

# Village of Pawling Planning Board Minutes

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Date: January 10<sup>th</sup>, 2022

Present: Robert Pfister Jr., Chairman  
Mike Mersand, Member  
Jean Milord, Member  
Lou Musella, Member  
Peter Pennelle, Member

APPROVED BY  
VILLAGE OF PAWLING  
PLANNING BOARD

Also Present: Dave Daniels (Village Council)  
Caren LoBrutto (Village Planner)  
Brian & Jean Senno (Applicant)  
Jordan Strack (Engineer for Applicant)

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On, **Tuesday, January 10<sup>th</sup>, 2023 at 7:00 PM**, the Planning Board met at the Village Hall. The Meeting was called to order by Robert Pfister, Chairman and began with roll call as indicated above and The Pledge of Allegiance.

## Approval of Minutes

***Member Mersand made a motion to approve minutes of November 15<sup>th</sup> 2022 Planning Board meeting. The motion was seconded by Member Pennelle. The motion passed with all members in favor.***

## **Sketch Conference**

**Brian & Jean Senno**

**28 Walnut Street Subdivision/Grid#: 6957-20-971145 (R3 Zoning District)**

Brian Senno said we are proposing to subdivide our property. The current structure on the lot is a two-family house. My family and I live in one of two units. We're proposing to subdivide the lot so that we can build a single family residence on the second lot that would become our primary residence. I brought the engineer, Jordan Strack, with me tonight. He will present the plan and answer any questions that you have.

Mr. Strack said in the proposal we have two standard size lots in the R3 zoning district. The only hiccup would be roadway frontage, it's kind of a flag lot as the second lot doesn't meet that 100 feet minimum that is required by zoning. Other than that we're meeting all setbacks. It's currently an existing two-family home that's preexisting. We will be proposing a single family home on the new lot. The lot slopes away from Walnut Street. We provide two separate access point to each parcel. There will be a new driveway for the existing two family home off Walnut Street as well as a new driveway constructed for the new lot. Minimum lot sizes are all met, there will be new sewer and water connections in essence they'd be two completely different parcels in a standard minor subdivision.

Chairman Pfister asked where the proposed driveway will be located for the existing structure. Mr. Strack said if you're look at the plan on the right side, it would be shallow in nature between the hydrant and the utility pole enough parking for two to four cars. That would be delineated on our final site plan.

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Chairman Pfister said this would probably be the only flag lot in the Village. Mr. Strack said there is one other on 112 Charles Colman Blvd. A lot of towns do have requirements for flag lots, I didn't see anything in your town code for flag lots. It didn't say it can't exist and it didn't say it can. We did look at that option of splitting it down the middle but we'd be running into a lot of variances with setbacks in that case. There's a lot of 60 foot wide lots in that area. This kind of limited the amount of potential variances that would be needed.

Member Musella asked if the second proposed lot is going to have its own driveway, no shared driveway. Mr. Strack replied, yes, no shared driveway.

Member Musella asked what the current road frontage is. Mr. Strack said currently its 132 feet for the one lot (102 is what we're proposing there and 30 feet for the driveway.) Member Musella said on the second lot without the variance, what's the road frontage you have right now. Mr. Strack said its 30 feet. I did see in the town code that the Planning Board can grant approval for roadway frontages but I'm pretty sure we'd have to go to Zoning for that difference. If flag lots were allowed, which I didn't see anywhere in the code that it's not, sometimes that could be bypassed.

Chairman Pfister said I would rather not see flag lots. Mr. Strack said I know in the Comprehensive Plan you guys are pushing subdividing and growing the Village. We're really trying to make this work for them to the best of your appeal. At the same time, the lots aren't below standard size or anything like that. If you guys have ideas, I'd welcome them as far as how you would like to see it subdivided. Chairman Pfister said they came in front of us prior because they were trying to get an accessory dwelling in there but I mean this is a single family residence. It's already preexisting non-conforming. Mr. Strack said I agree.

Member Musella said it's a single family residence, you have all of the other lot dimensions. You meet that with the exception of the road frontage, which you would need a variance for. Honestly I really don't see a problem with that other than lacking in road frontage. It seems like a pretty decent size lot. I've been up there and have looked at the property. Mr. Strack pointed out that there's an existing garage there that would be demolished so the number of structures would remain the same. Member Musella asked if the new structure is going to be larger than the existing house. Mr. Strack replied yes and commented we will need some retaining walls in the back to create a nice usable space for the house and with that you also run into wetland buffer zones within that area. I'm confident that we're not impacting any wetlands but it would have to be checked.

Member Mersand asked how far the back of the house is from where it drops off. Mr. Strack said it's probably a good 60-70 feet from where the back of the house would meet the setbacks. We have a tiered retaining wall system in mind for back there.

Chairman Pfister said I myself don't really like to see the flag lots because it sets a precedent throughout the rest of the village. Most of the lots in the village could be split up into two or three lots and meet the minimum. That's part of why they have these requirements for the frontage on the roads.

Member Musella said that would be up to the ZBA to determine, correct? Chairman Pfister said, yes.

Jean Senno said there are several homes on the street that don't really meet the required road frontage and it's not as though we'd be changing the look of the street. Mr. Strack said I would say 90% of those homes

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there are only 60 feet in frontage. Chairman Pfister asked on the width? Mr. Strack said, yes. Chairman Pfister said, right, which most of them aren't supposed to be two family residences either but they are. Mr. Strack said, yes, things have changed since the 90s. Chairman Pfister said we're trying not to increase the non-conforming nature of that area; we're trying to bring everything into conformity.

Village Planner Caren LoBrutto commented you're in the check zone for the DEC Wetland so as part of the SEQR review there would be some due diligence needed in the consultation with DEC most likely because of the check zone status.

Mr. Strack commented if we can't tie into the existing sewer connection, we can tie into the main sewer line if that's what is preferred.

Village Attorney Dave Daniels said it looks like there's some steep slopes in the back. Mr. Strack said, yes, about of third of the lot there in the back it's pretty steep. We have plenty of room to construct the house but to create some usable space for the residence, we'd be looking to construct a tiered retaining wall system about halfway up.

Ms. LoBrutto asked how big the house is. Mr. Strack replied about 2,000 to 2,500 square feet. Member Mersand asked, with the garage out in front of it? Mr. Strack replied, yes, that would be the idea. Ms. LoBrutto asked for clarification on the side setback shown on the survey. Mr. Strack said the one I used is the front setback and 20 feet is the proposed front.

Chairman Pfister asked if the Urban Regulations apply here. Mr. Daniels said, yes, it's a minor subdivision.

Ms. LoBrutto asked if the applicant's intend to retain ownership of the current two family residence. Mr. Strack said, yes.

Mr. Daniels asked how far the wetlands are from the property. Mr. Strack said they're off the property line but the buffer zone encroaches. It's not marked on the survey but will be marked on the site plan. Ms. LoBrutto said it's in the 500 check zone then explained that the DEC Wetlands has a required 100 foot regulated buffer adjacent area around the wetlands. The point of the check zone is that wetlands change over time so the DEC establishes this check zone to protect their wetlands so that they can adjust for that change as needed. They have established this 500 foot check zone which they require a check with DEC to see that you're not impacting the wetlands.

Mr. Daniels asked if there are any concern about endangered species on this property. Ms. LoBrutto replied this is the Great Swamp, I would suspect they have turtles concerns but it doesn't show up on this EAF form. We can double check that. Mr. Strack said if there is a concern, there's turtle fencing that we can provide to address that.

Mr. Strack also mentioned that the Senno's have discussed this proposal with this neighbors and there's no major concerns to date.

Chairman Pfister said the path forward would be through the ZBA. It's up to you whether or not you want to put forth an actual application to have the property subdivided. Mr. Daniels said the Board is not precluded

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from referring the application to the ZBA to save a step. Chairman Pfister said I don't personally like the idea of the flag lots in the Village. There's too many lots in the Village that can get flagged but said it would have to be the consensus of the Board too. Mr. Daniels said at this point the only decision you have to make right now is whether to make the referral to the ZBA.

Member Musella said I don't have any problem with the particular project. If the ZBA grants the variance, I'll be fine with it. I understand it's a flag lot but it's a big enough piece of property.

***Member Musella made a motion to refer the application to the ZBA. Member Pennelle seconded the motion. The motion passed with all members in favor.***

Jean Senno said just to clarify, if the ZBA does approve this then we return to the Planning Board for final approval of the site plan. Chairman Pfister replied if the ZBA gave you the approval then you would come back to the Planning Board with a subdivision application. Mr. Daniels said I wouldn't use the word "final" because this is not technically an application, its preliminary (sketch conference). Ms. LoBrutto said the Planning Board still has to make the decision on the subdivision. They're two different Boards and if the ZBA grants the variance, that's one hurdle. The second hurdle is that the Planning Board still has to approve the subdivision. Ms. LoBrutto pointed out to the Board that if this is going to the ZBA now, the ZBA has the opportunity then to declare intent to be Lead Agency for SEQR. Mr. Daniels said which I doubt they would do and asked Ms. LoBrutto if she sees this as an uncoordinated review. Ms. LoBrutto replied it seems coordinated to me. Ms. Senno asked what that means. Ms. LoBrutto replied, for the SEQR review, which stands for State Environmental Quality Review, you filled out the Short Environmental Assessment Form. For every discretionary decision undertaken by these Boards for example this subdivision and for this ZBA, the variance, you have to do this analysis (SEAF) which Mr. Strack has done on your behalf; there are some aspects of it that are still uncertain such as the wetlands stuff that we talked about. What happens is that the Board that is undertaking the principle action, in this case the Planning Board is undertaking the subdivision action and the ZBA is undertaking the variance action. We're going to coordinate those into a single action so that you'll only have to do this SEQR analysis once. Otherwise, you would be submitting the EAF twice, to the Planning Board and a separate one to the ZBA. They're obviously related actions so quite often the Planning Board seeks Lead Agency because their action is maybe a little bit larger in breadth than the ZBA. The ZBA only has purview over this frontage issue. Whereas the Planning Board has purview over the entire subdivision. It would be a little bit unorthodox from the practices of the past for the Village for the ZBA to declare intent to be Lead Agency. The reason I pointed it out was just to say that it might end up that you'll bounce back again for declaration of intent to be Lead Agency by the Planning Board and then you'll go back to the ZBA because the ZBA cannot act on the variance until the Planning Board makes a SEQR determination. I know that's really complicated. Ms. Senno replied it's not complicated it just sounds like many steps to get to what we're trying to accomplish. Mr. Daniels asked Ms. LoBrutto if she sees any issue with the Planning Board declaring Lead Agency tonight so that they wouldn't have to do that. Ms. LoBrutto replied, the Planning Board could declare tonight. We do have a good amount of information but do we have a fee paid? This is a sketch plan conference. Mr. Strack added they sent in preliminary and sketch so, yes, there was fees paid. Mr. Daniels said otherwise, like you said, they're going to ping pong back and forth. Ms. Senno, said thank you, I would love to avoid that if possible. Ms. LoBrutto said I'm not opposed to that. Chairman Pfister said if it makes sense to do it that way then sure it saves a trip back here.

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***Member Musella made a motion for the Planning Board to declare lead agency. Member Pennelle seconded the Motion. The Motion passed with all members in favor.***

Ms. Senno asked if we go to the ZBA and they grant the variance for road frontage, is that no longer an issue when we come back to the Planning Board or is that something that could still present as an issue. Mr. Daniels replied that will no longer be an issue. Mr. Daniels asked if the applicants planned on doing the site plan and the subdivision at the same time. Mr. Senno replied that would be the idea so it's only the one meeting assuming we get approval from ZBA. Ms. Senno asked aside from road frontage, is there any additional issue that the Board is seeing at this time that you would like to bring to our attention that we can address as we move forward. Mr. Daniels replied it's premature to ask that question. There really isn't enough information at this time to address that. The Chair said we do have to set escrow because once you do get to that phase in order to speed things up after the ZBA. If you do get your variance just keep the process moving, we should set escrow tonight for the Planning Board. I think for this application we should set escrow at \$2,000.00 for initial review of the subdivision project. If you don't get the variance, then you're refunded your escrow. That will be due at least 10 days prior to the next Planning Board meeting. Mr. Daniels pointed out that there is a new law in place regarding escrow which gives any applicant the right to basically have the Planning Board establish that the fees are reasonable and necessary. That in and of itself could be a process. The way to avoid that is you could agree with the fee being reasonable and necessary for this process. Ms. LoBrutto recommended just to keep things moving that the applicant reach out to NYS Department of Environmental Conservation with regard to the check zone. I would reach out and see what you can get out of them. You should reach out to the Pawling Joint Sewer Commission with regard to those connections and start making inroads there and find out if there are any issues.

## Old Business

### **146 East Main Street**

Chairman Pfister said the applicant had until December 21 to respond to the Planning Board's decision to rescind SEQR as of tonight's meeting, there has been no communication from 146 East Main Street. DC

Planning & Development responded that this is matter of local concern. Both, the Board of Trustees and the Zoning Board of Appeals is in support of the Planning Board's decision. Chairman Pfister suggested the Planning Board set a Special Meeting of the Planning Board to discuss the matter further.

***Member Musella made a motion to set the Special Meeting of the Planning Board for Thursday, January 26, 2023 at 7:00 p.m. Member Milord seconded the Motion. The Motion passed with all members in favor.***

## Escrow

Mr. Daniels commented that there is an appeal on escrow pending on 146 East Main Street which should be resolved prior to the January 26<sup>th</sup> PB Special meeting.

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## Adjournment

***Member Musella made a motion to adjourn until the next Planning Board meeting scheduled for Tuesday, February 14, 2023. Member Pennelle seconded the Motion. The motion passed with all members in favor.***

Submitted by:



Vivian Nikolatos

Planning Board Secretary

FILED WITH  
DEC 27 2022  
VILLAGE CLERK

Village of Pawling  
Planning Board  
Combined Application Form

Fees Paid: <u>100.00</u>	Application Date: <u>12/27/2022</u>
Escrow Paid: _____	PB Meeting Date: <u>1/10/2023</u>

REQUEST FOR: (Check all that apply)

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

Name of Project: Senno Residence 28 Walnut Subdivision

Tax Map Number of all parcels: 134001-6957-20-971145-0000

Street Address of all parcels: 28 Walnut Street

Description of Proposed Activity: Subdivide existing parcel into 2 parcel that meet minimum lot size requirements for current zoning.

Name of Applicant(s): Brian Senno

Address: 28 Walnut St, Pawling NY 12564

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

Name and Address of Record Owner(s): Brian Senno - 28 Walnut St Pawling NY

**A) For All Applications:**

1) Total acreage involved in application:  
0.64

2) Total contiguous acreage controlled by applicant/owner: 0.64

3) Total number of existing structures: 2

4) Type of existing structures: Multifamily Residential (2) units and Garage

5) Total square footage of all new construction: 1200

6) Estimated value of new construction or addition:  $1200 * \$200/\text{sqft.} = \$240,000.00$

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

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

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

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

8) Zoning District: R-3

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: 0 \_\_\_\_\_

18) The areal extent of proposed disturbance to the wetland buffer area is: Not officially mapped at this time. Anticipated to be 0

**B) For Subdivision and Lot Line Change Applications Only:**

- 1) Total number of lots proposed: 2
- 2) What is the size of the smallest lot proposed? 10,245 SQFT
- 3) What is the size of the largest lot proposed? 17,934 SQFT
- 4) Number of private driveways proposed: 2
- 5) Number of common driveways proposed: 0
- 6) Maximum number of lots serviced by a common driveway: N/A
- 7) Number of private roads proposed: 0
- 8) Number of lots serviced by a private road: N/A
- 9) Preliminary Plat includes 0.64 acres and tentatively includes 2 future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is 0 (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 X No       . If no, state the number of sections to be filed       .

Name and Address of Professional Engineer: Jordan Strack

193 Walsh Rd, Lagrangeville, NY, 12540

Telephone: 845-546-0405 Email: jordan.strack43@gmail.com

Name and Address of Licensed Land Surveyor: Michael Parrella

Staatsburg, NY

Telephone: 845-876-4163 Email: landsurveyor@optonline.net

Name and Address of Attorney:

Telephone: Email:

Name and Address of Biology/Wetland Consultant:

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: \_\_\_\_\_

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

PART "A"  
OWNER AFFIDAVIT

State of New York  
County of Dutchess

ss:

Brian Senno 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 Jordan Strack, P.E. 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.

[Signature]  
Applicant/Owner

[Signature]  
Applicant/Owner

Sworn to before me this 4th 26 day of

December, 2022.

[Signature]  
Notary Public

CAMILLE A. PETRONE  
Notary Public, State of New York  
Reg. No. 01PE6352373  
Qualified in Dutchess County  
Commission Expires December 27, 2024

PART "B"  
APPLICANT / AGENT AFFIDAVIT

State of New York  
County of Dutchess

}  
} ss:  
}

Brian Senno 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 28 Walnut Street 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.

[Signature]  
Applicant/Agent

[Signature]  
Applicant/Agent

Sworn to before me this 26<sup>th</sup> day of  
December, 2022.

Camille A. Petrone  
Notary Public

CAMILLE A. PETRONE  
Notary Public, State of New York  
Reg. No. 01PE6352373  
Qualified in Dutchess County  
Commission Expires December 27, 2024

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

State of NEW YORK  
County of ULSTER

}  
} ss:  
}

Jordan Strack being duly sworn, deposes and says:

1. That I/we are the Professional 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.

[Signature]  
Licensed Professional

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

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

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

Sworn to before me this 21 day of  
DECEMBER 2022.

[Signature]  
Notary Public  
SAMANTHA WONG  
Notary Public - State of New York  
NO. 01W06271005  
Qualified in Dutchess County  
My Commission Expires Oct 29, 2024

**VILLAGE OF PAWLING**

**9 Memorial Avenue**

**Pawling, NY 12564**

**Tel: (845) 855-1128**

**Fax: (845) 855-9317**

**Email: pbsecv@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: 6957 Block: 20 Lot: 971145

Address of property subject to application: 28 Walnut Street

Type of Application: Preliminary Subdivision Approval

Identify Board or Department: BUILDING/ZONING/PLANNING DEPARTMENT

  
Owner

Notary

Agent

Notary

CAMILLE A. PETRONE  
Notary Public, State of New York  
Reg. No. 01PE6352373  
Qualified in Dutchess County  
Commission Expires December 27, 2024

**CONFIRMATIONS**

Building Inspector

Planning/Zoning

Date

Date



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

### Part 1 – Project and Sponsor Information

Name of Action or Project:

Senno Residence Minor Subdivision

Project Location (describe, and attach a location map):

28 Walnut Street Pawling

Brief Description of Proposed Action:

Subdivide existing lot into two residential lots of adequate size for zoning area.

Name of Applicant or Sponsor:

Brian Senno

Telephone: 8457026049

E-Mail: sennoj828@gmail.com

Address:

28 Walnut Street

City/PO:

Pawling

State:  
New York

Zip Code:  
12564

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.

NO YES

☒ ☐

2. Does the proposed action require a permit, approval or funding from any other government Agency?

If Yes, list agency(s) name and permit or approval: Located in possible check area for wetland buffer area. No impacts are expected.

NO YES

☒ ☐

3. a. Total acreage of the site of the proposed action?

.64 acres

b. Total acreage to be physically disturbed?

.25 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

.64 acres

4 Check all land uses that occur on, are adjoining or near the proposed action:

☐ Urban ☐ Rural (non-agriculture)

☐ Industrial

☐ Commercial ☒ Residential (suburban)

☐ Forest ☐ Agriculture

☒ Aquatic

☐ Other(Specify):

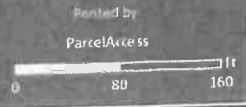
☐ Parkland

		NO	YES	N/A
5.	Is the proposed action,			
a.	A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
	Project adjoins property that contains a CEA, Great Swamp. See Map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	If Yes, identify: _____			
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9.	Does the proposed action meet or exceed the state energy code requirements?		NO	YES
	If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	The new construction will meet state energy code requirements _____			
10.	Will the proposed action connect to an existing public/private water supply?		NO	YES
	If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11.	Will the proposed action connect to existing wastewater utilities?		NO	YES
	If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12.	a. 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 checked="" type="checkbox"/>	NO	YES
	b. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
13.	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	NO	YES
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
	Property adjoins parcel that contains State and Federal Regulated wetlands. No impacts to wetland areas are expected.			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,			NO	YES
a. Will storm water discharges flow to adjacent properties?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:				
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>				
Applicant/sponsor/name: _____			Date: _____	
Signature: _____			Title: _____	

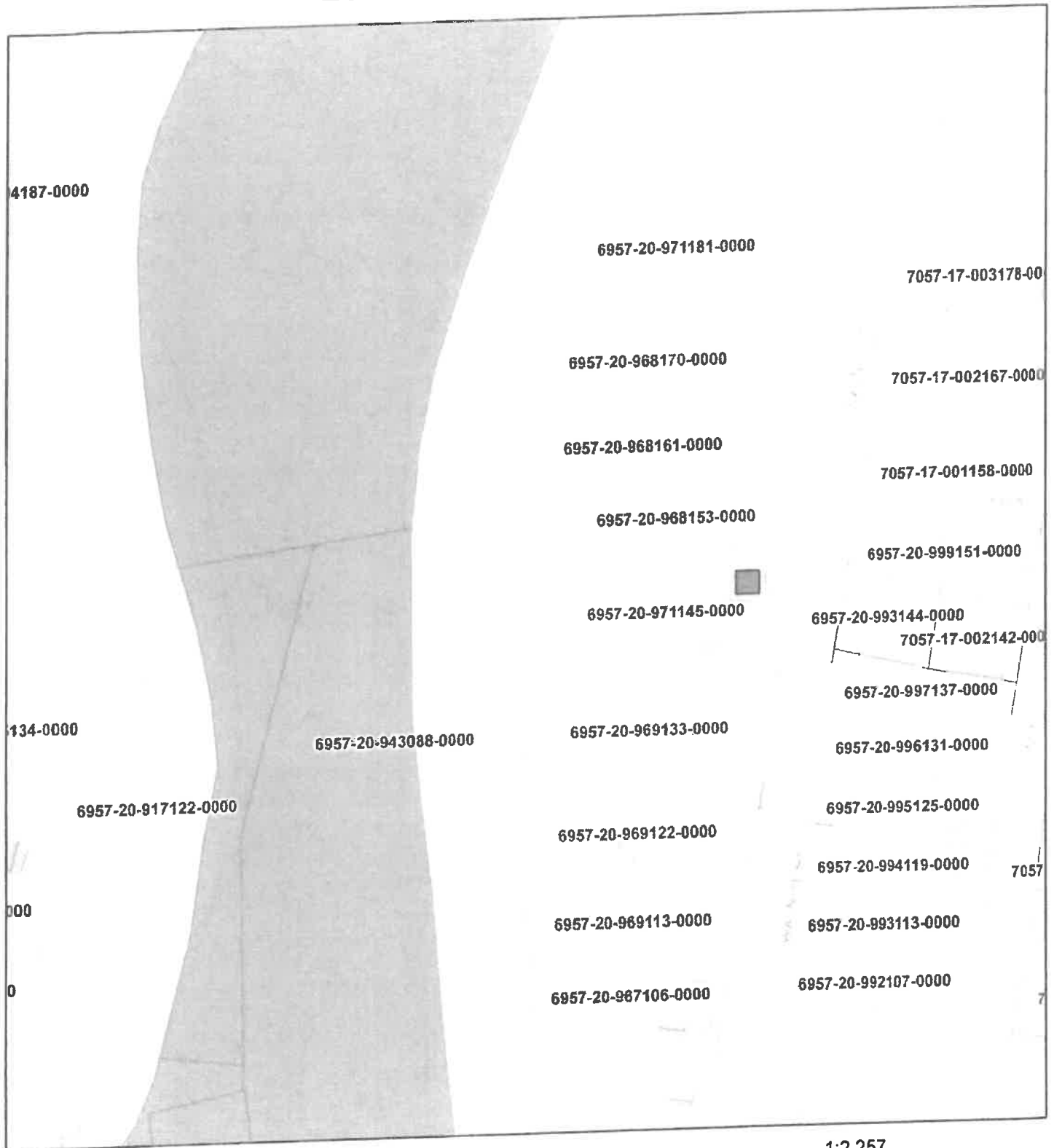


**Parcel Lines**  
Dutchess County, NY

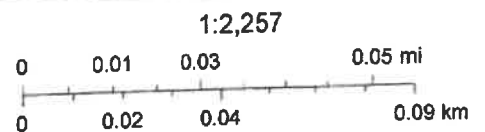


ParcelAccess  
Internet  
6/3/2022

# 28 Walnut St - Senno SEAF



July 24, 2022



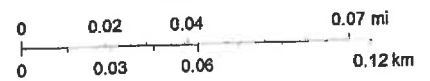
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

NYS Department of Environmental Conservation  
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July 24, 2022

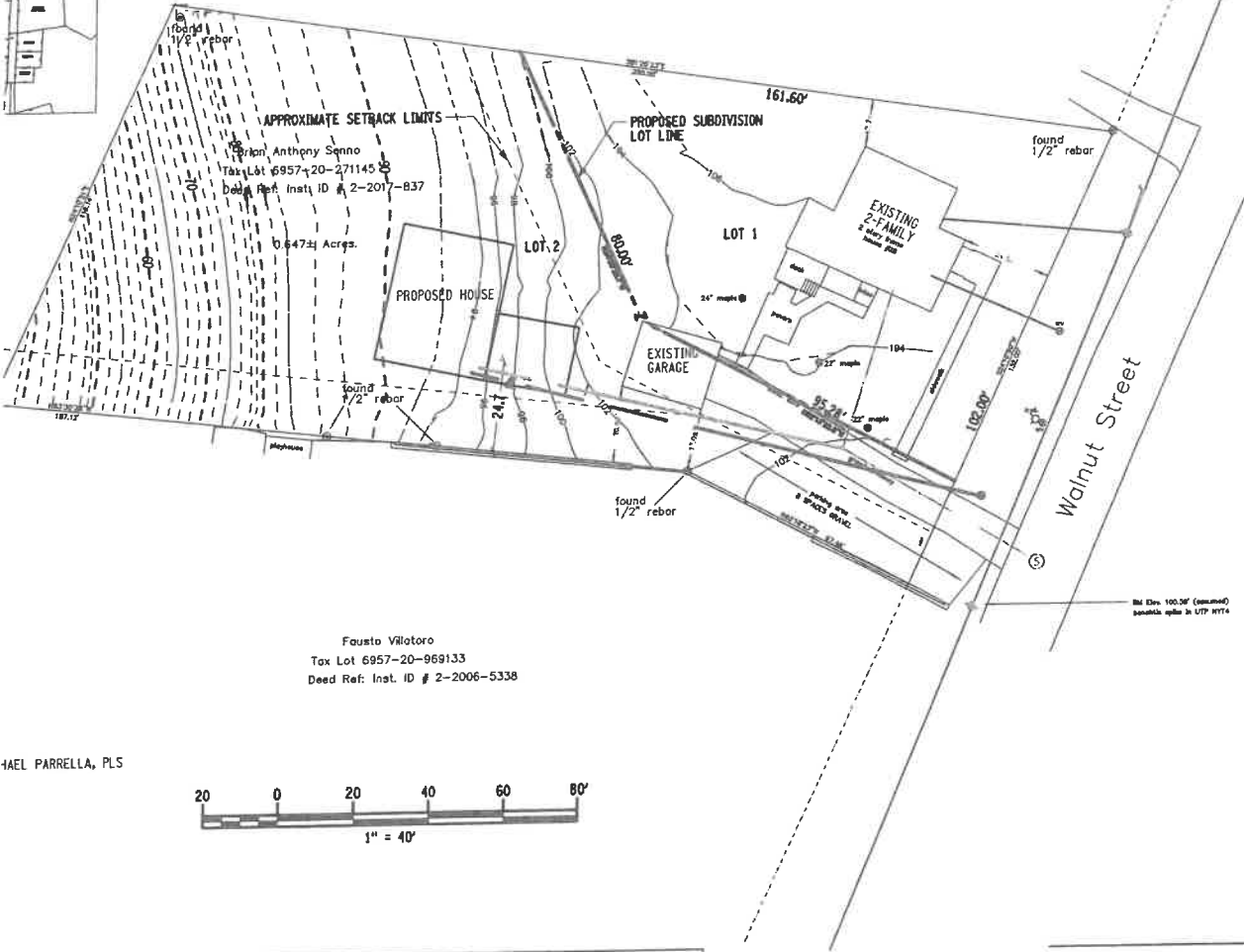
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



David Thomson  
Tax Lot 6957-20-968153  
Deed Ref: Inst. ID # 2-2007-8265



Fausta Vilatoro  
Tax Lot 6957-20-969133  
Deed Ref: Inst. ID # 2-2006-5338

HAEL PARRELLA, PLS

