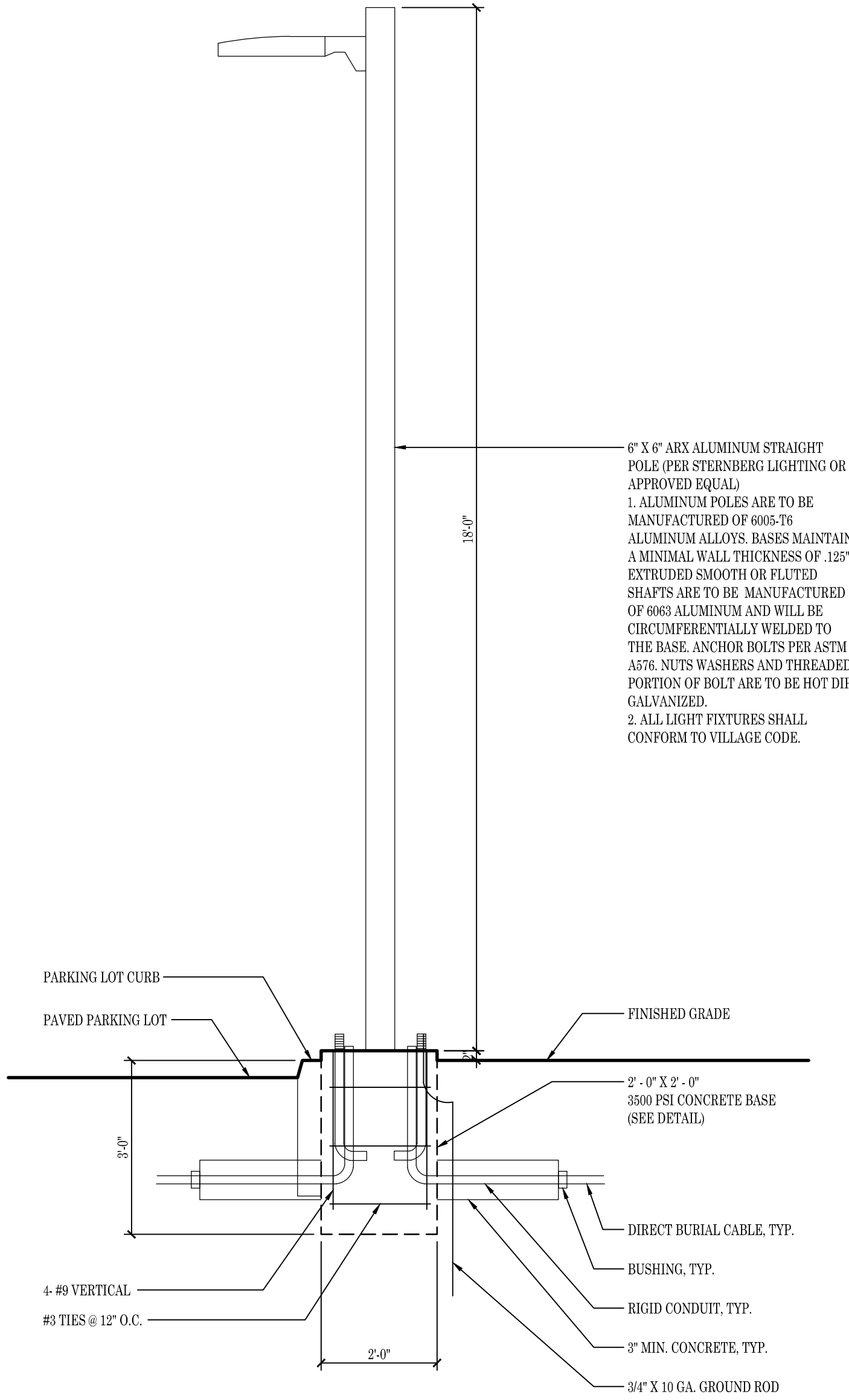
LIGHT POLE (18' MOUNTING HEIGHT)



4.5" ROUND DOWNLIGHT (10' MOUNTING HEIGHT)



BOLLARD (3' MOUNTING HEIGHT)



LIGHT POLE DETAIL
SCALE: 12" = 1'-0"

CURT M. JOHNSON, R.A.
NEW YORK LICENSE NO. 028457

NO.	DATE	DESCRIPTION	BY
1	06-27-2023	PLANNING BOARD SKETCH CONFERENCE	AC
2	10-30-2023	PLANNING BOARD AMENDED SITE PLAN	AC
3	12-29-2023	PLANNING BOARD AMENDED SITE PLAN	AC
4	01-30-2024	PLANNING BOARD AMENDED SITE PLAN	AC

PROJECT NAME:

PAWLING COMMONS

63, 67, 71 EAST MAIN STREET
PAWLING, NY 12564

OWNER NAME:

K J RANT REALTY, LLC

100 BUSINESS PARK DRIVE
ARMONK, NY 10504

1/30/2024

DRAWING NAME:

LIGHTING PLAN

DRAWING NUMBER:

SY-4