

Dist. 11/21/2023

Christine Brown

Ref.# 70.23

From: Ed Tucholski <ed.tucholski@gmail.com>
Sent: Tuesday, November 21, 2023 2:16 PM
To: Christine Brown
Subject: re generac trailer mounted generator

Hello Christine,

The trailer mounted gasoline generator you had dropped off here , has a bad latch control board as far as I can tell and is obsolete. We have 2 hours labor into this machine and that was the time that we were told to put into it.

Ed

--

Ed Tucholski
Generator Service Manager
H.A. Schreck Service and Sales Inc.
32 Van Wagner Road
Poughkeepsie, NY 12603
Phone 845-454-3560
Fax 845-454-3805

Dist. 11/21/2023
 Ref. # 76.23 Pg. #2



H.A.SCHRECK SERVICE AND SALES
 32 VAN WAGNER ROAD
 POUGHKEEPSIE, NY 12603

Phone: 845-454-3560
 Fax: 845-454-3805

INVOICE

DATE	INVOICE #	CUST #
11/21/2023	0000072437	0001235

BILL TO:

PAWLING JOINT SEWER COMM.
 9 MEMORIAL AVENUE
 PAWLING NY 12564

SHIP TO:

PAWLING JOINT SEWER COMM.
 9 MEMORIAL AVENUE
 PAWLING NY 12564

P.O. NUMBER		TERMS	SALES PERSON	
		NET 30	GOT	
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
2.00	SERVICE ON A GENERAC TRAILER MOUNTED GENERATOR. TROUBLE SHOOT CRANK BUT UNIT WOULD NOT STAY RUNNING WHEN TOGGLE IS RELAEASED. DIAGNOSED BAD OBSELETE CONTROL BOARD	135.00	270.00	
1.00	Labor	3.50	3.50	
	HANDLING SURCHARGE			
<p>NOTICE:</p> <p>Repairs left in the possession of H.A. Schreck and not retrieved after thirty (30) days from written noification of completion of work will become the property of H.A. Schreck, Inc.</p> <p>Unrepaired equipment will be disposed of thirty (30) days after written notification.</p>				
TOTAL			\$273.50	

Thank You For Your Business

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Dist. 11/27/23
Rev # 77.23

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Pawling Commons Amended Site Plan (2023)		
Project Location (describe, and attach a general location map): 63 East Main Street, (V/o) Pawling TM 7056-05-101917		
Brief Description of Proposed Action (include purpose or need): Project includes demolition of existing one-story commercial building (former Pawling AG market) and construction of a 4-story mixed-use building (approx 56,000 sf) containing approximately 8400 sf commercial, 36 residential apartments and related amenities and construction (currently in construction) of a 3-story, multi-family residential building (approx 17,000 sf) with site improvements. The existing one-story multi-tenant commercial building will remain. Area Variances as well as a Special Permit to allow residential uses on the first floor of a building within the B1 zone district were previously granted and in effect for the current site plan. THE PURPOSE OF THIS AMENDED SITE PLAN APPLICATION IS TO PROVIDE FOR ADDITIONAL PARKING IN UNDEVELOPED PORTIONS OF THE PROPERTY AS WELL AS PROVIDE FOR OUTDOOR DINING AREA FOR POTENTIAL RESTAURANT TENANT IN THE EXISTING COMMERCIAL BLDG		
Name of Applicant/Sponsor: KJ Rant Realty LLC	Telephone: 718-655-5450	E-Mail: cjohnson@jantile.com
Address: 100 Business Park Drive		
City/PO: Armonk	State: New York	Zip Code: 10504
Project Contact (if not same as sponsor; give name and title/role): Curt Johnson, RA, J Group Designs	Telephone: 845-493-0235	E-Mail: cjohnson@jantile.com
Address: 63 East Main Street		
City/PO: Pawling	State: New York	Zip Code: 12564
Property Owner (if not same as sponsor): -same as sponsor-	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Amended Site Plan and Special Permit	10/31/23
c. City, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	area variances	granted 12/15/2021
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Village of Pawling water and sewer connections	6/2023
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Dutchess County Health Dept	municipal water supply capacity improvements - winter 2024
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NYCDEP - sanitary and stormwater	winter 2024
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - SWPPP coverage and sanitary	11/2023
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYC Watershed Boundary	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
B1 Business 1 and V/o Pawling Urban Regulations	
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located?	Pawling Central
b. What police or other public protection forces serve the project site?	Dutchess County Sheriff, NYS Police
c. Which fire protection and emergency medical services serve the project site?	Pawling Fire and municipally-contracted medical transport
d. What parks serve the project site?	various parks (Lakeside, Murrow, Dutcher Golf course) within the Village and Town of Pawling
D. Project Details	
D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?	commercial and multi-family residential
b. a. Total acreage of the site of the proposed action?	4.2 acres
b. Total acreage to be physically disturbed?	01.9 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	4.2 acres
c. Is the proposed action an expansion of an existing project or use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)?	% 200 +/- Units: 1 bldg/51 res/comm/prkng
d. Is the proposed action a subdivision, or does it include a subdivision? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed?	<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Number of lots proposed?	_____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will the proposed action be constructed in multiple phases?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
i. If No, anticipated period of construction:	36 months
ii. If Yes:	
• Total number of phases anticipated	2
• Anticipated commencement date of phase 1 (including demolition)	3 month 2023 year
• Anticipated completion date of final phase	3 month 2026 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:	
work on new multi-family residential structure (71 EMS) to commence first, followed by mixed-use building (87 EMS) and site improvements	

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase				15
At completion of all phases				51

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 1
 ii. Dimensions (in feet) of largest proposed structure: 40' height; 135' width; and 130' length
 iii. Approximate extent of building space to be heated or cooled: 56000 +/- square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
 iii. If other than water, identify the type of impounded/contained liquids and their source. _____
 iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
 v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? foundations and sitework
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): 5000 c.y.
 • Over what duration of time? 2 months
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
excavation of rock and some soils for buildings and sitework. Excess materials shall be trucked offsite

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? 0.6 acres
 vi. What is the maximum area to be worked at any one time? 0.4 acres
 vii. What would be the maximum depth of excavation or dredging? _____ feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No
 If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No
 If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No
 If Yes:

i. Total anticipated water usage/demand per day: 20,000 (see endnotes) gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No
 If Yes:

- Name of district or service area: Village of Pawling water district #1 (see endnotes)
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No
 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
 potential distribution capacity improvements to be determined
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No
 If Yes:

i. Total anticipated liquid waste generation per day: 20000 (see endnotes) gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No
 If Yes:

- Name of wastewater treatment plant to be used: Village of Pawling
- Name of district: Village of Pawling Sewer District 1
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ 2.8 acres (impervious surface)
 _____ Square feet or _____ 4.2 acres (parcel size)
 ii. Describe types of new point sources. see end notes

 iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?
see end notes

 • If to surface waters, identify receiving water bodies or wetlands: _____

 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
construction equipment

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
temporary heating (if necessary)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
building heating and cooling

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
2

iii. Parking spaces: Existing 100+/- partially defined Proposed 157 Net increase/decrease 57 +/-

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
1,250,000 kWh

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
grid/local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations:	
• Monday - Friday:	<u>8-5</u>	• Monday - Friday:	<u>8-11 commercial/24 hrs residential</u>
• Saturday:	<u>8-5</u>	• Saturday:	<u>8-11 commercial/24 hrs residential</u>
• Sunday:	<u>none</u>	• Sunday:	<u>9-11 commercial/24 hrs residential</u>
• Holidays:	<u>none</u>	• Holidays:	<u>9-11 commercial/24 hrs residential</u>

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
 construction activities, potential for rock removal (no blasting)

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: some existing overgrown vegetation will be removed at site perimeter in construction area; new vegetative screening will be installed during/at end of construction

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
 typical building and site lighting, all fixtures will be selected and installed to mitigate off-site/rights of way glare

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: some existing overgrown vegetation and trees will be removed at site perimeter and in construction area; new vegetative screening will be installed during/at end of construction

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):
 pest management

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: 5 tons per month (unit of time)
 • Operation: 15 tons per month (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: recycling of plastics, cardboard/paper, etc
 • Operation: recycling of plastics, cardboard/paper, etc
 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: on-site dumpsters collected by local carter to certified landfill
 • Operation: on-site dumpsters collected by local carter to certified landfill

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
- Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe:

site is located within developed area of village setting containing various uses

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.6	2.8	+0.2
• Forested	1.4	0.8	-0.6
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.2	0.6	+0.4
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities:
 Mizzenlop School

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): C314116, V00218
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
 closed/monitored

<p>v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ <u>0-5'</u> feet	
b. Are there bedrock outcroppings on the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ <u>0.01</u> %	
c. Predominant soil type(s) present on project site: <u>Farrington Galway Stockbridge</u> _____ <u>100</u> % _____ % _____ %	
d. What is the average depth to the water table on the project site? Average: _____ <u>6'+</u> feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ <u>1</u> % of site <input type="checkbox"/> Moderately Well Drained: _____ <u>99</u> % of site <input type="checkbox"/> Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ <u>100</u> % of site <input type="checkbox"/> 10-15%: _____ % of site <input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____	
• Lakes or Ponds: Name _____ Classification _____	
• Wetlands: Name _____ Approximate Size _____	
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
j. Is the project site in the 100-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Name of aquifer: <u>Principal Aquifer</u>	

m. Identify the predominant wildlife species that occupy or use the project site: _____
 typical small mammals and birds _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____
 Bog Turtle

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: <u>Wonder Lake, NYSDEC lands, Lakeside/Murrow Parks</u>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>State and/or Town operated lands</u>	
iii. Distance between project and resource: _____ 1+ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Curt Johnson RA for KJ Rent Realty Date 11/16/23

Signature  Title architect

PAWLING COMMONS

Full Environmental Assessment Form

End Notes 11-16-23

D.1.c. The developed site currently consists of a single-story commercial building (approximately 13400 sf with 9 commercial tenant spaces) and another one-story commercial building (approximately 16000 sf former grocery market, now vacant). It is proposed to demolish the vacant former grocery building and construct a mixed-use, four-story structure containing approx. 8000 of commercial space, 36 residential apartments and related accessory uses for residential use. The new building will be in the same general location of the existing building. In addition, it is proposed to construct a new, three-story multi-family (15 units) building on the site. (Note that this building is currently under construction) The only proposed change to the existing multi-tenant commercial building is to convert the existing covered drive-thru area, along with some adjacent outdoor space, to outdoor dining for potential restaurant use in the former bank tenant space.

D.2.c.ii. The Village of Pawling has secured additional source(s) of potable water to serve the existing water district. Currently, capacity is constrained at distribution, particularly for fire flow requirements. The applicant is working with the Village to determine any necessary improvements.

Estimated Water Usage for site with Amended Site Plan

BUILDING 1: Existing commercial building (63 East Main Street)

- 13,400 sf commercial space (office/retail) at 0.1gpd = 1,340 gpd
 - Plus dry cleaner which has a washer so add 500 gpd
 - Restaurant could use the 2400 sf (70+/- seats) vacant tenant area so add 2,500 gpd
- Estimated water usage: 4,340 gpd

BUILDING 2: new mixed-use building (67 East Main Street)

- 8,400 sf commercial on first floor @ 0.1 gpd = 840 gpd
- Apartments**
- 21 one-bedroom units at 150 gpd = 3,150 gpd
 - 15 two-bedroom units at 300 gpd = 4,500 gpd
 - Accessory uses to residential (small kitchen, gym, etc) assume 2,000 gpd
- Estimated water usage: 10,490 gpd

BUILDING 3: New apartment building (71 East Main Street)

- 3 one-bedroom units at 150 gpd = 450 gpd
 - 12 two- bedroom units at 300 gpd = 3,600 gpd
- Estimated water usage: 4,050 gpd

TOTAL ANTICIPATED WATER FLOW - FULL BUILDOUT: 18,880 gpd...assume 20,000 gpd

- D.2.e.i. 2.8 acres proposed; 2.6 acres existing
- D.2.e.ii. The proposed roof leaders and overflow from the proposed flow splitter is proposed to be directed to a flow spreader prior to discharging off-site to the south where the current stormwater sheetflows off the property. Post construction stormwater management is proposed to mitigate the runoff from the pre- to post-development conditions. Therefore, there will be a net reduction in stormwater runoff to the neighboring property.
- D.2.e.ii. Stormwater runoff from the redeveloped areas of the site are proposed to be collected and conveyed to proposed onsite stormwater management practices including a subsurface infiltration system and two hydrodynamic separators prior to discharging offsite via sheet flow and the existing municipal stormwater collection and conveyance system.
- D.2.j. the site is currently occupied by two buildings, one is a multi-tenant commercial space consisting of a drive-up bank (recently vacated), optician, dry cleaner, liquor store, and offices/retail space. The other building was used as a grocery market for many years, but has been vacant for the past decade.

EXISTING SITE

<u>Use (ITE Code)</u>	<u>GFA</u>	<u>trips per unit</u>	<u>total trips (PM Peak hour)</u>
Supermarket (850)*	16,000 sf	9.24/1000 sf	147.84
Liquor store (899)	1583 sf	16.37/1000 sf	25.86
Optician (720)	1280 sf	3.46/1000 sf	4.43
Bank (912)	2388 sf	20.45/1000 sf	49.08
Dry cleaner (use 911)	562 sf	12.13/1000 sf	6.79
4 offices (710)	3185	1.15/1000 sf	3.66
Vacant(use 814 Variety store)**2540		6.84/1000 sf	<u>17.37</u>
			237.66 total trips

PROPOSED SITE

<u>Use (ITE Code)</u>	<u>GFA</u>	<u>trips per unit</u>	<u>total trips (PM Peak hour)</u>
Existing commercial building:			
Liquor store (899)	1583 sf	16.37/1000 sf	25.86
Optician (720)	1280 sf	3.46/1000 sf	4.43
Restaurant, sit down	3200 sf ***	9.85/1000 sf	31.52
Dry cleaner (use 911)	562 sf	12.13/1000 sf	6.79
4 offices (710)	3185	1.15/1000 sf	3.66
Vacant(use 814 Variety store)**2540		6.84/1000 sf	17.37

Proposed site alterations/additions:

Multi-family residential (221)	51 units	0.44/unit	22.44
Commercial space (use 814)**	8000 sf	6.64/1000 sf	<u>53.12</u>
			165.19 total trips

* historical use (A&P/Pawling AG Market) of the currently vacant space

** assumptions for potential use as these spaces are vacant and have not been assigned a tenant

*** including outdoor seating

E.1.h The NYSDEC Environmental Mapper identifies two sites that are within 2000' of the subject site as properties within the NYSDEC Site Remediation database. These properties are as follows:

- NYSDEC ID C314116 , 33 East Main Street, site remediation complete in 2012
- NYSDEC ID V00218), 82 and 85 Charles Colman Boulevard, remediation complete

E.2.o. There are no wetlands located on the project site.

Dist. 11/27/2023
Ref # 18.23

LEAD AGENCY NOTICE

PROJECT NAME: Pawling Commons Amended Site Plan (2023 – Additional Parking)

**NOTICE TO INTERESTED and INVOLVED AGENCIES REGARDING
DESIGNATION OF LEAD AGENCY**

THIS NOTICE IS ISSUED PURSUANT TO PART 617 OF THE IMPLEMENTING REGULATIONS FOR ARTICLE 8 (STATE ENVIRONMENTAL QUALITY REVIEW ACT) OF THE ENVIRONMENTAL CONSERVATION LAW TO DESIGNATE A LEAD AGENCY FOR THIS PROJECT REVIEW.

THE PROJECT SPONSOR: K.J. Rant Realty

PROJECT DESCRIPTION: 63 East Main Street (7056-05-101917)

The purpose of this amended site plan application is to provide for extended parking in undeveloped portions of the property as well as provide for storm water improvements, change in use from bank to restaurant including an outdoor dining area from prior approved site plan, which included 68,000 SF on a 4.2 ac. site (3 buildings) including 51 dwelling units and 21,400 SF of commercial area.

LEAD AGENCY DESIGNATION

Under the applicable standards of Title 6 NYCRR §617.6(b)(3), the Village of Pawling Planning Board has determined that it should be the Lead Agency in the environmental review of the proposed action. This notice is being sent to interested and involved agencies with the request that your involved agency consent to the designation of the Village of Pawling Planning Board as Lead Agency. If your involved agency declines to consent, you are referred to the procedures outlined in 6 NYCRR §617.6(b)(5).

This notice is being mailed or personally delivered on the date shown below. Please complete the attached RESPONSE TO REQUEST THAT THE ABOVE NAMED AGENCY SERVE AS LEAD AGENCY FOR THE ABOVE ACTION/APPLICATIONS consenting to the designation of the Village of Pawling Planning Board as Lead Agency and return it by personal delivery to the Planning Board Secretary located at **9 Memorial Ave., Pawling, NY 12564** or by email to **Vivian Nikolatos at pbsecy@villageofpawling.org** on or before 30 days after the date of this Notice to Interested and Involved Agencies. Failure to return a response within the 30 day time period is deemed to be a waiver of objection by the involved agency and constitutes a consent by such involved agency to the requested designation as Lead Agency.

The involved agencies will continue to be notified of SEQRA determinations and subsequent SEQRA proceedings, and SEQRA documents will be made available to you.

Dated: November 20, 2023

Village of Pawling Planning Board

By: ROBERT PFISTER, CHAIRMAN

LEAD AGENCY NOTICE

PROJECT NAME: Pawling Commons Amended Site Plan (2023 – Additional Parking)
STATE OF NEW YORK: COUNTY OF DUTCHESS
VILLAGE OF PAWLING

-----X

PROPOSED LEAD AGENCY DECLARATION BY
VILLAGE OF PAWLING PLANNING BOARD FOR
SUBDIVISION APPLICATION OF *Pawling Commons Amended Site Plan (2023 – Additional Parking)*

-----X

RESPONSE TO REQUEST THAT THE ABOVE NAMED AGENCY SERVE AS LEAD AGENCY FOR THE ABOVE ACTION/APPLICATIONS

ON BEHALF OF *Pawling Joint Sewer Commission*, WE ACKNOWLEDGE RECEIPT OF THE LEAD AGENCY NOTICE IN THIS MATTER, the Environmental Assessment Form filed by Applicant and supporting SEQRA filings, upon which the involved agency designated below held a regular or special meeting, with requisite notice of same, and upon a resolution moved and seconded and a majority of the members of the involved agency voting for the motion, authorized this response to the Notice of Lead Agency.

THE ABOVE NAMED AGENCY:

- [] CONSENTS TO THE DESIGNATION OF THE VP **PLANNING BOARD** AS LEAD AGENCY FOR THESE APPLICATIONS, AND REQUESTS THAT THE LEAD AGENCY CONTINUE TO NOTIFY THE UNDERSIGNED INVOLVED AGENCY OF SEQR DETERMINATIONS AND PROCEEDINGS FOR SUCH APPLICATIONS.
- [] DOES NOT CONSENT TO THE ABOVE NAMED INVOLVED AGENCY (**PLANNING BOARD**) TO SERVE AS LEAD AGENCY.

DATED: _____

- [] PLANNING BOARD

BY: _____
SIGNATURE OF AUTHORIZED MEMBER

TITLE

PLEASE HAND DELIVER OR RETURN BY EMAIL TO
VIVIAN NIKOLATOS
PLANNING BOARD SECRETARY
9 MEMORIAL AVENUE
PAWLING, NY 12564
pbsecy@villageofpawling.org

DIST. 11/28/2023
REF. # 80.23



Pawling

Proposal Amount	November 15th 2023
------------------------	--------------------------------------

DESCRIPTION

QUANTITY

AMOUNT

- Installing ladder to effluent tank. Operators will provide clean and clear working area for safe entry to the tank.
- Install stainless steel anchors for ladder.
- Once the mixer is safely on the ground, we will remove and install new motor. Will need to utilize truck crane for handling the motor.
- Customer provided material and larger crane for removing mixer from tank and ladder.
- Estimated 2 mechanics for 1 day. \$175/hr. per mechanic, overtime will be billed \$205/hr.

***Proposals are good for 30 days and will be subject to change.**

Customer Signature

Subtotal:	\$00,000.00
Sales Tax:	\$00,000.00
Quote Total:	\$00,000.00

Dist. 12/4/2023
 Ref. # 81.23

QUOTE

H.A.SCHRECK SERVICE AND SALES
 32 VAN WAGNER ROAD
 POUGHKEEPSIE, NY 12603

Phone: 845-454-3560
 Fax: 845-454-3805

DATE	INVOICE #	CUST #
11/21/2023	0000072431	0001235

BILL TO:

PAWLING JOINT SEWER COMM.
 9 MEMORIAL AVENUE
 PAWLING NY 12564

SHIP TO:

PAWLING JOINT SEWER COMM.
 9 MEMORIAL AVENUE
 PAWLING NY 12564

P.O. NUMBER		TERMS	SALES PERSON	
		NET 30	0001	
QUAN		DESCRIPTION	PRICE EACH	AMOUNT
		QUOTE TO CLEAN MOUSE NESTS AND SERVICE ENGINE ON A GENERAC 22 KW, MODEL# G0070430, SER# 3001362062 AND SUPPLY A GENERAC 200 AMP SERVICE ENTRANCE RATED TRANSFER SWITCH		
		CLEAN UNIT, DRAIN AND CHANGE OIL AND OIL FILTER . SUPPLY NEW BATTERY ON STARTUP. INSTALL SHUT DOWN SUPPLIED BY ELECTRICIANS		
1.00	R85348MP	R85348MP OIL FILTER #	11.00	11.00
4.00	5W30 SYN	5W30 SYN OIL QUART #	12.29	49.16
1.00	526	526 BATTERY #	130.00	130.00
2.00	POSTGASKET	BATTERY POST SEAL #	2.50	5.00
3.00		LABOR IN SHOP	135.00	405.00
1.00		PERFORM START UP AND SETUP OF GENERAC ENGINE CONTROLLER	275.00	275.00
20.00		MILEAGE CHARGE	2.00	40.00
1.00		HANDLING SURCHARGE	3.50	3.50
		ALL ELECTRICAL WORK, GAS PIPING AND SITE PREP FOR GENERATOR TO BE DONE BY OTHERS		
		PLEASE SIGN FOR APPROVAL OF WORK TO BE DONE. X_____ PLEASE FAX TO 845-454-3805 EMAIL: ED.TUCHOLSKI@GMAIL.COM THANK YOU		
		QUOTE IS VALID FOR 30 DAYS FROM THE DATE OF THIS QUOTE		
TOTAL				\$918.66



Phone: (914) 738-3550
 Fax: (914) 738-7145
www.LippolisElectric.com

**Licensed Electrical Contractors
 Proposal**

TO: Pawling Joint Sewer Commission
 37 Corbin Road
 Pawling, NY 12564

RE: **Greenlawn Pump Station**
Generator and Transfer
Switch Replacement

ESTIMATE NO.: 23-1329
DATE: Friday, October 6, 2023
PHONE: 8458559442 Ext. 14
EMAIL: pisc@villageofpawling.org
ATTN: Christine

This proposal is for all costs to supply all labor & material necessary to perform the work as listed below & is valid for 30 days.

Scope of Work:

- Install new 100 amp 240 volt automatic transfer switch (ATS), service rated
- Reroute power from meter to ATS
- Wire generator from new ATS
- Wire control wiring from ATS to generator
- Remove: existing disconnect (no longer necessary)
- Wire existing distribution panel from new ATS
- Reinsert meter

Note: Relocated generator has not been in use for an extended period of time. H.A. Schrek generator maintenance company to prepare generator (oil, all fluids, battery charged etc) prior to start up

Note 2: H.A. Schrek generator maintenance company to be on site after installation to commission generator.

Note 3: Existing generator does not meet current National Electric Code requiring an emergency disconnect on the generator that will shut down the prime mover. Installed by Lippolis Electric, wired by H.A. Schrek.

Note 4: Existing portable generator inlet port will not be re-utilized unless instructed otherwise.

Note 5: Prevailing Wage rates apply unless instructed otherwise

Note 6: Power to pumps to be shut down during this upgrade for a period of one (1) day unless arrangements are made with a portable back up generator during upgrade.

Supply & install: (1) 100 amp, single phase, 240 volt, service rated automatic transfer switch (ATS)
 (1) Prime mover generator disconnect button with two sets of contacts (n/o and n/c)
 All grounding to Code

Permit and Inspection Fees

GRAND TOTAL : \$9,500.00

EXCLUSIONS :

- All GC work such as excavation, backfill, cut, chop, patching and paint.
- Taxes.
- Filing fee's, unless noted.
- Utility company fees of any kind.
- Furnishing surface & decorative lighting fixtures.

Terms

Deposit required to begin work :	\$	<u>5,700.00</u>
Remaining balance to be billed as percentage of work completed :	\$	<u>3,800.00</u>

If Lippolis Electric, Inc. must use the services of an attorney to effectuate collection, you, the undersigned, agree to pay all reasonable attorneys fees.

Three Day Right Of Rescission – You have a right to cancel this contract without penalty so long as you provide written notice to us, the contractor, at any time prior to midnight on the third (3rd) business day after the date the contract is entered into.

Guarantee – All work performed under this contract shall have a 1 year guarantee with the 1 year running from the date of deposit.

Acceptance of Proposal - Please sign, date and return the proposal.



Signature: _____ 10/6/2023
by: **Ron Troyer-Project Manager**

Signature: _____

Print Name: _____

Dist. 12/7/23
Ref. # 82.23

September 5, 2023

Request for Proposal Repair of Sewer on Reservoir Road Pawling Joint Sewer Commission

Pawling Joint Sewer Commission (PJSC) is requesting a Proposal to repair its sewer on Reservoir Road between Manhole 106 and Manhole 107. This Request for Proposal (RFP), is consistent with PJSC's procurement policies,

The issue:

PJSC recently televised the sewer on Reservoir Road and found two breaks or dislocations in the 8" asbestos cement (AC) sewer which need to be repaired:

1. MH 107 looking west at 0.0 feet (see attached pictures) sewer joint displacement; Between MH107 and MH106 2.7 feet west of MH107 (see attached pictures)
2. Between MH107 and MH 106 approximately 106.7 feet west of MH107 (see attached pictures)

Proposed work elements:

Safety

All work shall conform to OSHA Safety standards for trench excavation and workman safety. The existing sewer pipe is assumed to be asbestos cement; handling, removal, and disposal of asbestos materials should comply with all applicable state (12 NYCRR Part 56) and OSHA safety standards and regulations.

The sewer is under the paved area of Reservoir Road, contractor shall provide warning cones and other signage necessary to safely maintain traffic around the work area. If a road lane needs to be closed, Contractor shall provide flagmen of the east side of the closed lane and the westside of the closed lane to safely maintain traffic flow.

School Traffic

Reservoir Road serves Pawling School Districts Middle and Sr. High Schools. There is significant school traffic weekdays during the morning school commencement and afternoon recess. The Contractor's proposal must consider these traffic patterns.

Repair

The Contractor shall excavate to expose the existing sewer and remove and replace the broken section of sewer with equal diameter pipe, Connections between the existing sewer, the replacement pipe and when necessary, the existing manhole shall meet industry standards for leakage.

The replacement pipe shall be bedded in sand or item 4 to ensure alignment and pipe stability, Initially the pipe bedding shall be an envelope a minimum of 6 inches below the pipe and 6 inches on each side of the pipe to the spring line. This initial envelope shall be hand tamped. The contractor shall then place additional sand or item 4 to a point that is a minimum of 6 inches above the pipe and this shall be hand tamped.

After the pipe is bedded, "Run of trench" material may be returned to the trench in 6-inch compacted lifts to provide a stable road base to an elevation that is finished grade minus 18 inches, at that point 1 foot of compacted item 4 shall be placed to an elevation of finished roadway minus 6 inches. Alternatively, the contractor may substitute item 4 for "run of trench material.

The existing road surface adjacent to the trench shall be saw cut to form a neat edge to match the existing pavement with the patch. The contractor shall then place 4 inches of binder properly tamped and 2 inches of finished surface coat to match the existing pavement.

Insurance Requirements:

Insurance - General Provisions

Contractor must obtain worker's compensation insurance from an insurance company that has not been rated by A.M. Best, provided that such company (a) is domiciled in the State of New York, (b) is certified or authorized as a worker's compensation insurance provider by the appropriate state agency, and (c) has been accepted to provide worker's compensation insurance for similar projects by the state within the last 12 months.

Contractor's Insurance

- A. *Other Additional Insureds:* The commercial general liability, automobile liability, umbrella or excess, and pollution liability policies must include as additional insureds (in addition to Owner and Engineer) the following:

The Village of Pawling, New York, its officials and employees

- B. *Workers' Compensation and Employer's Liability:* Contractor shall purchase and maintain workers' compensation and employer's liability insurance, including, as applicable, United States Longshoreman and Harbor Workers' Compensation Act, Jones Act, and foreign voluntary workers' compensation.

Workers' Compensation and Related Policies	Policy limits of not less than:
Workers' Compensation	
State	Statutory
Applicable Federal (e.g., Longshoreman's)	Statutory

Workers' Compensation and Related Policies	Policy limits of not less than:
Foreign voluntary workers' compensation (employer's responsibility coverage), if applicable	Statutory
Bodily injury by accident—each accident	\$1,000,000
Bodily injury by disease—aggregate	\$1,000,000
Employer's Liability	
Each employee	\$1,000,000

Any and all proprietors, partners, executive officers and members must be covered for Workers Compensation even if not required by NYS law to be covered. Certificates of Insurance must show that Workers Compensation is in effect and "N" must appear on the Certificate next to the question, "Any Proprietor/Partner/Executive Officer/Member Excluded".

- C. **Commercial General Liability—Claims Covered:** Contractor shall purchase and maintain commercial general liability insurance, covering all operations by or on behalf of Contractor, on an occurrence basis, against claims for:
- a. damages because of bodily injury, sickness or disease, or death of any person other than Contractor's employees,
 - b. damages insured by reasonably available personal injury liability coverage, and
 - c. damages because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom.
- D. **Commercial General Liability—Form and Content:** Contractor's commercial liability policy must be written on a 1996 (or later) Insurance Services Organization, Inc. (ISO) commercial general liability form (occurrence form) and include the following coverages and endorsements:
- a. Products and completed operations coverage:
 - i. Such insurance must be maintained for three years after final payment.
 - ii. Contractor shall furnish Owner and each other additional insured evidence of continuation of such insurance at final payment and three years thereafter.
 - b. Blanket contractual liability coverage, including but not limited to coverage of Contractor's contractual indemnity obligations.
 - c. Severability of interests and no insured-versus-insured or cross-liability exclusions.
 - d. Underground, explosion, and collapse coverage.
 - e. Personal injury coverage
 - f. Additional insured endorsements that include both ongoing operations and products and completed operations coverage through ISO Endorsements CG 20 10 10 01 and CG 20 37 10 01 (together). If Contractor demonstrates to Owner that the specified ISO endorsements are not commercially available, then Contractor may satisfy this requirement by providing equivalent endorsements.
 - g. For design professional additional insureds, ISO Endorsement CG 20 32 07 04 "Additional Insured—Engineers, Architects or Surveyors Not Engaged by the Named Insured" or its equivalent.
- E. **Commercial General Liability—Excluded Content:** The commercial general liability insurance policy, including its coverages, endorsements, and incorporated provisions, must not include any of the following:

- a. Any modification of the standard definition of “insured contract” (except to delete the railroad protective liability exclusion if Contractor is required to indemnify a railroad or others with respect to Work within 50 feet of railroad property).
- b. Any exclusion for water intrusion or water damage.
- c. Any provisions resulting in the erosion of insurance limits by defense costs other than those already incorporated in ISO form CG 00 01.
- d. Any exclusion of coverage relating to earth subsidence or movement.
- e. Any exclusion for the insured’s vicarious liability, strict liability, or statutory liability (other than worker’s compensation).
- f. Any limitation or exclusion based on the nature of Contractor’s work.
- g. Any professional liability exclusion broader in effect than the most recent edition of ISO form CG 22 79.

F. Commercial General Liability—Minimum Policy Limits

Commercial General Liability	Policy limits of not less than:
General Aggregate	\$2,000,000
Products—Completed Operations Aggregate	\$2,000,000
Personal and Advertising Injury	\$1,000,000
Bodily Injury and Property Damage—Each Occurrence	\$1,000,000

- G. Automobile Liability: Contractor shall purchase and maintain automobile liability insurance for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle. The automobile liability policy must be written on an occurrence basis.

Automobile Liability	Policy limits of not less than:
Combined Single Limit	
Combined Single Limit (Bodily Injury and Property Damage)	\$1,000,000

- H. Umbrella or Excess Liability: Contractor shall purchase and maintain umbrella or excess liability insurance written over the underlying employer’s liability, commercial general liability, and automobile liability insurance described in the Paragraphs above. The coverage afforded must be at least as broad as that of each and every one of the underlying policies.

Excess or Umbrella Liability	Policy limits of not less than:
Each Occurrence	\$2,000,000
General Aggregate	\$2,000,000

- I. Contractor’s Pollution Liability Insurance: Contractor shall purchase and maintain a policy covering third-party injury and property damage, including cleanup costs, as a result of pollution conditions arising from Contractor’s operations and completed operations. This insurance must be maintained for no less than three years after final completion.

Contractor's Pollution Liability	Policy limits of not less than:
Each Occurrence/Claim	\$1,000,000
General Aggregate	\$1,000,000

J. Other Required Insurance: None

Certificates of additionally insured shall be issued to: Pawling Joint Sewer Commission, Village of Pawling, Town of Pawling and LaBella Associates DPC. The Village of Pawling, Town of Pawling, and LaBella Associates DPC all are individually insured.

Cost Proposal

Lump Sum proposal for the repair work at MH 107 if completed on a **Saturday** and described as Item 1 above: A sum of
 \$ _____

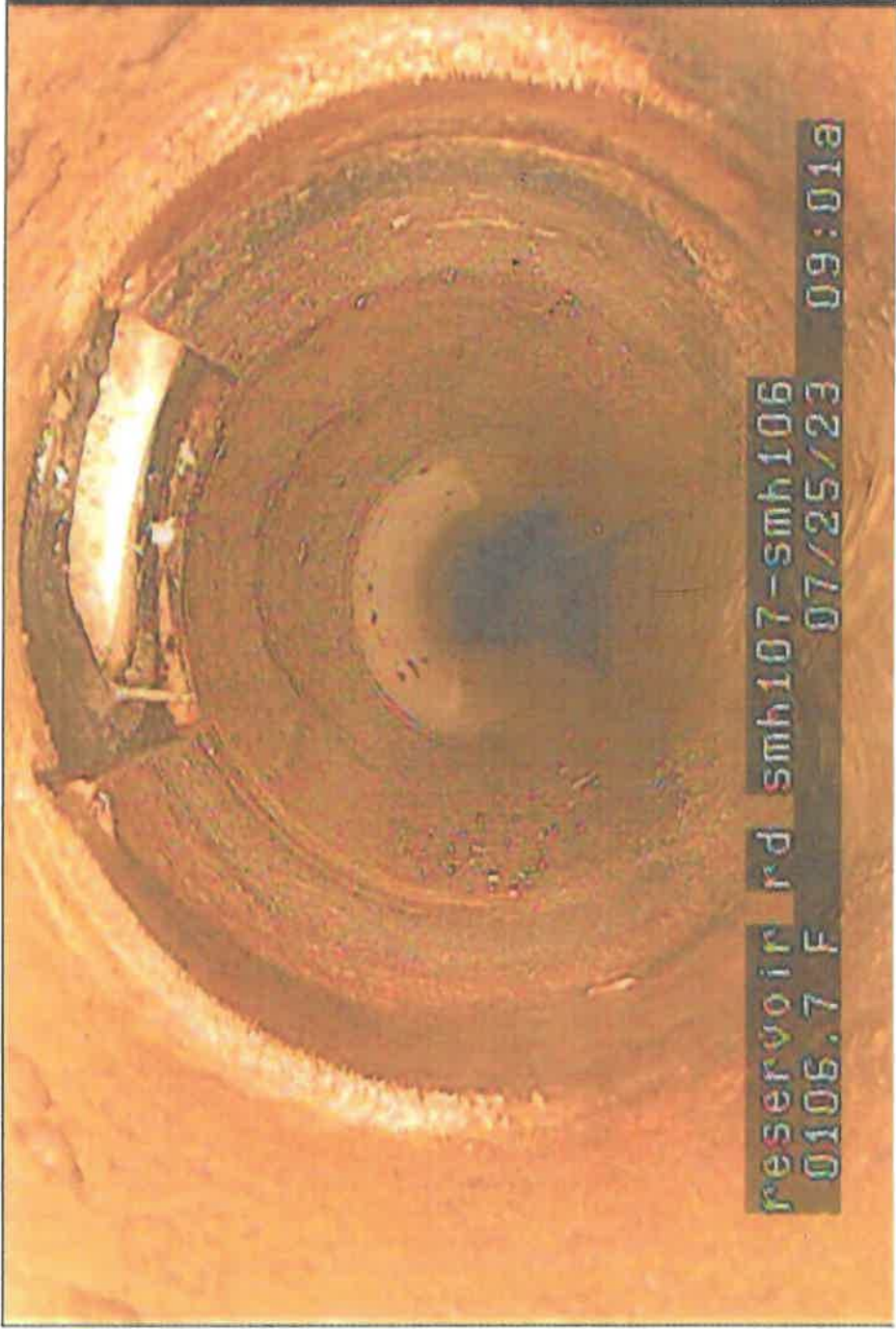
Lump Sum proposal for the repair work at MH 107 if completed on a **Weekday** and described as Item 1 above: A sum of
 \$ _____

Lump Sum proposal for the repair work 106.7 feet west of MH 107 if completed on a **Saturday** and described as Item 2 above: A sum of
 \$ _____

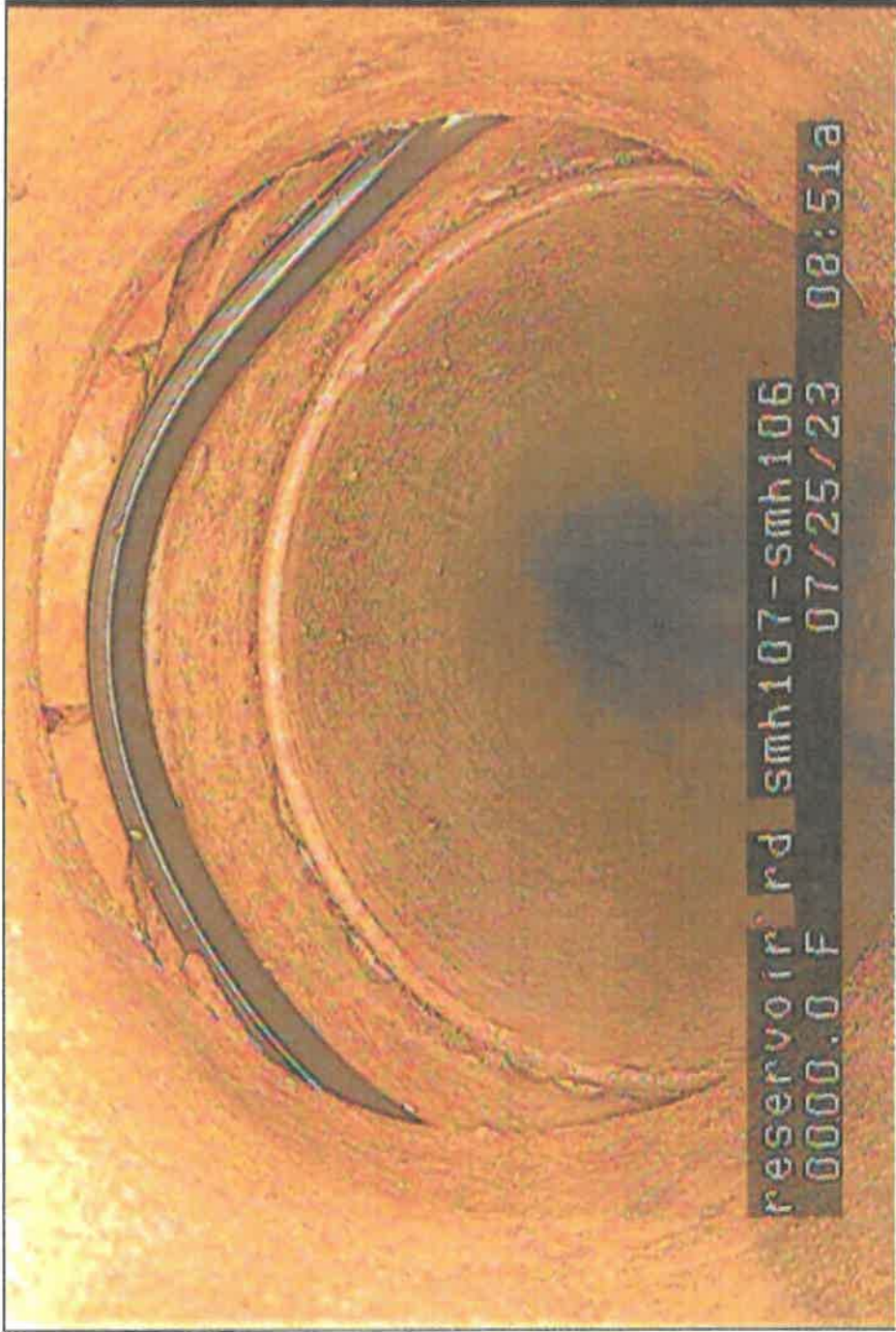
Lump Sum proposal for the repair work 106.7 feet west of MH 107 if completed on a **Weekday** and described as Item 2 above: A sum of
 \$ _____

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Sewer Approximately 10' Deep

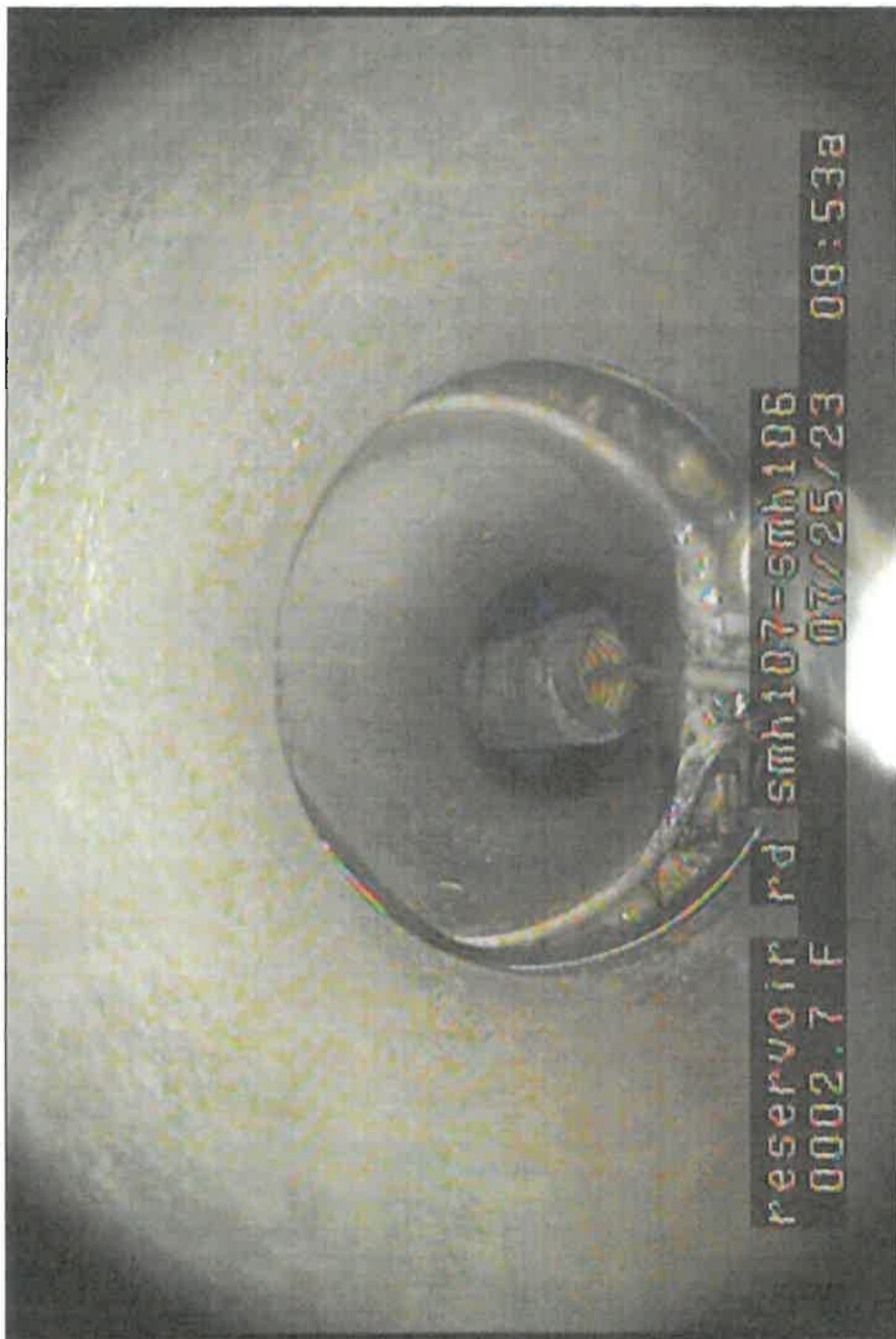


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