

Village of Pawling Planning Board Minutes

Date: January 11, 2022

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

Absent: Adam Muroski

Also Present: Lauri Taylor, Mayor
Caren LoBrutto, Village Planner
Jonathan Bardavid, Attorney for Planning Board
Curt Johnson, Architect – Pawling Commons
Michelle Zerfas, Berger Engineering

On, *Tuesday, January 11th, 2022 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.

Pawling House Bed & Breakfast

105 West Main Street

Owner/Applicant's Jonathan & Johanna Kline

(6957-19-747068 - 6957-20-758072 - 6957-20-771074)

Proposed Action: Construction of a new two-story, three car garage and extension of an existing gravel driveway/parking area.

Village Attorney Jonathan Bardavid provided a status update on the issues brought forward during the December Planning Board meeting which include the following:

1. Due to a 2018 change in the boundaries of the Pawling Joint Sewer Commission to include the entire Village of Pawling, the parcels listed above now fall within these boundaries. Therefore, the PJSC Tenancy Agreement is no longer necessary.
2. Flow Analysis for the additional sewer are still in the process of being reviewed.
3. The proposed accessory dwelling does not meet general compliance with the New York State Building and Fired Code (see attached Chazen letter dated 12/15/2021 describing its findings in detail). Further analysis must be provided by the fire department prior to approval.

Pawling Commons

63-71 East Main Street

Applicant: KJ – Rant Realty, LLC

7056-05-101917

Curt Johnson, representing the above named applicant, updated the Board Variances that needed approval by the Zoning Board of Appeals prior to discussion on the Special Permit to allow residential units on the first floor of the proposed new building (71 East Main Street.)

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The approved variances are listed as follows:

1. ZBA adopt a resolution to approve the Third New Building (71 East Main Street) no higher than 3 Stories
2. Height Variance of 7 feet for 67 East Main Street (former AG Building)
3. Building Set Back Area Variance of 25 feet for 71 East Main Street
4. 18 foot Variance for Building Depth for 71 East Main Street
5. Building Placement Variance to permit 0% frontage of 71 East Main Street

Mr. Johnson explained that one of the conditions of the ZBA approval of the third building was to change it from the proposed 4 Story Building to 3 Stories. Further explaining that there were initially 20 units in this building, now there will be 15 units. The applicant currently has Site Plan approval and Area Variances to reconstruct the for AG Market (67 East Main Street) to a 4 Story building which will consist of 36 residential units and 8,400 square feet of ground floor commercial space. Construction will take place in two phases: the new 3 Story 20-residential unit building will begin first and the reconstruction of the former AG Market (71 East Main Street) will take place later.

Chairman Pfister brought up the matter of escrow and explained that the Board will not grant any approval based on future payments.

Mr. Johnson explained that the Applicant had not received the accounting until and assured the Board that the escrow account will be brought up to date.

Chairman Pfister referred to Village Planner, Caren LoBrutto (The Chazen Companies) for review and discussion of her analysis. The analysis addressed several items including but not limited to lighting, landscaping, storm water management, street access off East Main Street, screening from adjoining residential properties as well as the need for an aerial fire access road, accessible access aisles, updated accessible parking sign symbols and "No Parking Anytime" signs required in front of accessible access aisle spaces. See attached 1/7 and 1/10/2022 Analysis as well as Mr. Johnson's (Jantile Group Designs LLC) 1/7/2022 response for full details.

Further discussion ensued regarding placement of the new residential third building. Chairman Pfister pointed out that it makes sense to isolate it out off to the side away from commercial uses. The Chair further stated that while it is permitted by Special Use Permit, he doesn't agree with the idea of using space in the B1 District for residential uses stating that it seems counterproductive to zoning laws.

Mr. Johnson explained that the intent to having the residential uses on this site is to make the commercial uses more viable. In addition, being within walking distance to the downtown area makes it easy access for the retail/restaurant businesses in the Village.

Member Pennelle asked Mr. Johnson why the Applicant is starting construction with the new residential building before the former AG Market building.

Mr. Johnson replied, "Economics."

Member Pennelle said you're talking about building a brand new building, you've already got a building that's built. He explained that the submitted material states that the building is going to be rehabbed.

Mr. Johnson replied that he said they were going to build on the existing footprint and explained that the building has to be torn down because the current foundation is not strong enough to hold a 4 story building.

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Board Member Musella stated that he understands what Member Pennelle is talking about but pointed out that we're here today to address the Special Use Permit. He explained that he would personally like to see the old AG building worked on first but that's not what's up for discussion at this particular time. Member Musella further stated he envisioned that area to be like Charles Colman Blvd and has mixed feelings about the residential use in that space as well.

Mr. Johnson explained that the market is changing. Retail and commercial market office space is no longer as popular as it was in the past. They've had people look at the space but they are not showing further interest beyond that.

Mr. Pennelle asked what the time frame would be between phase one and phase two of the project. He explained that he read that it's based on the market and that could be another 10 to 15 years.

Mr. Johnson said that it doesn't make sense to construct a nice new building and leave the former AG Market building looking the way it does and added that landscaping and repaving is part of the Phase 1 project as well.

Member Pennelle said I would like to see the project blossom as quickly as possible and asked if it is ridiculous and facetious to think that the AG building is going to remain an eyesore for that long?

Mr. Johnson replied that the Applicant also constructed the old Champion Tile building and stated that building was done right and exactly per the Town of Pawling's approval on that project. That's how this Applicant operates.

Member Pennelle asked how the real estate market is determined.

Mr. Johnson explained that they have spoken to real estate agents that said that they can rent one and two bedroom apartments in the Village of Pawling no problem stating once again that it doesn't make sense to invest millions of dollars in a nice new building and leave the former AG Market and eyesore. Furthermore, once the construction begins on the new building, the applicant anticipates that this will spark more interest in the current commercial space on this location and expects phase one and two to roll right over into the next.

Member Pennelle asked so you're going to have two brand new buildings per say?

Mr. Johnson replied, "Yes."

Member Pennelle said what about the one story building. Do you have any plans to update that at all?

Mr. Johnson said that has already been done.

Member Pennelle said, "So that's going to stay just the way it is right now?"

Mr. Johnson replied, yes and again, once the residential spaces are occupied, the current commercial spaces are going to become key spaces to rent for commercial uses.

Chairman Pfister asked if the landscaping and screening in the parking lot will be completed before construction starts on the back building.

Mr. Johnson explained that the area in front of the new third building will get done for the purpose of having a staging area.

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Member Musella said hypothetically if the Special Use Permit is granted is there any way that we can make sure all that gets done or do we not have any jurisdiction on that.

Village Council Bardavid explained that he and Ms. LoBrutto requested and received a Materials & Finishes sheet (see attached Jantile Group Submission Letter) as part of the submission packet for this meeting which will be made part of the record. Mr. Bardavid further explained that the Amended Site Plan looks nothing like what it did in 2018 as such, an Amended Site Plan will be required. As part of the approval process for that and the Special Use Permit, conditions will be established that will require that landscaping will be installed in accordance with the Approved Site Plans and Special Use Permit.

Chairman Pfister asked Mr. Johnson to clarify and confirm that the snapshot of the building in the rendering is not going to be four stories as it is shown but will be the three stories that was approved by the ZBA in December.

Mr. Johnson clarified the rendering is just to show a sample of the material and said in 2018 we went through the architectural review process to allow what was done on the existing commercial building. That's our starting point. That would be the model for the rest of the building.

Chairman Pfister replied, right, which you cited the Marino building which is the federalist style building that these should represent.

Mr. Johnson said I, yes, with some updates giving it a bit of a modern flare but keeps the gabled roof and Duane's vision.

Chairman Pfister asked Mr. Johnson if there is a way to designate the parking spaces on this lot between residential and commercial in order to prevent people vying over spaces.

Mr. Johnson replied, I guess we can look at that. That's going to be more of a functionality thing. He further explained that the spaces that would be used for commercial during normal business hours will become available for residents at night when they are back from work. I think that there will be some sort of comingling that will occur with shared parking.

Member Pennelle made the point of who will enforce any parking restrictions. The owner of the property would have to hire a firm to enforce it and asked how many parking spaces they are going to allow per unit.

Mr. Johnson said, one.

Ms. LoBrutto asked if the waiver that was granted by the Planning Board in 2018 was predicated off of a shared parking addition.

Mr. Johnson replied, yes, in the code it allows you up to 15% which can be waived.

Ms. LoBrutto said, yes, they called it shared parking so there's an analysis done of the peak periods for parking demand related to available parking supply and specifies that peak parking for residential is at night, in the middle of the night and early morning. Then they all go to work and peak parking for commercial is during the day.

Chairman Pfister asked if weekends were considered in that calculation.

Mr. Johnson stated that the current climate for planning is not to overbuild parking by creating big seas of parking and further stated that the Applicant did not take advantage of the full 15% waiver.

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Referring back to the review analysis, Ms. LoBrutto the Board discussed the first question, "Is the proposed action compatible with goals and objectives of the comprehensive Plan?" As noted in her SEQR documentation a Negative Declaration was declared and there has already been some discussion on that but asked if the Board wanted further discussion on that.

Chairman Pfister asked the Board for comments. There were no comments from the Board but the Chair explained that he didn't really agree with the Negative Declaration during the SEQR process as far as whether or not it was going to be consistent with community character and also stated that he still has some concern about water. He stated that the third building has been approved as a 3 Story building and he believes that will fit better with the character of the community.

Member Musella said he attends every Board meeting and believe the Village is doing a great job with water. Approvals were granted for the Umshied and the lower Baxter Green wells. It's looking good, just thought I'd throw that in there.

Village Council Bardavid stated that a condition of this approval will be that the applicant can't get a certificate of occupancy until the Board of Water Commissioners, which is the Village Board, determines that there's sufficient water supply.

The Chair asked if a certain amount of water was grandfathered in.

Member Musella said that's a good question, I was under the impression that water usage from the AG Market was factored into that calculation.

Mr. Johnson said, yes, there is a flow rate based on that of a super market.

Ms. LoBrutto said the total water demand was calculated and shared with Dan Stone who validated it and brought that water demand calculation into the overall Village water demand needs so that's been part of the story line for as long as I've been here, if not longer.

Village Attorney Bardavid explained that we have to be careful with the Chairs question. For example, the restaurant had an existing water flow. Our condition of approval on the restaurant was that they could maintain the same level. That is not practicable on this site because we haven't had the AG Market operating for such a long period of time. The Village is moving very quickly on the water but they're going to have this condition set. Grandfathering in this case is not possible just from a practicable perspective especially if you have all of these apartments.

Mr. Johnson explained that the use of water of this as a grocery store with deli and everything actually is more than what this would be as a residential use.

Mr. Bardavid said but it hasn't been used for that period of time so that water has clearly been reallocated over the years to other sources then restated that there will be no Certificate of Occupancy until the water system is online and the Water Commission signs off.

Ms. LoBrutto explained that the next question is, "All proposed structures, equipment or materials shall be readily accessible for fire and police protection. Referring to Chazen Engineer, Ed Larkin's code review, it states that based on the height of the AG building an aerial fire apparatus access road is required and shall meet the minimum requirements of section D105.1 of the 2020 Building Code of New York State (BCNYS). Basically indicating that the road needs to be widened.

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Mr. Johnson said we looked at it briefly this afternoon after getting that letter. I think it's just some minor modifications. Just kind of tweaking a couple of things but overall I think it will work just fine.

Member Pennelle said I think the problem is on your entrance. You've got parking on the left and right side. You have to make a way for the truck.

Mr. Johnson said, yes, we've got the turning radiance laid out (in audible. Too many people speaking at the same time).

Ms. LoBrutto asked Mr. Johnson what is the width that that the conifers are planted at right now.

Mr. Johnson replied about 15 feet or so.

Ms. LoBrutto said that's a good amount of space for some conifers. If that, for some reason, has to become more narrow what is the minimum space that you would need to plant the conifers in?

Mr. Johnson replied, I think the aerial access only needs to be on one side of the building.

Member Pennelle said you can't say that, you may have to put the truck on either side so you have to be careful when the conifers branch out, they need 12 feet.

Mr. Johnson said we actually need 26 feet for the aerial access.

Member Pennelle said that's the length when they stretch out the length

Mr. Johnson explained the Code indicates 26 feet width wise, on that, 15 minimum from the building. I think we can get that to work and there will be fire lanes as well.

Village Council Bardavid explained that on concerns of this magnitude Mr. Johnson will ultimately have to work with Ed Larkin and the Building Department and to the extent that there are any waivers or anything else the Fire Department will hash this through as well.

Mr. Johnson agreed that the Fire Department will have to take a look at this as well.

Ms. LoBrutto explained that what she was trying to get at here is that the landscaping is really important to the neighbors and the Board has gone a great distance to make this come about and asked Mr. Johnson what is needed, at minimum, to grow some conifers. Also, if necessary, would the Board be ok with a fence should that become required? I want to address these things that might come up later.

Mr. Johnson replied it depends on how wide the base is going to go. You want it to be very tall and fairly wide so I'm guessing 10 to 12 feet wide probably at the base. He further explained that there is 30 feet shown right now between the building and the edge of the driving isle. I think we can make that work but, yes, to your point if the Board wants to weigh in on if the Board would be willing to consider a fence instead of the conifers or something like that or a mixture of the two if the need arises.

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The Board explicitly stated that they prefer the natural look of trees. Then further discussion ensued regarding the different types of replacements that can be used instead of confers should the need arise. One in particular could be the Green Giants arborvitae as they are fast growers and have a narrower base.

The Board then wrapped up the review of Ms. LoBrutto's analysis with a brief discussion regarding possible impact on traffic, parking waiver which has been previously granted and re-configured vehicular circulation to reduce nuisance to adjoining properties (For complete details, see attached Chazen Memorandum dated January 7th 2022.)

Chairman Pfister restated that there will be no vote until a few more things are hashed out.

Mr. Johnson passed around a sample of the brick and porcelain tile material which will be used on the exterior of the buildings. This will be placed in the file at the Village Hall.

Approval of Minutes

Mr. Musella made a Motion to approve the minutes of the December 14th, 2021 meeting. The Motion was seconded by Member Pennelle. All were in favor.

Adjournment

Chairman Pfister made a Motion to adjourn until the next Planning Board Meeting on Tuesday, February 8th, 2022. Member Mersand seconded the Motion. All were in favor.

Submitted by:



Vivian Nikolatos, Planning Board Secretary

ZARECKI & ASSOCIATES, L.L.C.
Engineers • Surveyors • Architects
 11 West Main Street
 PAWLING, NEW YORK 12564

(845) 855-3771
 FAX (845) 855-3772

LETTER OF TRANSMITTAL

FILED
 DEC 22 2021
 VILLAGE CLERK

TO:

Village of Pawling, Planning Board

9 Memorial Avenue

Pawling, New York, 12564

DATE:	12-21-21	JOB NO.:	2021.013
ATTENTION:	Vivian Nikolatos- Planning & Zoning Secretary		
RE:	Pawling House Bed & Breakfast		
	Amended Site Plan		
	John & Johanna Kline- owners		
	105 West Main Street,(V) Pawling		
	TM #134001-6957-19-747068		
	#134001-6957-20-758072		
	#134001-6957-20-771074		

WE ARE SENDING YOU:

☐ Shop drawings

☐ Copy of letter

☒ Attached

☐ Prints

☐ Change order

☐ Under separate cover via _____ the following items

☐ Plans

☐ Samples

☐ Specifications

COPIES	DATE	NO.	DESCRIPTION
1	12-17-21	-	Cover Letter w/ sewage pump specifications.
10	06-21-21	C1	Amended Site Plan 24 x 36, last revised 12-16-2021
1	06-21-21	C1	Amended Site Plan 24 x 36, last revised 12-16-2021- electronic .pdf file emailed to pbsecy

THESE ARE TRANSMITTED as checked below:

☒ For approval

☐ For your use

☐ As requested

☐ For review and comment

☐ FOR BIDS DUE

☐ Approved as submitted

☐ Approved as noted

☐ Returned for corrections

☒ for January Planning Board Agenda

☐ Prints returned after loan to us

☐ Resubmit

☐ Submit

☐ Return

_____ copies for approval

_____ copies for distribution

_____ corrected prints

REMARKS:

SIGNED: _____

COPY TO:

file, pbsecy@villageofpawling.org,
 owner.

If enclosures are not as noted, kindly notify us at once.

Client Copy

ZARECKI

&

ASSOCIATES, L.L.C.

Engineers • Architects
Surveyors

Joseph Zarecki, PE

11 West Main Street
Pawling, NY 12564
(845) 855-3771
(845) 855-3772 Fax
Website: zarecki.com
email: info@zarecki.com

December 17, 2021

Chairman
Village of Pawling Planning Board
9 Memorial Ave.
Pawling, New York 12564

Re: Pawling House Bed & Breakfast
John and Johanna Kline
105 West Main Street
Village of Pawling
Tax Parcel ID #6957-19-747068
#6957-20-758072
#6957-20-771074

Dear Mr. Chairman, and Members of the Planning Board:

This letter is in response to the memorandum from Berger Engineering and Surveying, dated December 10, 2021 regarding the above referenced project. Please note, that our responses are in bold print.

Please find enclosed for your review the following:

- Amended Site Plan, Drawing C1, last revised 12/16/2021

STORMWATER

3. A swale is shown uphill of the accessory building. The swale should direct the flow from uphill through the site and not direct flow offsite.

Response: The swale has been redirected along the property line, through the site, discharging to the east of the guest parking area.

4. If the proposed structure has roof leaders they should be directed to the proposed swale which should run along the driveway and discharge into the woods just east of the driveway.

Response: The roof leader drains are now shown discharging into the relocated swale along the south property line.



SEWER/WATER

1. Water for the new structure is connected to the existing house. The size and type of waterline should be provided.

Response: The water has been labeled as 1/2" HDPE, SDR 11 pipe.

2. Sewer will be connected to an existing residential pump station by a gravity line. The sewer line should have a clean out at the bend and length, slope of pipe with inverts as well as diameter and type of pipe. The capacity of the pump station to handle the additional flow should also be provided.

Response: A clean out has been provided as well as minimum pipe slope, pipe size and inverts at the proposed building and the pump station as requested.

Regarding the capacity of the pump station to handle the additional flow. We have provided a calculation of the average daily sewage flow rate for the property of 660 gallons (see attached). The manufacturer has rated the pump station for flows of 700 gallons per day.

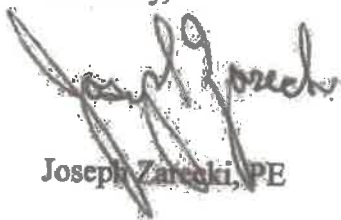
3. Capacity of water distribution system to provide the additional water should be verified with the Water Department.

Response: Referencing the Chazen Companies memorandum dated October 7, 2021, from Caren LoBrutto, Environmental Review, Item #3 the following statement is made:

"Dan Stone, P.E. of Chazen was consulted on the proposed water demand for this project and whether a conditional occupancy agreement should be utilized and his recommendation was that the adding of a single bedroom to the existing use was minor and should not require the agreement."

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Joseph Zarecki, PE

Enc.

PAWLING BED & BREAKFAST

Average Daily Sewage Flow Rate (Assume 60 gpd/person)

I. Bed & Breakfast (6 rooms)

Assume: 3 Rooms - Double Occupancy
3 Rooms - Single Occupancy

$$3 \text{ rooms} \times 2 \text{ person/room} \times 60 \text{ gpd/person} = 360 \text{ gpd}$$

$$3 \text{ rooms} \times 1 \text{ person/room} \times 60 \text{ gpd/person} = \underline{180 \text{ gpd}}$$

$$\text{Subtotal} = 540 \text{ gpd}$$

II. Accessory Dwelling (1 bedroom - owner occupied/two person)

$$1 \text{ bedroom} \times 2 \text{ person/room} \times 60 \text{ gpd/person} = 120 \text{ gpd}$$

III. Total Daily Flow Rate

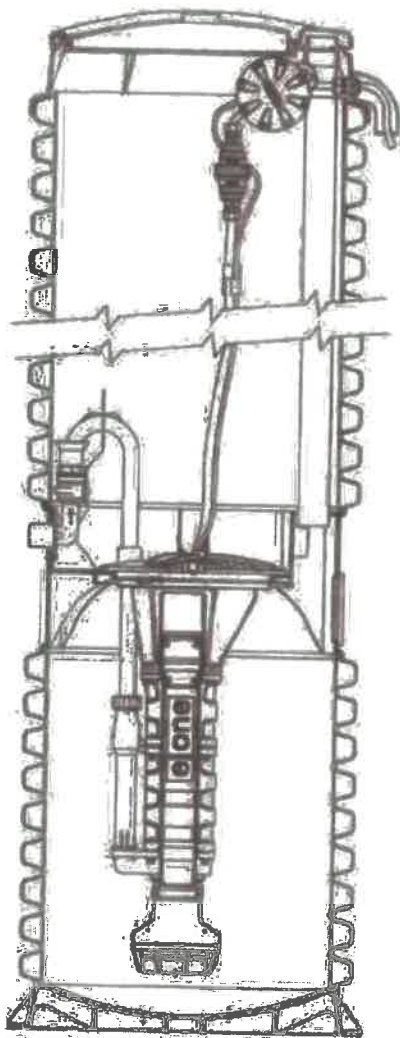
$$\text{Bed \& Breakfast} = 540 \text{ gpd}$$

$$\text{Accessory Dwelling} = \underline{120 \text{ gpd}}$$

$$\text{TOTAL DAILY FLOW RATE} = 660 \text{ gpd}$$

Note: Existing E/One Extreme pump, model No. DH071 is rated for daily flow rates up to 700 gpd (see attached E-One manufacturer product information sheet)

DH071/DR071



General Features

The model DH071 or DR071 grinder pump station is a complete unit that includes: the grinder pump, check valve, HDPE (high density polyethylene) tank, controls, and alarm panel. A single DH071 or DR071 is a popular choice for one, average single-family home and can also be used for up to two average single-family homes where codes allow and with consent of the factory.

- Rated for flows of 700 gpd (2650 lpd)
- 70 gallons (265 liters) of capacity
- Indoor or outdoor installation
- Standard outdoor heights range from 61 inches to 160 inches

The DH071 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations.

The DR071 is the "radio frequency identification" (RFID), or "wireless," model that uses wireless technology to communicate between the level controls and the motor controls.

Operational Information

Motor

1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120/240V, 60 Hz, 1 phase

Inlet Connections

4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections

Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge

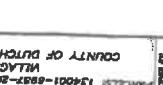
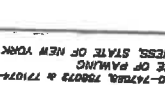
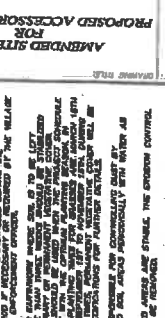
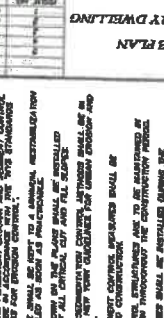
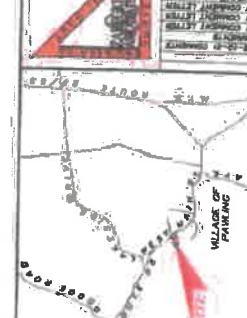
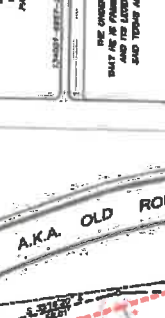
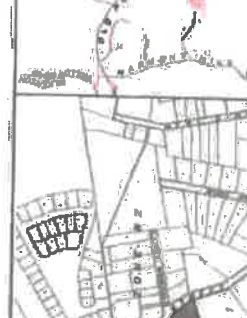
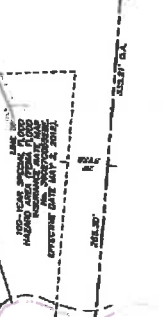
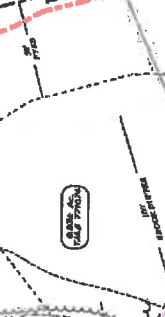
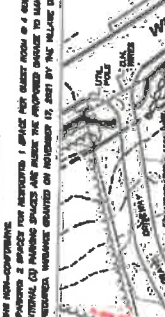
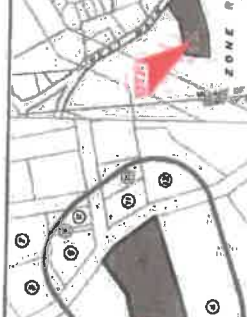
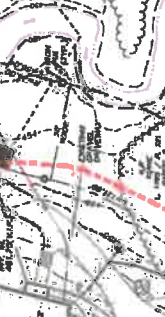
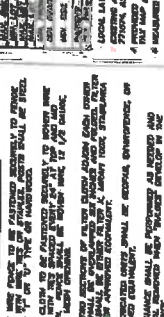
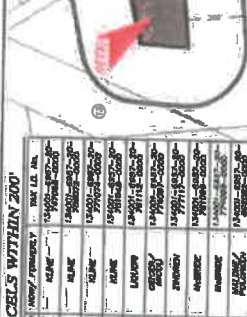
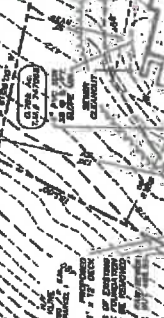
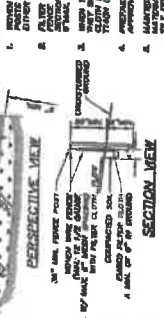
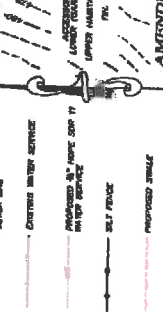
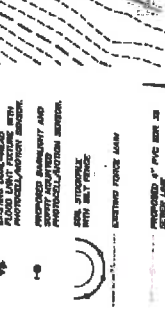
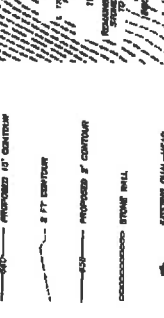
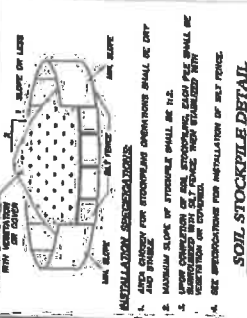
15 gpm at 0 psig (0.95 lps at 0 m)
11 gpm at 40 psig (0.69 lps at 28 m)
7.8 gpm at 80 psig (0.49 lps at 56 m)

Accessories

E/One requires that the Uni-Lateral, E/One's own stainless steel check valve, be installed between the grinder pump station and the street main for added protection against backflow.

Alarm panels are available with a variety of options, from basic monitoring to advanced notice of service requirements.

The Remote Sentry is ideal for installations where the alarm panel may be hidden from view.



MEMORANDUM

To: Village of Pawling Planning Board and Pawling Joint Sewer Commission
From: LaBella Associates, Jeff Liebowitz
Date: January 11, 2022
Re: Pawling House Bed and Breakfast (B&B)
Project #: 82107.00

SUMMARY

Owner: John and Johanna Kline
Applicant: John and Johanna Kline

Tax Lot(s)/Location:

- 6957-19-747068, 6957-20-758072, 6957-20-771074, located 105 West Main Street (Project Site)
- Note the Applicant owns abutting parcel 6957-20-751048

WASTEWATER REVIEW

LaBella was asked to review Mr. Zarecki's submittal of December 21, 2021 addressing wastewater disposal for the referenced B&B. The following information was reviewed:

- Cover Letter dated December 17th
- Flow calculations provided as an attachment to the letter, and
- Manufactures description of the existing pump station

The flow calculations are based on an assumed per capita flow of 60 gal per person per day and an estimated occupancy of single person occupancy and double person occupancy. This method of calculating flow departs from the NYSDEC standard provided in Section B.6.b titled Design Flow of NYSDEC's "New York Standards for Intermediate Sized Wastewater Treatment Systems, Dated March 2014.

Please provide a flow analysis that conforms with NYSDEC standards.

Jeff Liebowitz,



Pawling Joint Sewer Commission Review Engineer

December 15, 2021

Robert Pfister
Planning Board Chair
Village of Pawling
9 Memorial Ave
Pawling, New York 12564

Re: *December Planning Board Meeting
Building Department Support*

Dear Mr. Pfister:

As requested by the Village and in our capacity as Building Department support staff, I attended the December Planning Board meeting on December 14, 2021. Our presence was intended to provide technical guidance to the Planning Board on agenda items with current building code considerations. The following is a recap of projects that were discussed.

1. 105 West Main Street – Bed & Breakfast

Berger Associates was the primary reviewer of this project and provided an overview of their review. In our role, we performed a review of the application for general compliance with the New York State Building and Fire Code. This review yielded the following comment:

The driveway is required to be a minimum 12-ft wide with a clear height of 13ft, 6 inches minimum for emergency vehicle access per section 511.2.1 of the 2020 FCNYS. As shown on plan sheet C-1, the driveway is not sufficient width to meet this requirement.

The applicant's engineer stated that this item was previously approved by the Fire Department. Subsequent discussion after the meeting revealed that the previous approval was for the main structure and initial bed and breakfast operations. This building was located less than 300 feet from the public road; therefore, it did not trigger the requirement identified in our comment above. The proposed new structure is located greater than 300 feet from the public road and the comment remains relevant.

2. Hudson Valley Plastics – Warehouse Expansion Project

The applicant requested to substitute full depth brick siding for the combination of split face masonry and metal siding that was shown on the original site plan approval documents. It is our opinion that the proposed change of the building finishes to a brick product of the same color and similar texture as the approved plans is administrative in nature and can be approved by the Building Department without action from the Planning Board. Our review of the previous site plan approval noted that architectural character and the building finishes were not significant to the approval.

3. 146 East Main – New Restaurant and Banquet Facility

The applicant was referred back to the Planning Board by the Building Department based on significant deviations to the building's finishes. Based on our review, the architectural character of the building was fundamental to the original approval and therefore only the Planning Board has the authority to approve changes.

The applicant did not present updated plans or material samples, but did acknowledge that they deviated from the original site plan approval. Without an updated submission to review and/or take action on, the Planning Board reiterated how important the architectural character of this project was based on its scale and location. The board asked the applicant to work with the Building Department to update the project and bring it into conformance with the original approval.

If you have any questions, please do not hesitate to contact our office at (518) 273-0055.

Sincerely,


Edward P. Larkin, PE
Senior Director of Building Systems

cc: Lauri Taylor, Village of Pawling
Vivian Nikolatos, Village of Pawling
File



12/28/21

Village of Pawling
9 Memorial Avenue
Pawling, NY 12564
(845) 855-1122

RE: Pawling House Bed & Breakfast
105 West Main Street, Village of Pawling

Tax Parcel 6957-19-747068, 6957-20-758072, 6957-20-771074

Chairman Robert Pfister Jr., and Members of the Village of Pawling Planning Board

MEMO

Stormwater

1. Review of NYC watershed maps the site is not within the NYC watershed Area of disturbance is less than 1 acre so no SWPPP is required.
2. A proposed accessory dwelling 40 feet x 36 feet 8 inches along with a gravel parking area for 3 cars is being proposed. The runoff will flow easterly down the parking lot and then overland to an existing stream. The area of disturbance will be 0.05 acre resulting in a minimum increase in stormwater runoff. For construction a stock pile is proposed with silt fence as well as a silt fence along the slope just downhill of the existing drive. These measure will protect sediment control. Notes on the map address the issue of erosion control by providing for stabilization of the disturbed soil as soon as practical.
3. A swale is shown just uphill of the proposed accessory dwelling. The swale should direct the flow from uphill through the site and not direct flow offsite.
COMMENT SATISFIED
4. If the proposed structure has roof leaders they should be directed to the proposed swale which should run along the driveway and discharge into the woods area just east of the driveway.
COMMENT SATISFIED

Sewer/ Water

1. Water for the new structure is connected to the existing house.

The size and type of waterline should be provided.

COMMENT SATISFIED

2. Sewer will be connected to an existing residential pump station by a gravity line

The sewer line should have a clean out at the bend and length, slope of pipe with inverts as well as diameter and type of pipe.

The capacity of the pump station to handle the additional flow should also be provided.

COMMENT SATISFIED

3. Capacity of water distribution system to provide the additional water should be verified with the Water Department.

Dan Stone PE of Chazen Companies has responded

COMMENT SATISFIED

Site plan

We defer to Village planner for site plan, lighting and landscape review.

Joseph P Berger PE LS

Joseph P Berger

Village Engineer for the Planning Board



January 7, 2022

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

RE: Special Permit
Pawling Commons
63-71 East Main Street

Dear Chairman Pfister and Members of the Board:

Following is a portion of a response to a review prepared by Caren LoBrutto of LaBella Associates (formerly the Chazen Companies), dated May 6, 2021, that was previously submitted to the Planning Board on May 21, 2021 and has been updated to reflect the current site plan submission. The body of this letter addresses sections of the Village of Pawling Zoning Regulations as they pertain to the Special Permit request to allow residential uses on the first floor of proposed building known as 71 East Main Street.

ZONING ANALYSIS

- 1. According to page 2 of LL1 of 2018, "the first floor/ground floor" of a Type 1 building as defined in this Urban Regulation may be used all or partially for residential occupancy subject to a special permit to be issued by the Planning Board, provided that where the building front faces on Charles Colman Blvd., East Main Street (excluding East Main Street south of intersection with Coulter Avenue), West Main Street or Memorial Avenue, the individual residential unit spaces shall not occupy the front of the building and shall not be visible from the street. Where a property is located fronting on the forementioned streets, the Planning Board may consider residential uses within a portion of the first floor but in no case shall residential units be located along the building frontage along these streets. The Planning Board shall determine for such special permit that dues to the nature of the business, the location of the building, unsuitable public parking, unsuitable sidewalk amenities or other conditions unfavorable for retail and commercial uses exist, that residential use of all or a portion of the ground floor/first floor may be permitted. In addition, the Planning Board may base such determination in*

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



part on the first floor/ground floor being suitable for use by disabled persons....the special permit shall be subject to the requirements for special permits in Article XV of the zoning law. The Planning Board is authorized to impose reasonable conditions and covenants on the special permit as permitted by law and to apply the supplementary regulations from the zoning law that apply to non-residential uses."

The site is located on East Main Street, south of the intersection with Coulter Avenue. As stated above, the Planning Board should therefore determine how; due to the nature of the business, the location of the building, unsuitable public parking, unsuitable sidewalk amenities or other conditions unfavorable for retail and commercial uses existing, that residential uses of all or a portion of the ground floor/first floor may be permitted by Special Use. In addition, the Planning Board should consider in part how the first floor/ground floor are suitable for use by disabled persons.

In addition, the applicant should provide a statement as to why the extra residential development is being proposed.

RESPONSE: The Pawling Commons (63-71 E Main Street) site lies within the Village of Pawling commercial (B-1) zone district yet holds several unique qualities.

Location: the subject site is located along East Main Street, south of the intersection with Coulter Avenue and is within the area that the Planning Board may consider for residential uses on the first floor as stated in the Zoning Regulations. The site is at the limits of the B1 (commercial) zone district in this area. This section of East Main Street, between Coulter Avenue and the site, does not have on-street parking availability and there is no public parking available in the immediate area. Although there is no public parking available, the subject site does have one of the largest areas for private, on-site parking within the Village. Access to the site is either via vehicle or the existing pedestrian sidewalk system along East Main Street. The vast majority of people accessing the site is via a vehicle.

Access: The site is accessed from East Main Street via an existing curb cut which opens into the existing parking area and the buildings, existing and proposed. Functionally, the topography of the existing site precludes placing buildings at the front property line, with direct pedestrian access from the street. The existing pedestrian sidewalk system that runs across the frontage of the property (and other areas of the Village) connects to on-site sidewalks (existing and proposed) and thus provides public access to commercial/residential areas of the property. All public portions of the buildings will be accessible to persons with physical handicaps, including elevator service for the multi-story buildings.

Parking: as stated previously, the site provides necessary parking for the proposed uses. This proposed development does not rely on any public/street/off-site parking. Again, this site is dissimilar from the central 'core' of the Village in that there is no on-street and/or public parking in the vicinity of the site. The on-site parking will allow direct, on-grade access to the businesses and residences that occupy the site.

Site Use: There are a total of three (two existing and one proposed) buildings that are part of the Amended Site Plan. One of the existing buildings (63 East Main Street) is solely commercial use, one-story and no change of use is proposed for this structure. The former food market building (67 East Main Street) will be converted to commercial uses on the first floor with multi-family residential uses above. The proposed building (71 East Main Street) will be all (3 stories) multi-family residential use. Some of the existing commercial spaces on the site have been occupied by long-time tenants, but there have been persistent vacancies for some of the remaining spaces. These commercial spaces have been marketed for several years, yet some have failed to find a tenant. The bank has recently vacated the site, except for drive thru ATM services until their lease lapses. The proposed renovation/ rebuilding of the former market space will provide for over 8000 sf of updated commercial space and the overall site will contain almost 22,000 sf of commercial space. Based on market characteristics, there is more demand for residential units than commercial space. As proposed, the site will contain the desired mix of commercial and residential uses consistent with the intent of the 1994 Comprehensive Plan and existing development of the central core of the Village.

2. *Pursuant to Zoning Code 98-74, the Planning Board's approval of an application for any special use permit, is subject to a set of reasonable conditions and restrictions. Below are the conditions (note: these have been abbreviated, see 98-74 for complete conditions)*

- 1) *Proposed action is compatible with goals and objectives of Comprehensive Plan*

RESPONSE: The proposed action is consistent with the 1994 Village of Pawling Comprehensive Plan and LL1 of 2018. The site contains a mix of commercial and residential uses.

- 2) *All proposed structures, equipment or material shall be readily accessible for fire and police protection.*

RESPONSE: The buildings are accessible for fire and police protection. In addition, all buildings are/shall be fully sprinklered.

- 3) *Proposed action's location and size, nature and intensity of operations (including in connection with proposed action), site size in relation to the use, assembly areas and site access are harmonious with the development of the district in which the use is proposed to be situated.*

RESPONSE: The site is located at the southerly extent of the B-1 Business District. The site has been used for solely commercial purposes since the mid-1960's. The addition of the proposed multi-family residential uses helps transition to the single and two-family residential uses present to the east, south and west of the site.

The site represents one of the largest properties within the B-1 district. The B-1 zone permits up to 75% in building coverage and the proposed building coverage with the development of the site is 19%. Lot coverage (all man-made impervious surfaces) will be 59% where 75% is also permitted. The site coverage is essentially the same as has been present for many years as the proposed new building will be built primarily where existing asphalt surface is present. With the permitted Floor Area Ratio (FAR), a total of nearly 366,000 sf of building could be built on the site

whereas a total of approximately 80,000 sf is proposed. By having the total square footage separated into three buildings also helps mitigate the overall scale of the potential structure.

- 4) *The location, nature and height of buildings, walls, fences, landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.*

RESPONSE: As stated previously, the site has been used as a commercial property for over fifty years. The main building entry points have been designed to not directly face adjoining residential properties. The main building entries will face the existing parking areas.

The approved 2018 Amended Site Plan provides for landscape screening at the south east corner of the site as well as some evergreen plantings at the southwesterly side of the parking area. The applicant has also offered to provide for additional evergreen screening along the southerly property line which is reflected on the current site plan submission. Also, the applicant is proposing one-way traffic flow (towards the west) along the south side of the former market building to further mitigate potential off-site traffic glare.

- 5) *Operations will not be offensive, dangerous, destructive of property values and basic environmental characteristics or detrimental to the public interest of the Village and not objectionable to nearby properties (e.g. noise, fumes, vibration, flashing/glaring lights, other nuisances) than would be the operation of any permitted use not requiring a special permit.*

RESPONSE: See response to Item 4 above. In addition, it should be noted that the Special Permit is to allow for residential (specifically, 5 apartment units) on the first floor of the proposed new building. As-of right permitted uses for this area include retail and office uses. The residential uses in this area may be less intensive than that of a commercial use(s).

- 6) *Adequate parking, properly located, suitably screened from adjoining residential uses, safe vehicular circulation.*

RESPONSE: The Planning Board reviewed the parking and vehicle circulation during the 2018 Amended Site Plan review process and deemed it was adequate for the proposed uses on the site. It should be noted that the site offers one of the rare opportunities for on-site parking within the B-1 zone district. The majority of parking is located in the central portion of the site and the parking along the west side is screened by vegetation and topography.

- 7) *The use conforms to all respects of the zoning regulations, particularly to specific supplementary regulations (eg: LL4 of 1998) that apply to the proposed use. The applicant should provide their rationale for why a special permit should be granted according to the abbreviated conditions above and compliance with Zoning Section 98-20.*

RESPONSE: See responses above as well as the items in Section 98-20, as listed below (it is noted that area variances were granted on 12/15/21 for the third building as well as certain provisions of the Urban Regulations):

- A1. Dissemination of smoke, gas, dust, odor or other atmospheric pollutants outside the building shall be similar to other light commercial and residential levels at or below the NYS Building Code and or other ordinances that may govern.
 - A2. Noise shall be typical of other light commercial and residential levels. Other than during construction, noise levels should not reach any appreciable levels.
 - A3. There shall be no discharge of untreated or insufficiently treated wastes into any watercourses. The site uses will connect to the municipal wastewater treatment facility.
 - A4. There shall be no appreciable vibration, heat or electromagnetic interference beyond the immediate site.
 - A5. There shall be no heightened reason for fire, explosion, radiation or other similar cause. All new construction shall be completed per the NYS Building and/or other codes having jurisdiction.
 - A6. The Ingress/egress at the site is existing. The inclusion of planting islands, signage, etc that are part of the Amended Site Plan shall increase efficient use of vehicular circulation. Based on Traffic Generation data, the traffic flow for the uses on the proposed site shall be less than when the market was in operation.
 - B. All noise shall be in accordance with Local Law #5 of 1985.
 - C. No permanent generation of any vibration shall occur that would exceed the parameters listed.
 - D. There shall be no emittance of smoke, dust or other atmospheric pollutants in excess of the parameters listed.
 - E. There shall be no emittance of discernable odors beyond the boundary.
 - F. There shall be no dissemination of any toxic or noxious matter to outside the buildings.
 - G. There shall be no handling, storage or disposal of radioactive materials.
 - H. There shall be no perceptible electromagnetic interference with normal radio or television reception.
 - I. There shall be no storage or manufacture of explosive or solid products which burn actively.
 - K. There shall be no discharge of wastes that is not permitted by Dutchess County Health Department, NYSDEC or any other regulatory agency having jurisdiction.
 - L. The expected traffic generation expected will not create any unusual traffic hazards or congestion.
 - M. Comment acknowledged. All proposed uses shall be within the parameters set forth in the Zoning Regulations.
- In their review of the conditions, the Planning Board should consider the proposed Special Permit (presuming an approved variance) to allow 5 additional residential units on the ground floor for a total of 53 apartment units across the site on the following:*
- (A) *The Planning Board should consider whether the action is harmonious with the development of the district (Condition 3)*

RESPONSE: the residential uses on the first floor of the proposed building (71 East Main Street) should be less intensive a use than commercial and will also help transition to the residential zones to the south and east of the site.

- (B) The Planning Board should also consider whether the proposed action will hinder or discourage the appropriate development and use of adjacent land and buildings. (Condition 4)*

RESPONSE: The existing site is zoned commercial and has been used for this purpose for many years. The majority of the uses, both existing and proposed, on the site are permitted as-of-right. The Special Permit aspect pertains solely to allowing residential uses on the first floor in accordance with LL1 of 2018. The residential uses on the first floor will not hinder or discourage appropriate development and use of adjacent land.

- (C) Proposed lighting fixtures and a photometric plan should be provided. The applicant has suggested a one-way traffic circulation at the south side of the former AG building and additional landscaping to screen adjacent residences located on the south side (Condition 5)*

RESPONSE: a lighting photometric plan, illustrating mitigation of potential off-site glare, was previously submitted to the Planning Board. The current site plan also illustrates additional vegetative screening along the southerly border as well as one-way traffic around the 71 East Main Street building.

- (D) The Planning Board should also consider the Village's water supply issue. (Condition 5)*

RESPONSE: it is our understanding that the Village has a policy in place regarding water and new construction.

3. *LL1 of 2018 allows a maximum of 4 stories and 50' in height. The applicant should demonstrate that the height of the proposed third building has been calculated accurately and properly by providing dimensioned elevations measured from the edge of pavement on East Main Street (specifically in the area of the parcel where the South Eastern building will be located with the ground elevation provided to allow for verification.*

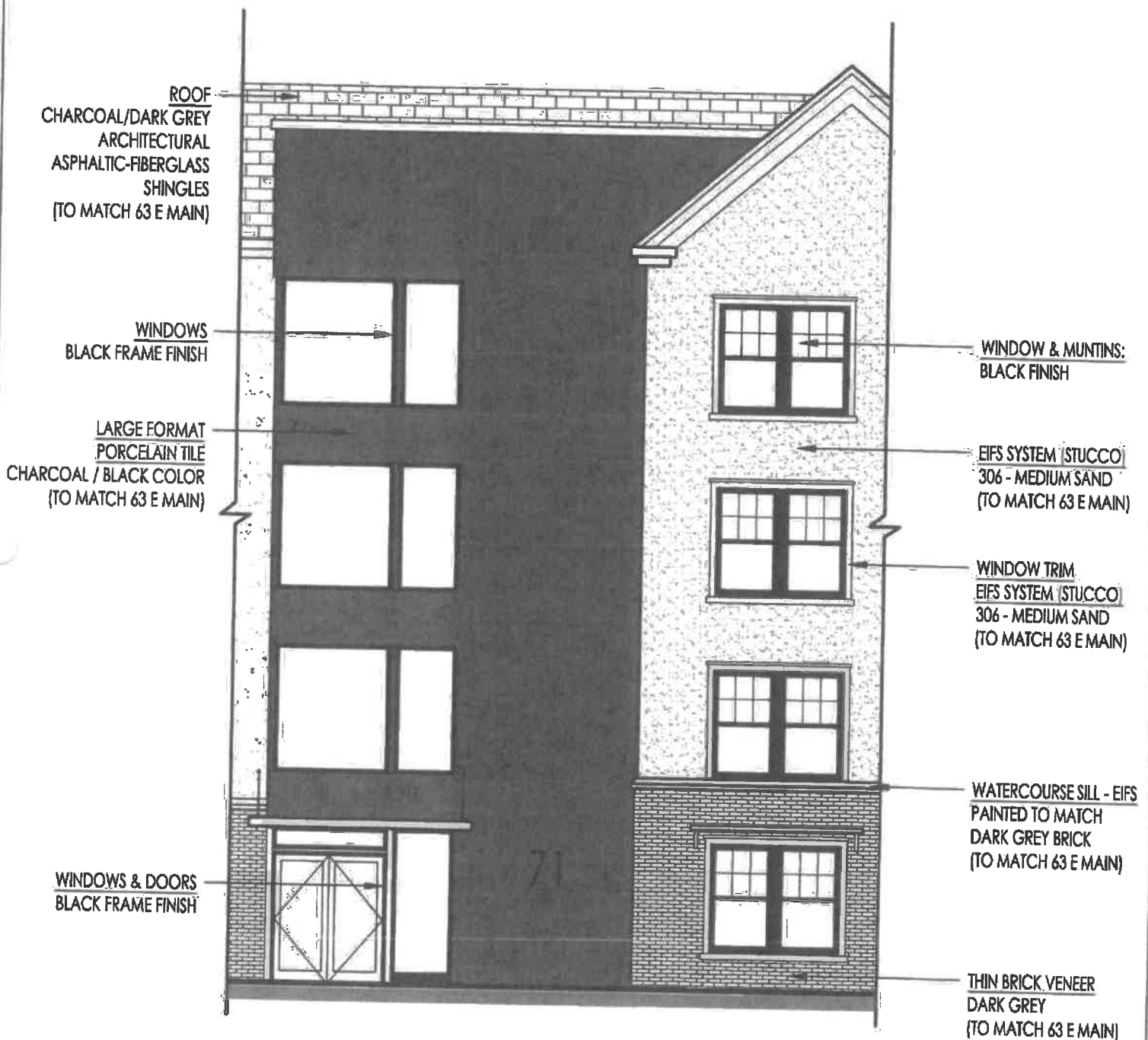
RESPONSE: The Village of Pawling Zoning Board of Appeals reviewed the building height issue, as referred to them by the Planning Board. The necessary variances were granted on 12/15/21. All proposed construction is within the requirements of the zoning Code and the required variances that were granted.

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

Sincerely,



Lurt M. Johnson, RA



MEMORANDUM

To: Village of Pawling Planning Board
From: The Chazen Companies, Caren LoBrutto
Date: January 7, 2022
Re: Pawling Commons
Project #: 81931.03, Task 0104

SUMMARY

Applicant/Owner: KJ – Rant Realty, LLC

Tax Lot(s)/Location:

- 7056-05-101917-0000; 63-71 E. Main Street

Total Acreage: Approximately 4.28 acres

Current Zoning District: B1 Business Zoning District, Urban Regulations apply

Current Use: The site is currently used for commercial purposes only. There are two existing buildings on site, which were built prior to 1993. One building is currently partially occupied and is a one-story, 13,400 building comprised of nine commercial retail and service uses (including a drive-through). The other building is a one-story, 16,000 SF unoccupied former grocery store building.

Proposed Project: The Applicant was recently granted a zoning variance from Zoning Section 98-11 (A) of the Village Zoning Code, which states, "there shall be not more than one (1) principal building on one (1) lot, except as specifically permitted elsewhere in this chapter" in order to construct a 3-story third building exclusively for residential use, including 15 apartment units. The Applicant is seeking special permit approval from the Planning Board per Local Law (LL) 1 of 2018, to allows "residential uses to be substituted for all or a portion of the retail/commercial space on the ground level/first floor of such shopfront commercial/retail-residential buildings in certain areas of the B-1 district" in the recently ZBA approved third building, also known as 71 East Main Street.

The Applicant currently has site plan approval (as part of the 9/18/2018 site plan application) and approved area variances to reconstruct the former grocery store building as a 4-story building to include 36 apartment units (for a total of 51 dwelling units) and 8,400 SF of ground floor commercial. Similarly, proposed parking (which included shared parking), lighting, landscaping, and stormwater management¹ improvements were approved as part of the 9/18/2018 site plan application. The site is served by two existing accesses off East Main Street. The project is proposed to be constructed in two phases: Construction on the new 20-apartment dwelling multi-family residential building would be undertaken first with alteration and additions to the former grocery store undertaken later, based on market conditions and tenant input.

¹ The site is located within the New York City Department of Environmental Protection (NYCDEP) watershed.

The Applicant's amended site plan, dated 12/28/2021, shows additional landscaping along the south side of the property and indicates that the drive aisle extending around the rear of the property (to the west) will be one-way only to reduce headlight nuisance issues to adjoining properties.

Permits and Approvals:

- PB Special Use Permit Approval per LL 1 of 2018
- Zoning Board of Appeals – area variances granted
- Village Board Water and Sewer Connections
- Coverage under NYSDEC GP 0-20-001

SEQR: The project is classified as an Unlisted Action.

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

NEXT STEPS

The Board made a State Environmental Quality Review determination of non-significance and issued a Negative Declaration on June 16, 2021. The Board should consider granting the special use permit and amended site plan approval on a conditional basis.

ZONING ANALYSIS

1. According to page 2 of LL 1 of 2018, the first floor/ground floor of a Type 1 building as defined in this Urban Regulation may be used all or partially for residential occupancy subject to a special permit to be issued by the Planning Board, provided that where the building front faces on Charles Colman Blvd., East Main Street (excluding East Main Street south of intersection with Coulter Avenue²), West Main Street or Memorial Avenue, the individual residential unit spaces shall not occupy the front of the building and shall not be visible from the street. Where a property is located fronting on the forementioned streets, the Planning Board may consider residential uses within a portion of the first floor but in no case shall residential units be located along the building frontage along these streets. The planning board shall determine for such special permit that due to the following conditions, residential use of all or a portion of the ground/first floor may be permitted.
 - The nature of the business,
 - The location of the building,
 - Unsuitable public parking,
 - Unsuitable sidewalk amenities, or
 - Other conditions unfavorable for retail and commercial uses exist, and
 - The first floor/ground floor being suitable for use by disabled persons...

The special permit shall be subject to the requirements for special permits in Article XV of the zoning law. The planning board is authorized to impose reasonable conditions and covenants on the special

² The site is located on East Main Street, south of the Intersection with Coulter Avenue.

permit as permitted by law and to apply the supplementary regulations from the zoning law that apply to nonresidential uses.

As stated above, the Planning Board should therefore determine how; due to the nature of the business, the location of the building, unsuitable public parking, unsuitable sidewalk amenities or other conditions unfavorable for retail and commercial uses exist, that 5 additional residential units on the ground floor/first floor may be permitted by Special Use. In addition, the Planning Board should consider in part how the first floor/ground floor are suitable for use by disabled persons.

The Applicant responded to this comment in their May 2021 submission. No additional response from the Applicant is requested at this time.

2. Pursuant to Zoning Code §98-74, the Planning Board's approval of an application for any special use permit, is subject to a set of reasonable conditions and restrictions. Below are the conditions (note: these have been abbreviated, see §98-74 for complete conditions) along with my assessment.

- 1) Proposed action is compatible with goals and objectives of Comprehensive Plan.

The Board established that the project was consistent with the Plan in the SEQR documentation.

- 2) All proposed structures, equipment or material shall be readily accessible for fire and police protection.

This concern will be verified by the Chazen Engineer's review, which could form the basis of a conditional approval if there are items for improvement.

- 3) Proposed action's location and size, nature and intensity of operations (including in connection with proposed action), site size in relation to the use, assembly areas and site access are harmonious with the development of the district in which the use is proposed to be situated.

The proposed mixed use development is consistent with nearby uses in the district and the size of the development has been decreased in height and by 2 dwelling units with the approved variances granted by the Zoning Board of Appeals. As established in the SEQR documentation no significant adverse impacts related to traffic are expected to occur and a parking waiver was granted as part of the previous site plan approval. Note that with the site plan amendment there is no increase to proposed residential and nonresidential square footage.

- 4) The location, nature and height of buildings, walls, fences, landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings.

The Applicant has added landscaping and reconfigured the vehicular circulation to reduce nuisance to adjoining properties. The height of the new proposed building was decreased to three stories as part of the area variance approval.

- 5) Operations will not be offensive, dangerous, destructive of property values and basic environmental characteristics or detrimental to the public interest of the Village and not objectionable to nearby

properties (e.g. noise, fumes, vibration, flashing/glaring lights, other nuisances) than would be the operation of any permitted use not requiring a special permit.

The Board established that the project will not result in these types of effects in the SEQR documentation.

6) Adequate parking, properly located, suitably screened from adjoining residential uses, safe vehicular circulation.

See Response to 3 and 4.

7) The use conforms to all respects of the Zoning regulations, particularly to specific supplementary regulations (e.g. LL 4 of 1998) that apply to the proposed use.

The supplemental regulations that apply are Local Law 1 of 2018 enumerated above. The SEQR documentation stated, "The site is located within the B-1 Zoning District where it adjoins a residential zoning district. This section of East Main Street, between Coulter Avenue and the site, does not have on-street parking availability and there is no public parking available in the immediate area. The site is not large enough to support parking for commercial uses on the first floor of the new third building in addition to those currently existing and approved as part of the previous site plan approval. Moreover, the combination of existing retail space and proposed retail space in the renovated building will be made more viable by additional residential units. Furthermore, the topography of the site precludes placing buildings at the front property line, with direct pedestrian access from the street. The ground floor apartments are anticipated to be more desirable to those with mobility issues."

The Applicant was approved for area variances and is compliant with zoning regulations.

The Applicant responded to this comment in their May 2021 submission. No additional response is requested at this time.

DOCUMENTS REVIEWED

- 2/23/21 Zoning Board of Appeals submission by J Group Designs
- Short Environmental Assessment Form (SEAF), revised 4/26/21
- Zoning Board of Appeals submission, dated 4/26/2021
- Zoning Board of Appeals Application, dated 7/26/2021
- Zoning Board of Appeals Application, dated 11/23/2021
- Approved Amended Site Plan, dated 9/18/2018
- Schematic elevations/floor plans for approved amended site plan
- Survey by Insite Engineering, dated 4/5/2018
- Various past approval documents/correspondence
- Response to comments, dated 4/26/2021
- Response to comments, dated 5/21/2021
- Light fixture information and photometric plan
- Mixed-Use (Former AG Market) Building Elevations, Sheet A-1

- Exterior Elevations – 71 East Main Street, Sheet A-2, A-2.01
- Exterior Elevation – 67 E Main Street, 11/8/21
- Letter to Planning Board, 12/28/2021
- Amended Site Plan, SP-1, 12/28/2021

MEMORANDUM

To: Village of Pawling Planning Board
From: The Chazen Companies, Michael Ruffinen
Date: January 10, 2022
Re: Pawling Commons
Project #: 81931.03, Task 0104

SUMMARY

Applicant/Owner: KJ – Rant Realty, LLC

Tax Lot(s)/Location:

- 7056-05-101917-0000; 63-71 E. Main Street

The Chazen Companies (Chazen) has completed a limited Building/Fire Code review of the special permit application for the Pawling Commons project. Our review is focused on major code implications that the applicant should be aware of at this time. This review is not considered a complete building code review, that will take place at following the Building Permit application.

Our review of the documents provided resulted in two (2) comments as shown below. The designer of record should provide written responses and updated plans to address each comment.

SITE PLAN BUILDING CODE COMMENTS

1. Based on the height of the building an aerial fire apparatus access road is required and shall meet the minimum requirements of section D105.1 of the 2020 Building Code of New York State (BCNYS).
2. The project shall meet accessibility requirements of the 2020 BCNYS and ANSI 117.1, including the following site components:
 - a. Accessible access aisles are required to be a minimum 8ft per section 1106.1.1 of the 2020 BCNYS. (typical)
 - b. Please update accessible parking sign symbol to reflect the dynamic symbol of access per BCNYS Section 102.2.1 (1). (typical)
 - c. No parking anytime sign required in front of accessible access aisle space per section 1106.1.1 of the 2020 BCNYS. (typical)

DOCUMENTS REVIEWED

- 12/28/2021 Special Permit submission by J Group Designs
- Amended Site Plan, SP-1, 12/28/2021 by J Group Designs
- Exterior Elevations, A-2.00, 12/27/2021 by J Group Designs
- First Floor Plan, A-1.01, 12/27/2021 by J Group Designs