

**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 _____	Special Use Permit _____
Architectural Approval _____	Change of Use Permit _____

Name of Project: One Memorial Avenue and 15 Memorial Avenue

Tax Map Number of all parcels: 134001-7056-037993 and 134001-7057-17-051019

Street Address of all parcels: 1 Memorial Avenue and 15 Memorial Avenue,

Description of Proposed Activity: Convert 1 Memorial from office and short term rental to office and hotel  
and convert 15 Memorial from single family to hotel

Name of Applicant(s): 15 Memorial Avenue, LLC

Address: One Memorial Avenue, Pawling, New York 12564

Telephone: 845-206-4019 Email: ded@dpllawyers.com

Name and Address of Record Owner(s): One Memorial Avenue, LLC, One Memorial Avenue, Pawling, New  
York 12564 (1 Memorial) and 15 Memorial Avenue, LLC, One  
Memorial Avenue, Pawling, New York 12564

**A) For All Applications:**

- 1) Total acreage involved in application: .63 (.55 15 Memorial and .08 One Memorial)
- 2) Total contiguous acreage controlled by applicant/owner: approx 3000 sq ft (Upper CVS parking lot)
- 3) Total number of existing structures: 2
- 4) Type of existing structures: Mixed use building (One Memorial) and single family resid (15 Memorial)
- 5) Total square footage of all new construction: 0 (Internal Renovation only)
- 6) Estimated value of new construction or addition: \$100,000

**7) Type of construction or activity proposed: (Check all that apply)**

**New Construction:** Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Institutional \_\_\_\_\_

Expansion/Renovation: Residential \_\_\_\_\_ Commercial X Institutional \_\_\_\_\_

Home Occupation: \_\_\_\_\_ Change in use: X Other: \_\_\_\_\_

- 8) Zoning District: B-1

- 9) Does applicant intend to request any information waivers?  
No X Yes \_\_\_\_\_. If yes, please list all waivers (attach separate pages if necessary):

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

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

No x Yes \_\_\_\_\_. If yes, please list in detail (attach separate pages if necessary):

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

No X Yes \_\_\_\_\_. If yes, please list in detail (attach separate pages if necessary):

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

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

16) The site contains a state protected freshwater wetland: Yes \_\_\_\_\_ No x \_\_\_\_\_. 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:** John M. Watson, P.E. Insite Engineering & Landscape  
Architecture, P.C.

**Telephone:** 845 225 9690 **Email:** jwatson@insite-eng.com

**Name and Address of Licensed Land Surveyor:** Jeffrey B. DeRosa, L.S.

**Telephone:** 845 225 9690 **Email:** Jderosa@insite-eng.com

**Name and Address of Attorney:** n/a

**Telephone:**  **Email:**

**Name and Address of Biology/Wetland Consultant:** n/a

**Telephone:**  **Email:**

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: \_\_\_\_\_

David E. Daniels

Date: \_\_\_\_\_

2/22/24

**PART "A"**  
**OWNER AFFIDAVIT**

State of New York }  
County of Dutchess } ss:

David E. Daniels being duly sworn, deposes and says:

- 1 Memorial Avenue, LLC and 15 Memorial Avenue, LLC
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 Insite Engineering and Mary Langan Architect 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.

David E. Daniels  
Applicant/Owner

David E. Daniels  
Applicant/Owner

David E. Daniels, Member One Memorial Avenue, LLC and Manager 15 Memorial Avenue, LLC

Sworn to before me this 12<sup>th</sup> day of  
February, 2024.

Arlene Slivowski  
Notary Public

ARLENE SLIWOWSKI  
NOTARY PUBLIC, State of New York  
No. 01K14999012  
Qualified in Dutchess County  
Commission Expires 7/13/2026

**PART "B"**  
**APPLICANT / AGENT AFFIDAVIT**

State of New York }  
County of Dutchess } ss:

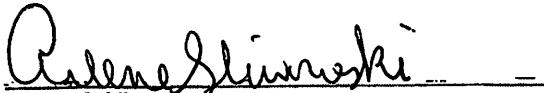
David E. Daniels being duly sworn, deposes and says:

1. That I/we are the Owner/Applicant 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 One Memorial Avenue, LLC, Pawling in the County of Dutchess and the State of New York.
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.

  
Applicant/Agent David E. Daniels

Applicant/Agent \_\_\_\_\_

Sworn to before me this 12<sup>th</sup> day of  
February, 2024.

  
Notary Public

ARLENE SLIWOWSKI  
NOTARY PUBLIC, State of New York  
No. 01K14999012  
Qualified in Dutchess County  
Commission Expires 7/13/2026



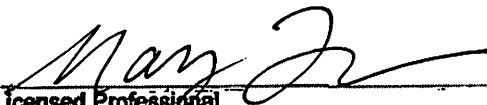
**PART "C"**  
**LICENSED PROFESSIONAL AFFIDAVIT**  
**(To Be Completed By Each Licensed Professional)**

State of New York  
County of Dutchess

}  
}  
} ss:

Mary Langan being duly sworn, deposes and says:

1. That I/we are the Architect 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.

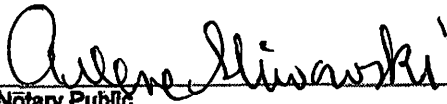
  
\_\_\_\_\_  
Licensed Professional  
Mary Langan

\_\_\_\_\_  
Licensed Professional

\_\_\_\_\_  
Licensed Professional

\_\_\_\_\_  
Licensed Professional

Sworn to before me this 12<sup>th</sup> day of  
February, 2024.

  
\_\_\_\_\_  
Notary Public

ARLENE SLIWOWSKI  
NOTARY PUBLIC, State of New York  
No. 01K14999012  
Qualified in Dutchess County  
Commission Expires 7/13/2026

**State of** New York }  
**County of** Dutchess } **ss:**

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**VILLAGE OF PAWLING**

**9 Memorial Avenue  
Pawling, NY 12564  
Tel: (845) 855-1128  
Fax: (845) 855-9317  
Email: [pbsecy@villageofpawling.org](mailto: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) 036997 and 051019

Section: 134001 Block: 7056 Lot:                     

Address of property subject to application: 1 and 15 Memorial Avenue, LLC, Pawling, NY

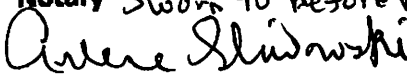
Type of Application: Site Plan

Identify Board or Department: ~~BUILDING ZONING PLANNING DEPARTMENT~~



**Owner**  
David E. Daniels

**Agent**

Notary Sworn to before me this 12<sup>th</sup> day of February 2024  


**Notary**

ARLENE SLIWOWSKI  
NOTARY PUBLIC, State of New York  
No. 01K14999012  
Qualified in Dutchess County  
Commission Expires 7/31/2026

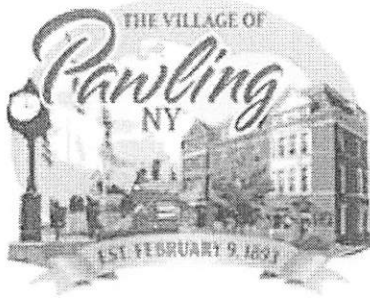
**CONFIRMATIONS**

**Building Inspector**

**Date**

**Planning/Zoning**

**Date**



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

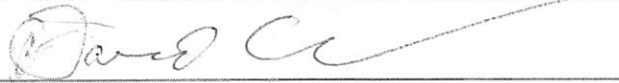
*Tel: (845) 855-1122  
Fax: (845) 855-9317  
[www.villageofpawling.org](http://www.villageofpawling.org)*

### 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: 1 Memorial Avenue and 15 Memorial Avenue

Applicant (name printed): David E Daniels

Applicant Signature: 

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

Real Property Owner (print): \_\_\_\_\_

Real Property Owner Signature: \_\_\_\_\_