

**VILLAGE OF PAWLING**  
**PLANNING BOARD**

**DATE: February 11, 2020**  
**7:00 P. M.**

**AGENDA**

- 1. Opening of Meeting, Roll Call and Pledge of Allegiance**
- 2. Approval of Minutes January 14, 2020**
- 3. Maser Consulting Presentation of Traffic Study for Pawling Downtown, LLC**
- 4. Public Hearing for Pawling Downtown, LLC**
- 5. Main Corner Properties, LLC - 146 East Main Street**
- 6. Trinity Pawling School**
- 7. Adjournment**

## THE VILLAGE OF PAWLING PLANNING BOARD MINUTES

<b>Date:</b>	February 11, 2020
<b>Present:</b>	William Vollmer, Chairman Lou Musella, Member Rob Pfister, Member Adam Muroski, Member Scott Nickerson, Member
<b>Also Present:</b>	Earl Slocum, Trustee John Burweger, Trustee Joe Berger, Engineer Caren LoBrutto, Planner Peter Beck, Pawling Downtown Curt Johnson, Architect

**APPROVED BY**  
**VILLAGE OF PAWLING**  
**PLANNING BOARD**

On, *Tuesday February 11, 2020* at 7:00 PM, the Planning Board met in the first floor meeting room in the Village Hall at 9 Memorial Avenue. The Meeting was called to order by Jennifer Strehle, Secretary, and began with role call as indicated above and The Pledge of Allegiance.

### **Minutes from**

Mr. Musella made a Motion to accept the Minutes from the 1/14/20 Meeting for the Planning Board. Mr. Pfister seconded the Motion and all present Members were in favor.

### **68-78 Charles Colman Blvd. - Pawling Downtown LLC**

Mr. Vollmer asked Phil Grealy of Maser Consulting to present his review of his parking study for Pawling Downtown LLC dated January 29, 2020. Please see the attached document. The Board Members did not have any questions for Mr. Grealy.

Mr. Vollmer asked the Planner, Caren LoBrutto of the Chazen Companies to review her report dated February 10, 2020 for Pawling Downtown LLC. Please see the attached document. The Board Members did not have any questions for Mrs. LoBrutto.

Mr. Vollmer asked the Engineer, Joe Berger of Berger Engineering and Surveying to review his report of Pawling Downtown LLC dated January 10, 2020. Please see the attached document.

Mr. Pfister asked if there were any overhead wires and Mr. Berger said no, not where the fire trucks would go and that no new electrical poles are proposed on the plans. There were no additional questions from the Board Members.

Mr. Vollmer asked if the applicant would like to give a presentation of the project. Peter Beck of Pawling Downtown LLC introduced his team; Mark Beida, partner; Ed Vogel, Architect; Kathleen Gallagher of Insite Engineering.

All documents are on file with the Planning Department at the Village Hall.

Mr. Musella asked that they have mentioned several times they downsized the project from 42 units, 1 bedroom down to 23 units, 2 bedrooms, which is actually increasing the tenants that will be living there. Mr. Beida said that they downsized the building by 7,000 sq. ft. and converted the retail to a smaller building.

Mr. Beida stated that they will not be seeking any public subsidies since the apartment will be rented at market rates.

Mr. Vollmer asked what type of construction they would be using. Mr. Beida said wood and steel elements. There were no other questions from the Board Members.

Mr. Musella made a Motion to open the Public Hearing for Pawling Downtown LLC which there was no objection to opening. Mr. Pfister seconded and all present Members were in favor.

Mr. Vollmer read the notice:

Notice of Public Hearing  
Village of Pawling Planning Board

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Pawling Planning Board on February 11, 2020 at 7:00 PM, Nine Memorial Avenue, Pawling, New York, for the purpose of considering an application for Site Plan Approval submitted by Pawling Downtown LLC, involving tax lot numbers 7057-17-016066 and 7057-17-018077, located at 68-78 Charles Colman Blvd., Pawling, New York (the "Premises"). The Applicant proposes a mixed-use building to contain 25 residential apartments and approximately 3,387 square feet of ground floor commercial space for the Premises. The Premises is located in the B-1 District. A copy of this application is on file in the Planning Department and is available for inspection. The Planning Department is open Monday-Thursday, 7:30 AM to 12:30 PM. Telephone number is 845-855-1128. At the public hearing all interested persons may appear in person, by agent, or by attorney, and all will be heard.

By order of the Village of Pawling Planning Board

Dated: January 21, 2020

Mr. Vollmer explained the process and rules of a Public Hearing.

1. Michael Keupp, 22 West Street – His concern was Master Plan for work force housing, supporting people who work in Pawling. How will this project fill this need and what is the market for this project. Has there been any market studies done for the need of this project. He thinks it could be a good project for the Village and hopes it's planned out properly.
2. Joan Roberts, 33 Elm Street – She said that she was recording this meeting live on Facebook. Her question was about the cost of rent, if parking is included in the rent. Wanted to know how meetings are advertised. Concerned about the water situation.
3. Ron Pascale, 764 Old Quaker Hill – His comment was to have solar panels on the roof with new construction.
4. Yvonne Potter, 18 Elm Street – She said the developer should sent the drawings to the residents. She asked if the building on the corner will be demolished and that it is a historical building built in 1850. Asked who was the target market, if there were solar panels and also concerned about the water usage. How long will construction be taking place and safety of the school bus stop.
5. Steve Goldberg, 63 Oak Shadow – He is pro-development. He doesn't understand what this development is meant to be and that it seems deceptive.

6. Ann Hardeman, 12 West Street – She feels that a market study should be done to see if there is a need or not a need for this project.
7. Dave Roberts, 22 West Street – His concern is with being able to see coming out of Union Street while driving.

Mr. Vollmer stated that the Public Hearing will remain open until the next meeting date of March 10, 2020 and that the applicant can address comments at that meeting. Written concerns will be accepted for 7 business days.

#### **146 East Main Street – Main Corner Properties, LLC**

Mr. Vollmer asked Mr. Curt Johnson the architect of J Group Designs, LLC to give his presentation of the project. The project will consist of the demolition of an existing one story wood frame restaurant (formerly known as McGrath's) and separate residential apartment and the construction of a new two story restaurant and related site improvements located at 146 East Main Street. There will be 41 parking spaces which include 2 handicap spaces on the site and 200 seats for the restaurant. The code is one parking space per 5 seats in a restaurant. Several area variances will be needed for this application; front yard setback; side yard variance; reduction in parking stall length, keeping the same width just on the East side of the parking lot. The first story would be the kitchen, dining area and bar. Upstairs would be overflow dining as well as availability for a party space. The basement is just storage. All documents are on file at the Village of Pawling Planning Department.

Mr. Vollmer asked Mrs. LoBrutto to review her report. Please see the attached document dated February 10, 2020.

Mr. Vollmer asked Mr. Berger to review his report. Please see the attached document dated February 6, 2020.

Mr. Vollmer asked the Board Members if they had any questions. Mr. Musella asked the Village Attorney Mr. Morgan that he believed that once a Variance was granted it went with the land. Mr. Morgan replied yes it does. Mr. Musella said with this property the Planner said it may need a new Use Variance with the change of the footprint. Mr. Morgan said that this record of the Use Variance is from 1994. A Use Variance can be conditional, temporary or permanent which depends upon the record of the ZBA. If there is a question it should be sent back to the Zoning Board for an Interpretation or opinion as to what the intention of the board was when it was originally adopted. Permantely, with conditions or expiration date. A variance is not terminated by the changes or the elimination of a structure on a piece of property that has a variance. Unless when the variance was granted there was a condition of change with structure. Mr. Morgan feels these questions should go to the ZBA. Also, that the applicant needs to be aware of the water situation in the Village.

Mr. Vollmer asked Mr. Morgan since there was a restaurant there and the Village provided water what about the consideration for allowing them to operate to the capacity for number of patrons that the previous business had until the water is corrected. Mr. Morgan said the amount of water that has been annually used through history would be a vested right to continue using assuming that there is enough water to continue for that amount of use for that property. Dan Stone of Chazen made it clear that there is enough water for that amount of use that has been know, but no

new uses. The condition would be no greater amounts than what was previous used. Mr. Vollmer said the document that Mr. Morgan is putting together would include his statements just now. Mr. Morgan said right. Mr. Vollmer said will it be 1 document or 2 documents since this is a separate situation. Mr. Morgan said it will be a letter from the board to each applicant telling them the situation. Mr. Musella said that no C/O will be granted until the wells are on line. Mr. Morgan said that that is right. Mr. Johnson said it could be occupied of 140 seats is what they had and if they transferred that use and then expand that number when the wells come on line. Mr. Morgan said that would have to be part of their application to establish what they had been using historically.

Mr. Johnson said that they had an opinion from the Code Enforcement Office that it is a permanent variance on that site. The secretary answered yes and said that she had the records with her. She said that Ron Gallager was the Building Inspector at the time and read the variance which states that the variance was permantely granted in as a restaurant with no conditions or expiration date. These records are on file at the Village Hall with the Zoning Department.

Mr. Vollmer said to Mr. Morgan that he has a memo from Mr. Morgan dated September that agreed with the original variance. Mr. Morgan said that was true. Mr. Johnson said that they are not changing the zone just the continued use. Mr. Vollmer said that is understanding is that it is an R-2 zone with a continued use with a permanent variance. Mr. Morgan feels it needs to be confirmed with the Zoning Board how they regard it as if it is going to be continued and valued variance or not. Mr. Musella said that the use variance went with the property. Mr. Morgan said it does. Mr. Musella said it is permanent and we have documentation that it was permanent so he feels the rest of this conversation is a moot point. Mr. Johnson asked the Planner if she has this documentation. The secretary replied that she did not and the Planner agreed. The secretary asked the Planner

what is her opinion at this point that since we have the record stating the variance is permanently granted in with no conditions or expiration date. Mr. Morgan said it absolutely makes the restaurant a permanent use. Ms. LoBrutto said that if that is the board's interpretation of the variance then she is fine with that. Mrs. Strehle asked if everyone agrees and all members replied yes.

Mr. Vollmer made a Motion made on receipt of the revised EAF and to the satisfaction of the Planner, the secretary can circulate to agencies. Mr. Musella seconded and all present members were in favor.

Mr. Musella made a Motion that the Planning Board and Consultants have looked at the parking waiver on the easterly portion of the site to be reduced in size to 9'x18' space and the Applicants recommendation is acceptable. Mr. Muroski seconded and all present members were in favor.

WilliamVollmer	Yea
Lou Musella	Yea
Rob Pfister	Yea
Adam Muroski	Yea
Scott Nickerson	Yea

Mrs. LoBrutto stated that the SEQR class for this project is an Unlisted Action.

### **Trinity Pawling**

The Village Attorney Brian Morgan, the Planner Caren LoBrutto and Board Member Adam Muroski have recused themselves from this project.

Mr. Vollmer asked the applicant to give their presentation. Don Petruncola, RA of Liscum McCormack Van Voorhis spoke on behalf of the applicant. The project proposed consists of the



removal and reinstallation of sidewalks at the campus quadrangle, removal and replacement of stairs, and construction of new walkway connections to buildings that surround the campus quadrangle. Tim Lynch of the Chazen Companies is the Landscape Architect for the project. This parcel is in the R-1 district. All documents are on file at the Village of Pawling Planning Department.

Joe Berger of Berger Engineering and Surveying gave his report of the project. Please see the attached document dated February 7, 2020.

Mr. Vollmer asked if it would be possible to do a site visit. Mr. Carey said to call and arrange with him.

Mr. Pfister made a Motion to declare their intent to be the Lead Agency for the Uncoordinated SEQRA review of this project and circulate their Notice of Intent along with copies of the Application, EAF, Plans and SWPPP be sent to all Involved Agencies: NYSDOT and NYSDEC. Mr. Musella seconded and all present Members were in favor.

Mr. Pfister made a motion to authorize the Planning Board Administrative Assistance to refer the submission to Dutchess County Planning in accordance with General Municipal Law 239M and request that County Planning provide comment prior to the final action by the Planning Board. Mr. Musella seconded and all present Members were in favor.

Please see attached Motion to Waive Public Hearing

Please see attached Motion to grant the requested waivers from Application items A11-14 and Checklist items 4 and 9-15 & 17.

The secretary confirmed with the Engineer that this is an Unlisted Action Also that the Lead Agency form only gets sent to the NYSDOT and 239M for to Dutchess County.

**Adjournment:**

Mr. Musella made a Motion to adjourn the meeting. Mr. Pfister seconded and all present Members were in favor.

Submitted by:

Jennifer Strehle, Secretary

MEMORANDUM

To: Village of Pawling Planning Board  
From: The Chazen Companies, Caren LoBrutto  
Date: February 10, 2020  
Re: Pawling Downtown LLC  
Project #: 81931.03, Task 0102

FILED WITH  
FEB 11 2020  
VILLAGE CLERK

**SUMMARY**

**Applicant:** Pawling Downtown LLC

**Tax Lot(s)/Location/Owner:**

- 7057-17-016066 (68 Charles Colman Blvd) – OMD Properties Inc.
- 7057-17-018077 (78 Charles Colman Blvd) – Robert Carollo

**Total Acreage:** 0.57 acre

**Current Zoning District:** B-1 Zoning District

**Current Use:**

- 7057-17-016066 (68 Charles Colman Blvd): Single building occupied by Downey Auto Repair – vehicle repair, vehicle storage, and vehicle sales.
- 7057-17-018077 (78 Charles Colman Blvd): two-story residence, with one-story garage

**Proposed Project:** The Applicant proposes to demolish three existing buildings and associated pavement to construct an approximately 32,600 SF mixed-use building to contain 25 residential apartments (1 one-bedroom unit, 23 two-bedroom units, and 1 three-bedroom unit) and approximately 3,387 square feet of ground floor retail commercial space and 37 parking spaces. Building amenity spaces on the upper floors will include a fitness center, a laundry room, a community room and a resident lounge. The proposed entrance is on Union Street and the exit is proposed onto Charles Colman Boulevard. The two tax lots would be merged as part of the project.

**Permits and Approvals:**

- PB Site Plan Approval
- Village Board Approval – off site improvements to sidewalks/streetscape

**Note:** ZBA Area Variances: Approved variances were previously granted for height, lot coverage and impervious surface. No longer needed

**SEQR:** The Planning Board declared itself Lead Agency on July 9, 2019. The project is classified as an Unlisted Action.

## NEXT STEPS

The application is not yet complete in my opinion. The Full Environmental Assessment Form (FEAF) should be updated and any remaining concerns about parking should be resolved. I recommend holding the public hearing open until the next meeting by which time the Applicant will likely have resubmitted an updated FEAF and the parking issues will be further evolved.

A referral to the Dutchess County Department of Planning is not required under General Municipal Law 239.

The Applicant should respond to the following comments.

## ZONING ANALYSIS

1. No comments.

## ENVIRONMENTAL REVIEW

1. The FEAF identifies the project as Pawling Senior Residences in Section A, please revise.
2. Section B should be updated to remove the County and State funding approvals as they are no longer being sought for the project.
3. The project site is not a designated Brownfield Opportunity Area (BOA) per the designation maps on the State's Department of State website <https://www.dos.ny.gov/opd/programs/brownFieldOpp/BOAdesignations.html>. Please confirm, otherwise remove this from Section C.2.b.
4. The Village of Pawling is located within the Hudson River Valley National Heritage Area and participates in the Greenway Compact. Please note this in section C.2.b of the FEAF.
5. In FEAF section C.3.c. modify the answer to no as the proposed use does not require a special use permit.
6. Based on recent discussions with Village consultants, the Village does not currently have adequate capacity to service water to new developments. Upon activation of a new well being pursued by the Village, the water system is anticipated to have adequate capacity. Please include a note within the FEAF to this effect in FEAF Section D.2.c. and check no for the corresponding question.
7. In FEAF section D.2.r, the Applicant should complete the section for the commercial component of the project and describe how waste will be handled.
8. Have any geotechnical studies been done to determine whether bedrock is present?
9. Per the United States Fish and Wildlife Service, the site may provide potential habitat for the following regulated species: Indiana Bat. Please include in FEAF section E.2.o the Indiana Bat species and note that the site is fully developed.

10. A portion of the project site was submitted to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) in 2018, when the project included senior housing. The review included 68 Charles Colman Boulevard but did not include 78 Charles Colman Boulevard. The building located at 68 Charles Colman Boulevard was determined to be ineligible for listing on the State Register of Historic Places. According to NYSOPRHP, there are no eligible or listed historic resources located on or substantially contiguous to this site. The project site is not located within an area that is considered to be sensitive for archaeological resources. NYSOPRHP stated in a September 19, 2018 letter that “no historic properties will be affected by this undertaking.”

The building located at 78 Charles Colman Boulevard is greater than fifty years old (according to Dutchess County Parcel Access), which makes it eligible for listing on the State and National Registers. The Applicant should submit the revised project to NYSOPRHP via their Cultural Resource Information System <https://cris.parks.ny.gov/Login.aspx?ReturnUrl=%2f> for an updated effect finding.

11. Please indicate on the FEAF any approvals/permits needed for water and sanitary connections.

#### **COMPREHENSIVE PLAN**

Section 8 (The Village Center and Special Areas) within the 1995 Comprehensive Plan (Plan) identifies parking as a concern for nearby businesses. The Village has retained Maser Consulting to assist in better understanding the parking and traffic related concerns of the Village. The proposed project proposes to utilize nearby streets for the commercial parking needs, and this is being considered by the Board with the assistance of Maser Consulting. Under Section 8.1, number 4, the Plan states that there are gaps within the village center’s urban design. The existing auto-body use is set far back from the street edge and the proposed project will include a building with Village appropriate architecture up at the street edge, which will work to enliven the Village landscape. Pending confirmation on whether the commercial parking may be adequately accommodated through the use of on-street parking, the proposed redevelopment of the project site to a mixed use residential and commercial property featuring Village appropriate architecture is consistent with the Comprehensive Plan.

#### **DOCUMENTS REVIEWED**

- Site Plan Application dated 12/26/2019, Affidavits, Current Owners’ Authorization
- Full Environmental Assessment Long Form dated 12/20/2019 and associated maps
- Engineer’s Letter on Water/Sewer Demand dated 12/20/2019
- Memo to the Board Regarding Revised Site Plan Application dated 12/26/2019
- Site Plan dated 12/30/2019
- Architectural Schematic Plans dated 12/30/2019
- Photometric Lighting Plan and Specs dated 12/27/2019

	<p><b>BERGER ENGINEERING AND SURVEYING</b> 100 Fulton Avenue Poughkeepsie, New York 12603 Engineering Services: (845) 471-7383 GIS Services: (845) 392-7180 <a href="http://www.BergerEngr.com">www.BergerEngr.com</a></p>
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01/10/20

To Village of Pawling Planning Board

FILED WITH  
FEB 10 2020  
VILLAGE CLERK

RE: Pawling Downtown LLC

Senior Residences

68 Charles Colman Blvd

I have completed my review of the submitted site plan last revised 12/30/19 and offer the following comments for consideration:

Submitted included:

- Site Plans sheets 1 to 5 last revised 12/30/19
- Lighting plans and details dated 12/27/19
- Architectural Renderings and floor plans dated 12/30/19
- Combined Application Form
- Site Application checklist
- Affidavits
- Owner Consent
- Long Form EAF dated 12/20/19
- Engineer's letter on sewer and water stating water usage
- Memo to Planning Board dated 12/26/19

## Review Comments:

### 1. Memo to Planning Board dated 12/26/19

- Site plans revised and reduced in scope removing age restriction and resident service component.
- Revised from 42 units to 25 units- (a reduction of 17 units)
  - 1 one bedroom and 23 two bedrooms and one 3 bedroom unit
  - One unit reserved for building superintendent
  - Additional storefront retail space on Charles Colman Boulevard
- Smaller building footprint with less floor area
- 37 parking spaces provided including 2 handicapped spaces ( 1.5 space per unit)
- Building reduced from 39,237 sf to 32,675 sf with ground floor increasing to 3,387 sf.
- Building will have space in upper floors for fitness center, laundry room and a community room and resident lounge.

### 2. Parking area

The general layout of the parking lot is acceptable

### 3. Site Drainage

The proposed site will not have an adverse effect on offsite drainage. The change in site drainage with the proposed slotted drain will handle site drainage is acceptable.

Porous pavement is proposed in the parking spots and is acceptable.

Drainage evaluation submitted is acceptable.

### 4. Fire Trucks

Driveway entrance onto Union Street may be used by the fire trucks.

The fire truck curve templates should be provided to assure it can access the site.

### 5. Snow Storage

The site as provided on the current site plan provides very little storage of snow and the areas provide are difficult to be used during normal plowing operations. Based on this layout I would anticipate that several spaces will be lost to snow piling for at least a few days as the snow may then be removed after the storm has passed. This storage will affect the parking needs of the site. A note stating that snow will be removed from the site as needed within 24 hours so that no parking spaces are used for snow storage has been added to general notes sheet 2.

6. Site Landscaping/ screening

The parking lot on the south side is alongside the building and not in the rear. Landscaping and 5 foot high wall with decorative privacy panel has been provided to screen proposed parking spaces from Charles Colman Blvd has been shown on sheet 2. The board should review to determine if this is acceptable.

7. Lighting Plan submitted dated 12/27/19 shows lights on west side of building and not affecting offsite properties.

8. Site water and sewer

The Village Sewer Plant has sufficient capacity as stated in an email from Dan Stone of Chazen Companies dated 12/09/19, attached.

Water supply is being addressed and Dan Stone from the Chazen Companies will address this at the planning Board meeting

Applicant has provide water usage information which was provide to Dan Stone of the Chazen Companies for inclusion in the water evaluation.

Joseph P Berger PE LS

*Joseph P Berger*

Village Engineer for the Planning Board





Engineers  
Planners  
Surveyors  
Landscape Architects  
Environmental Scientists

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January 29, 2020

VIA EMAIL

Mr. Lou Musella, Acting Chairman  
Village of Pawling Planning Board  
9 Memorial Avenue  
Pawling, NY 12564

FILED WITH  
JAN 30 2020  
VILLAGE CLERK

Re: Pawling Downtown LLC  
68 Charles Colman Boulevard, Pawling, NY  
MC Project No. 18007973A

Dear Chairman Musella and Members of the Planning Board.:

We have received a copy of the site plans prepared by Insite Engineering dated December 30, 2019, together with the Environmental Assessment Form (EAF) and other various correspondence, including the January 10, 2020 memorandum from the Village Planning Board Engineer.

Based on our review of this information, we have the following comments.

1. The reduction in the number of dwelling units to 25 with the provision of some 37 onsite parking spaces or a ratio of 1.48 spaces per dwelling unit is consistent with the ITE Parking Generation Standards as contained in the publication entitled "Parking Generation, 5<sup>th</sup> Edition, Jan. 2019." This is in consideration of the proximity to mass transit, i.e., Metro North Pawling Train Station (see attached excerpts from the ITE Manual).
2. The majority of the comments contained in our previous review of the larger application proposal as outlined in our June 26, 2019 letter for this site have been addressed. (See items 4 through 9 below for further details.)
3. We are in agreement with the Village Engineer's comments with respect to fire/emergency access the and snow storage treatment.
4. The Applicant should confirm that the proposed landscaping will not interfere with the sight lines for traffic exiting the site driveway and that this be noted on the final plans.
5. The proposed restriping along the property frontage on Charles Coleman Boulevard should provide sufficient on-street parking for this area, which would also be available for the commercial use on the first floor of the building. Some indication of the type of uses intended



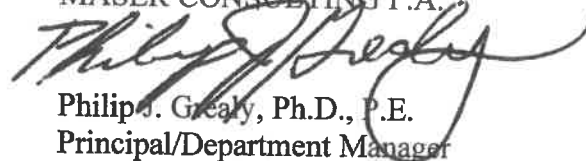
for the commercial space should be identified to ensure that the on-street parking and traffic generation would be adequate for those uses.

6. The entry access to the site from Union Street and the configuration relative to Charles Coleman Boulevard and Union Street intersection should be reviewed further by the Applicant's engineer including a plan showing the curb/edge of pavement on the opposite side of the street. The site plan presentation should include some proposed restriping of the intersection of Charles Coleman Boulevard and Union Street intersection since the majority of the traffic will approach the site from that direction and enter at the Union Street driveway. The travel path for vehicles should be identified and appropriate signing and striping will be required to accommodate these vehicles safely and efficiently through the intersection.
7. The site plan application also included an EAF. On Page 7 under Item D.2.j "Project Operations," we believe that this box should be checked "yes" with a note indicating, "that the additional traffic can be accommodated adequately with the proposed striping and signing improvements, on-street parking provisions and the access related improvements."

Also on Page 7, the box under j, subitem vi, should be checked "yes" relative to public transportation facilities. Under Item j, subitem i, the peak hour traffic generation for the project should also be indicated.

8. The existing parking regulations and on-street parking along Union Street should also be depicted on the plan and the location of any existing signs and/or any other modifications/relocation of these signs should be noted on the plan.
9. Some additional details of the treatment of pedestrian movements across the two site driveways should be identified, including any special sidewalk treatment or any special signing to advise exiting motorists of pedestrians walking along the Charles Coleman Boulevard sidewalk.

Very truly yours,  
MASER CONSULTING P.A.

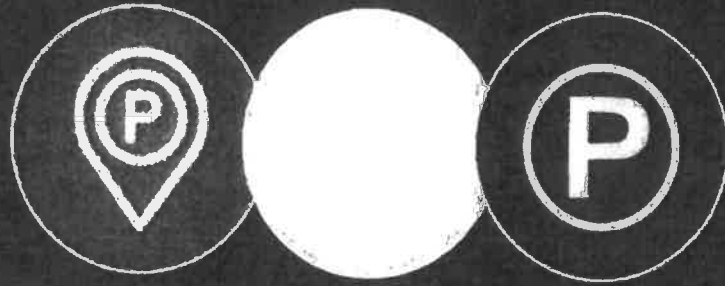


Philip J. Grealy, Ph.D., P.E.  
Principal/Department Manager

PJG/ces

Enclosures

cc: R:\Projects\2018\18007973A\_Pawling Downtown LLC\Correspondence\OUT\200129PJG\_Letter.docx



# Parking Generation Manual

5<sup>th</sup> Edition

JANUARY 2019

INSTITUTE OF TRANSPORTATION ENGINEERS

# Multifamily Housing (Low-Rise) (220)

Peak Period Parking Demand vs: Occupied Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (< 1/2 mile to rail transit)

Peak Period of Parking Demand: 11:00 p.m. - 6:00 a.m.

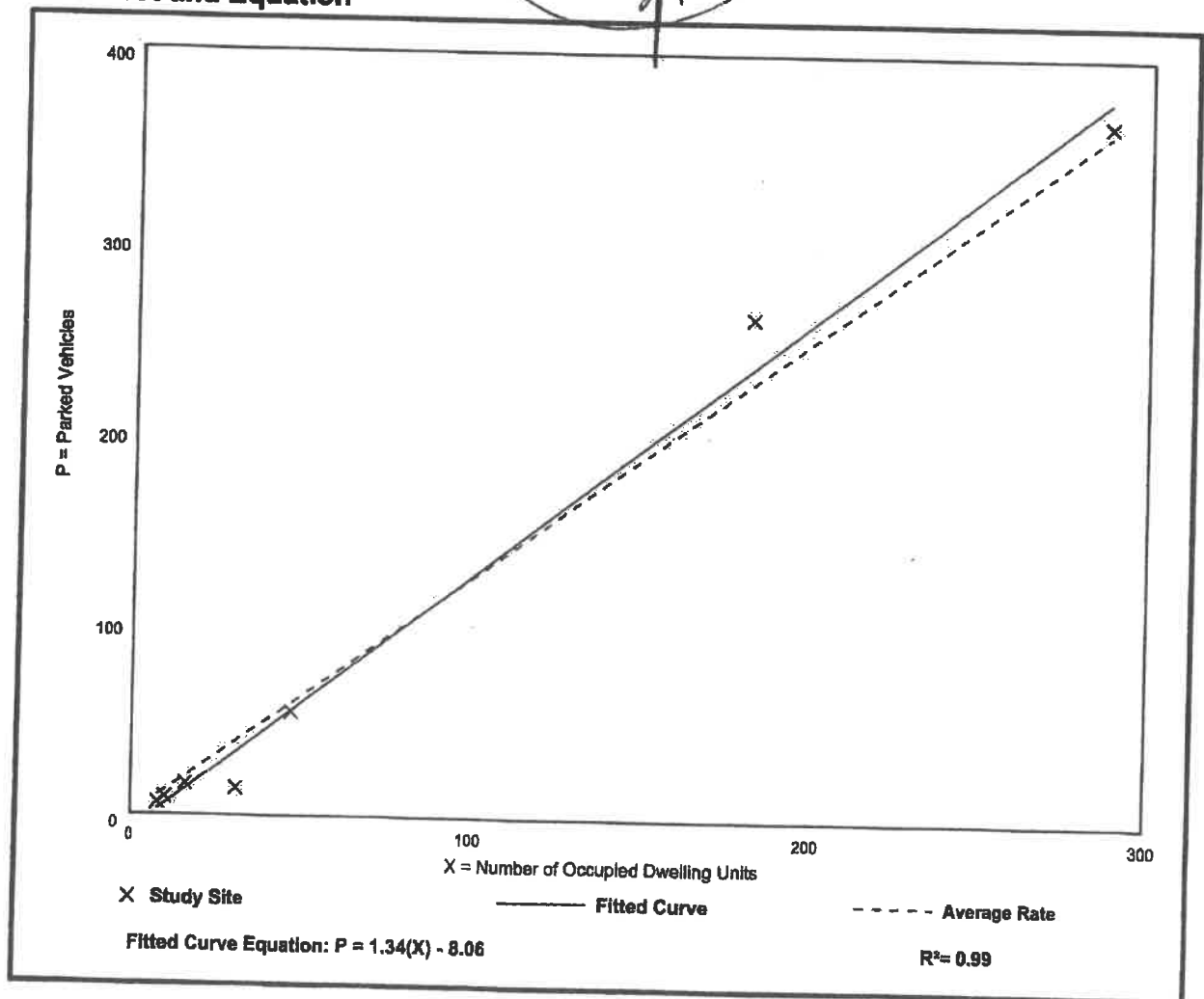
Number of Studies: 7

Avg. Num. of Occupied Dwelling Units: 83

## Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.25	0.45 - 1.44	0.85 / 1.41	***	0.25 ( 20% )

## Data Plot and Equation



# Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: Occupied Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (< 1/2 mile to rail transit)

Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.

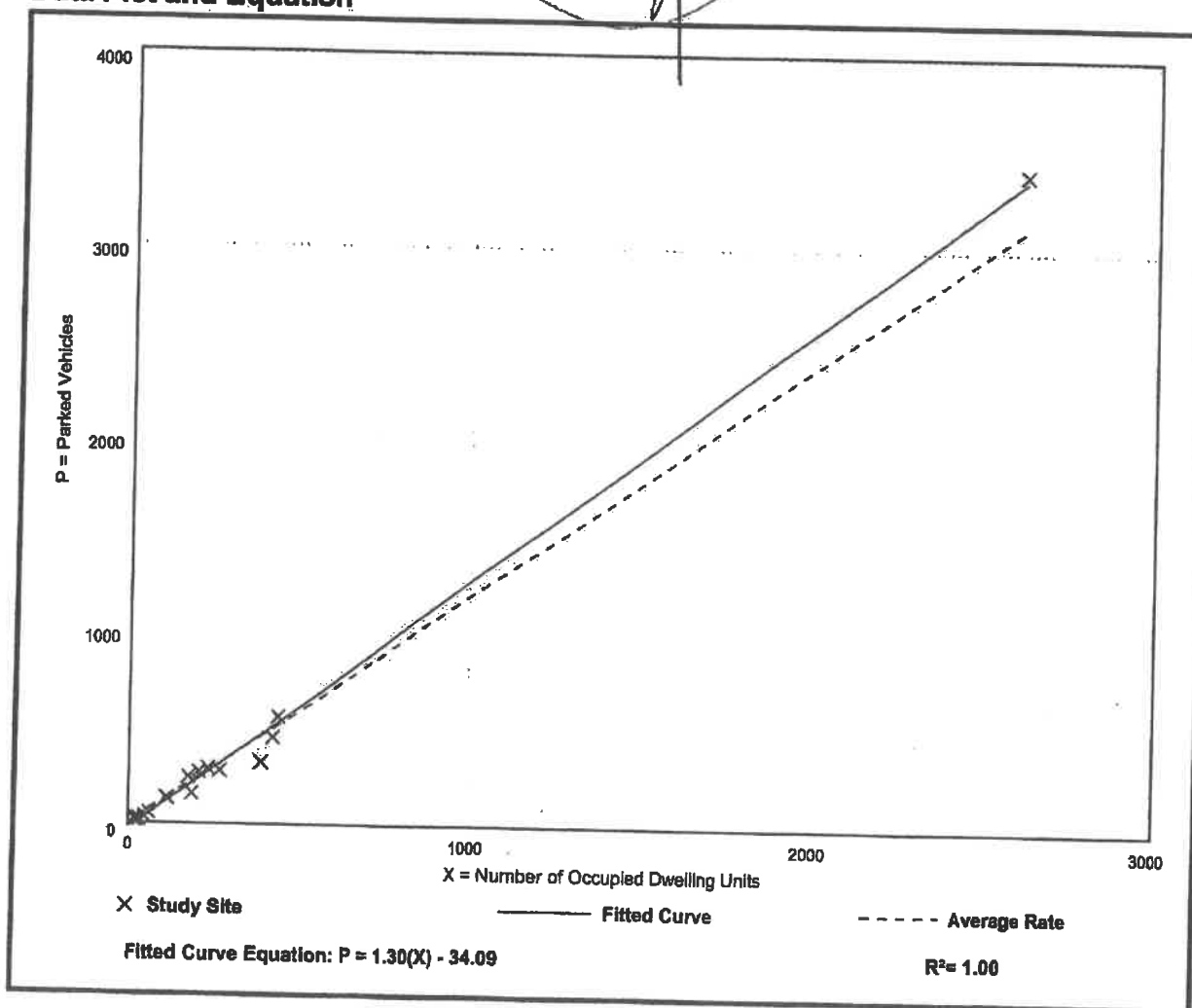
Number of Studies: 18

Avg. Num. of Occupied Dwelling Units: 299

## Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.19	0.55 - 1.37	0.84 / 1.30	***	0.19 ( 16% )

## Data Plot and Equation



# Multifamily Housing (Mid-Rise) (221)

**Peak Period Parking Demand vs: Occupied Dwelling Units**

**On a: Saturday**

**Setting/Location: General Urban/Suburban (< 1/2 mile to rail transit)**

**Peak Period of Parking Demand: 11:00 p.m. - 7:00 a.m.**

**Number of Studies: 3**

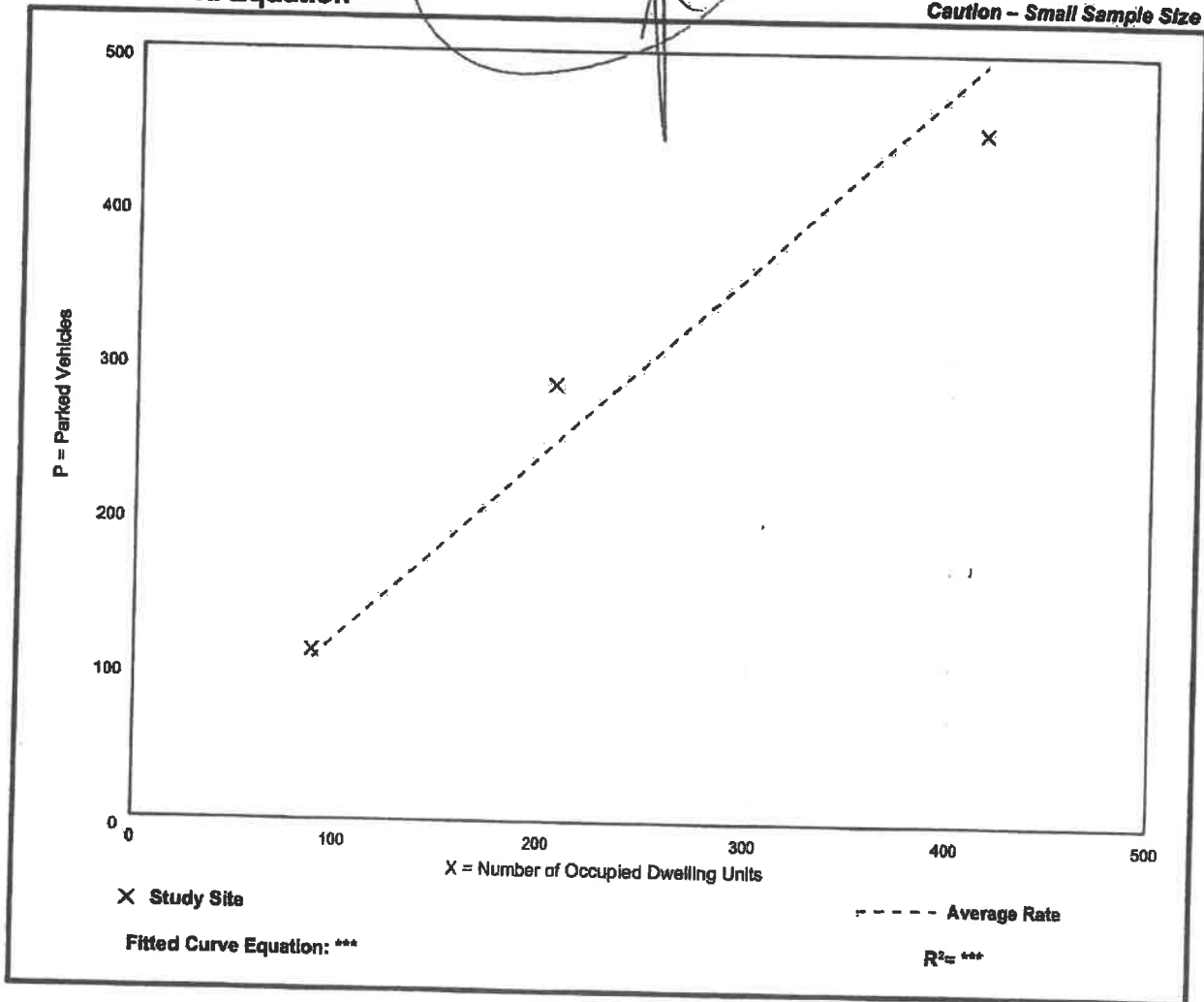
**Avg. Num. of Occupied Dwelling Units: 236**

## Peak Period Parking Demand per Occupied Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.19	1.08 - 1.37	1.14 / 1.37	***	0.16 ( 13% )

## Data Plot and Equation

**Caution - Small Sample Size**



	<p align="center"><b>BERGER ENGINEERING AND SURVEYING</b>          100 Fulton Avenue          Poughkeepsie, New York 12603          Engineering Services: (845) 471-7383          GIS Services: (845) 392-7180  <a href="http://www.BergerEngr.com">www.BergerEngr.com</a></p>
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02/06/20

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

FILED WITH  
 FEB 10 2020  
 VILLAGE CLERK

RE: 146 East Main Street Application

Chairman and Members of the Village of Pawling Planning Board

I have completed my review of the submitted site plan submitted on 01/24/20 and offer the following comments for consideration:

Submitted documents reviewed:

- o Village of Pawling Planning Board Combined Application Form
- o Statement of use
- o Waiver request for size of parking spaces
- o Full Environmental Assessment Form- Part 1
- o Aerial Plan of existing site and surroundings
- o Letter from Village of Pawling Building Inspector/ Code Enforcement Officer, dated 12/17/19 regarding Variance
- o Village of Pawling Zoning Board of Appeals decision and minutes, dated 11/29/94
- o Site survey dated 07/08/19
- o Site Plan C100 and details C400 dated 1-24-20
- o Schematic building plans sheets A-a and A-2 dated 01-24-20

Project Summary

- 1 Proposed project is located at 146 East Main Street at the NW intersection of DOT 22 and East Main Street and Quaker Hill Road. The site has been used as a restaurant for the past 100 years and most recently McGrath's Tavern.
- 2 The site currently has access off of East Main Street via two access points. The application proposes eliminating the most southerly access point. The northerly access point will be improved to better serve the site.

- 2 The project will consist of the demolition of an existing one story wood frame Restaurant and separate residential apartment and the construction of a new two story restaurant and related site improvements located at 146 East Main Street.
- 3 The site has Site is 0.59 acres in size and will result in a reduction of site impervious area from 0.48 acre to 0.47 acre thus increasing landscape area by 0.01 acre.
- 4 Site is currently in the R-2 residential zone and is asking for a waiver from Sec 98-22.E for the size of the proposed parking spaces on the eastern portion of the site from 9x19 to 9x18.
- 5 The site has a current use variance from 1994 for the current restaurant use in a R2 Zone.
- 6 The current comprehensive plan indicate that the parcel is recognized and recommended for continued commercial use. The CEO/Building inspector has provided a letter dated
- 7 12/17/19 stating the use variance is permanent. A copy of the original 1994 ZBA decision is included in the application package.
- 8 The proposed site will also require several area variances
  - a. Maximum lot coverage      allowed 20%                      existing 82 %      proposed 80%
  - b. Minimum Front Yard          allowed 35 ft                      existing 41 ft      proposed 10 f
  - c. Minimum Side Yard          50 ft aggr/ 15 ft                      22 ft aggr/ 4 ft      67 aggr/ 7 ft

**Technical review of the Application, EAF Plans and SWPPP is as follows:**

**Application**

Received and reviewed found to be acceptable

**EAF**

Project Applicant/Sponsor listed in part A of EAF to sign EAF

**SEQRA**

The Proposed Action is considered an Unlisted Action pursuant to SEQRA. We recommend that the Planning Board circulate a Notice of Intent to be the Lead Agency.

Due to the current situation with the Village water, the planning board may want to approve the site plan for the current numbers of tables while allowing additional tables once the additional capacity is available.

This should be referred for his opinion and verbiage.

**Review of Plans**

1. Bulk Table

Please add to the bulk table the current number of seats and the proposed number of seats.



2. Parking area

The general layout of the parking lot is acceptable

The existing site has 0.48 acre of impervious and will be reduced to 0.47 acre of impervious after the proposed improvement. The area of lawn landscaping will be increased by 0.01 acre in size.

The proposal requires a waiver from sec 98-22.E for size of parking spaces from 9'x19' to 9'x18'.

I feel this is acceptable and should be considered.

Snow storage areas should be shown on the site plan.

3. Site Drainage/Grading

The proposed site will not have an adverse effect on offsite drainage. The decrease in impervious area will reduce the quantity of stormwater as well as having no adverse effect on the peak stormwater flow. It is recommended that some form of stormwater treatment be provided in the lawn areas perhaps at the east and NE corner to both treat and reduce the volume of runoff flowing offsite.

The site plan shows grading offsite on property to the north.

An easement should be provided to allow this work.

An erosion control plan will also be required with the next submission.

4. Fire Trucks

Access to site is from East Main Street. Parking lot configuration will handle trucks and fire trucks ok.

5. Site Landscaping/ screening

The proposed layout provides for landscaping along Rt 22.

The planning board should consider if additional screening is needed along East Main Street as well as along the North property line

6. Lighting Plan

A lighting plan will need to be submitted.

7. Site water and sewer

The Village Sewer Plant has sufficient capacity as stated in an email from Dan Stone of Chazen Companies dated 12/09/19, attached.

Water supply is being addressed and Dan Stone from the Chazen Companies addressed this at the last planning Board meeting.

Applicant has provided water usage information which was provide to Dan Stone of the Chazen Companies for inclusion in the water evaluation.

Applicant to verify the current number of seats and the proposed number of seats.

We suggest that the board take the following action:

1. The Planning Board makes a motion to declare their intent to be the Lead Agency for the Uncoordinated SEQRA review of this project and circulate their Notice of Intent along with copies of the Application, EAF and Plans be sent to all Involved Agencies: NYSDOT and Village ZBA
2. The Planning Board makes a motion to authorize the Planning Board Administrative Assistance to refer the submission to Dutchess County Planning in accordance with General Municipal Law 239M and request that County Planning provide comment prior to the final action by the Planning Board.
3. The Planning Board makes a motion to grant the requested waivers from sec 98-22.E

Joseph P Berger PE LS

*Joseph P Berger*

Village Engineer for the Planning Board

MEMORANDUM

To: Village of Pawling Planning Board  
From: The Chazen Companies, Caren LoBrutto  
Date: February 10, 2020  
Re: 146 Main Street, FKA McGraths  
Project #: 81931.03, Task 0103  
Enclosures: NYSDEC EAF Mapper Generated FEAF Form

FILED WITH  
FEB 10 2020  
VILLAGE CLERK

SUMMARY

This analysis considers the proposed restaurant located at 146 Main Street, which was formally known as McGraths. The project site occupies an approximately 0.59 SF tax parcel 134001-7056-09-244711 and abuts the Watts-Slocum Burying Ground, which is identified on the Dutchess County Historical Survey. The project site is located within the Residential 2 (R2) Zoning District. The current site is occupied by a restaurant and residential use. The restaurant was built in 1935 and the residence was built in 1940 (according to Dutchess County Parcel Access Information). The Applicant/Owner, Main Corner Properties, LLC proposes to demolish the existing vacant restaurant and existing residence and construct a new, 8,290 SF, two-story, 200-seat restaurant with related site improvements (parking, landscaping, refuse enclosure, propane tank, utilities (e.g. grease trap)).

The following approvals are anticipated to be required for this project:

- PB Site Plan Approval
- ZBA Area Variances
  - Front yard
  - Side yard
  - Lot coverage
  - Parking stall size (the Applicant identifies this as permitted by waiver, but I did not see this in the Zoning Law – if it is not permitted by waiver, it would require an area variance)
- ZBA Use Variance – see #7 under Zoning Analysis
- Sign Permit

The property received a use variance in 1994 allowing the use of a restaurant within the existing building on the site.

NEXT STEPS

The application is not complete in my opinion but has an adequate amount of information at this point so that the Planning Board (PB) may consider declaring its intent to be Lead Agency and circulating the updated Full Environmental Assessment Form (FEAF) (see comments below), Application and Lead Agency notification to begin the State Environmental Quality Review (SEQR) process; however, the Planning Board may wish to consult the Zoning Board of Appeals (ZBA) ahead of this decision as there are variances required. A referral to the Dutchess County Department of Planning is required under General Municipal Law 239 because the site is located on a State road.

The Applicant should respond to the following comments.

### ZONING ANALYSIS

1. Per §98-18, the refuse enclosure is not a permitted obstruction within the front yard. The current plan assumes the lot is a corner lot and shows the refuse enclosure within the front yard that fronts NYS Route 22. Is the Applicant seeking an area variance for the location of the refuse enclosure? Note that per §98-16, accessory structures (e.g. refuse enclosure) may be located in any required side or rear yard, provided that they are set back least five feet from the lot line. All such buildings shall not occupy more than 25% of the area of the required rear or side yard.

Per §98-22, the location of required parking shall conform to all the regulations of the district. The parking provided on the current plan indicates that parking will be located within the setbacks. The Planning Board should provide direction as to whether §98-22 prohibits parking within the setback area.

2. Per §98-17(B), please designate the rear yard on the site plan.
3. The maximum permitted height is 2 ½ stories, but the bulk table indicates 2 stories; please correct.
4. Provide the square footage per floor.
5. Provide a breakdown between usable customer area and other space.
6. Show lighting and sign information.
7. The property has a permanent use variance; therefore, in its present configuration a restaurant is an allowed use within the existing building. The Applicant proposes to demolish the existing building and rebuild it larger and in a new location on the same site. Therefore, due to the expansion of the use a new use variance is required.
8. The Planning Board may wish to consider whether landscaping could be added to the north edge of the site to reduce exposure to the adjoining residential use, to the western edge to enhance Main Street and the Gateway, and to the northeast to conceal the refuse enclosure (pending its final location).
9. Specify types/sizes of trees proposed for landscaping.
10. Note: the survey provided is not stamped and does not include topographic information; however, the site plan indicates that its topographic information is derived from the survey. The Applicant should reconcile the information.

### ENVIRONMENTAL REVIEW

1. The Applicant should use the NYSDEC EAF Mapper to complete the EAF form, which provides automated responses to certain questions (e.g. endangered and threatened species). I have enclosed the partially completed form that I obtained off the NYSDEC EAF Mapper website - <http://www.dec.ny.gov/eafmapper/>. Please use this form in future submissions.

2. Please indicate no within the coastal resource section in Section B.i.i. of the FEAF.
3. As indicated in the enclosed FEAF form, there are known occurrences of endangered or threatened species on or in the vicinity of the project site, including the Bog Turtle.

Please include the following information in the FEAF in the applicable section: There are no wetlands located on the project site. Furthermore, areas immediately adjacent to the site are not anticipated to be suitable habitat for the Bog Turtle. Therefore, no impacts to this species is anticipated. Please include this information in the FEAF.

4. The site is also located within the vicinity of a Significant Natural Community: Red Maple Hardwood Swamp.

Please describe in the FEAF any erosion and sediment control management practices that will be in place during construction and how stormwater on the site will be handled to ensure that there are no potential impacts the project may have on this habitat.

5. Per the United States Fish and Wildlife Service, the site may provide potential habitat for the following regulated species: Bog Turtle and the Indiana Bat. Please include in FEAF section E.2.o the Indiana Bat species and note that the site is fully developed.
6. For group dining events, indicate the number of seats and proposed hours of operation for special events.
7. The enclosed FEAF form indicates that the site is located within a short distance of the John Kane House, which is listed on the National Register of Historic Places. However, it is not located substantially contiguous to this site. The project site is not located within an area that is considered to be sensitive for archaeological resources.

The existing buildings on site are greater than fifty years old (according to Dutchess County Parcel Access), which makes them eligible for listing on the State and National Registers. The Applicant should submit the proposed project to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) for their findings pursuant to SEQRA. NYSOPRHP prefers that all projects are submitted via their Cultural Resource Information System <https://cris.parks.ny.gov/Login.aspx?ReturnUrl=%2f>.

8. The project will not require greater than one acre of disturbance; therefore, a Stormwater Pollution Prevention Plan (SWPPP) is not required. The site is identified in the enclosed FEAF as being located over a principal aquifer and the NYC Watershed Boundary. The Applicant should describe what strategies will be implemented during construction and to contain stormwater runoff during operation to ensure no impacts to surface and ground water resources.
9. Provide a trip generation rate for the proposed new restaurant.
10. The Village of Pawling is located within the Hudson River Valley National Heritage Area and participates in the Greenway Compact. Please note this in section C.2.b of the FEAF.

11. Section D.1.g of the FEAf indicates that 12,000 SF will be heated/cooled. Please confirm. Based on other descriptions, the building is approximated at 8,290 SF. Confirm also the dimensions shown in this section.
12. Based on recent discussions with Village consultants, the Village does not currently have adequate capacity to service water to new developments. Upon activation of a new well being pursued by the Village, the water system is anticipated to have adequate capacity. Please include a note within the FEAf to this effect in FEAf Section D.2.c. and check no for the corresponding question. Please provide a breakdown for how water/wastewater generation was calculated.
13. Describe any potential noise and lighting effects on nearby properties during hours of operations.
14. Describe how solid waste was calculated.
15. Describe whether any excavation is needed.
16. Describe in FEAf section E.1.h the local parks located within five miles of the project site.
17. Please indicate on the FEAf any approvals/permits needed for water and sanitary connections.

## COMPREHENSIVE PLAN

The 1995 Comprehensive Plan (Plan) identifies the project site as a commercial use on NYS Route 22 that utilized an older building. The restaurant was noted to be closed at that time the Plan was written. The Plan state as an objective in Section 7.2 on page 50 that business zones be established on NYS Route 22 to assist in revitalization efforts. Therefore, the proposed reactivation of a former restaurant use at 146 E. Main Street is consistent with the Plan as it would reactivate a former commercial use along NYS Route 22.

## DOCUMENTS REVIEWED

- Village of Pawling Planning Board Combined Application Form
- Statement of Use
- Waiver request for size of parking spaces
- Full Environmental Assessment Form - Part 1
- Site Survey of existing conditions (reduced copy) as prepared by Robert V. Oswald, LS, dated 7 /8/19
- Aerial plan of existing site and surroundings
- Letter from Village of Pawling Building Inspector/Code Enforcement Officer, dated 12/17 /19 regarding use variance
- Village of Pawling Zoning Board of Appeals decision and minutes, date 11/29/94
- Site Plan (C100) and Details (C400), prepared by Zarecki & Associates, LLC, dated 1-24-2020
- Schematic building plans (A-1) and elevations (A-2), prepared by J Group Designs, LLC, dated 1/24/2020



02/07/2020

To: Village of Pawling Planning Board  
 160 Charles Colman Blvd  
 Pawling NY 12564

RE: Trinity-Pawling School Quadrangle Renovations  
 700 Route 22  
 Tax Parcel: 7057-14-332344-0000  
 Amended Site Plan

FILED WITH  
 FEB 07 2020  
 VILLAGE CLERK

I have completed my review of the material submitted on January 28, 2020, and offer the following comments for consideration:

**Information received and reviewed:**

1. Cover Letter, prepared by The Chazen Companies, dated 1/27/2020
2. Combined Application Form, unsigned
3. Part C, Licensed Professional Affidavit, signed 01/27/2020
4. Site Plan Application Checklist
5. Short EAF, dated 1/27/2020
6. Quadrangle Improvement Project Plans (12 sheets), by Liscum McCormack VanVoorhis LLP and The Chazen Companies, dated 01/27/2020
7. Stormwater Pollution Prevention Plan (draft) by The Chazen Companies, issued January 2020

**Project Summary**

1. The project site is Trinity-Pawling School located at 700 Route 22.
2. The project site is in the R1, Residence 1 zoning district.
3. The project is renovation of exterior facilities of the main quadrangle on the Trinity-Pawling campus.
  - o Removal of existing asphalt sidewalks and replacement with concrete sidewalks.
  - o Removal and replacement of stairs
  - o Construction of new walkway connections
  - o Replacement of lighting
  - o Modifications to landscape area
4. The proposed project, as submitted, will not result in an increase in traffic, water usage nor sanitary discharges.
5. There are no wetlands, floodplains or bog turtle habitat within the project area.
6. Proposed disturbance is 1.58 acres. This is over 1 acre, therefore, coverage under the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity is required. See review of SWPPP (Stormwater Pollution Prevention Plan) below.

### Public Hearing

Article XIII, Site Plan Approval, 95-65. Rev L1-2009 (former 1995)

J. (former I) Public Hearing "The Planning Board may conduct a public hearing"

K. (former J) Required Referral "In the event a public hearing is not required, the matter shall be referred to the Dutchess County Planning Department before final action is taken thereon, if required by section 239-m"

### Technical review of the Application, EAF Plans and SWPPP is as follows:

#### Application

Waivers requested for items A11-14 on application and items 4 and 9-15, and 29 on checklist.

1. Application items A11-14 are requests for details of existing variances, permits, applications, deeds and easements.
  - This is a developed site and the proposed work area is interior to the site. Therefore, the application items are not necessary for review and consideration of this application.
    - 11 – Have any Area or Use Variances been granted
    - 12 – Have any permits affecting the property been issued
    - 13 – Has any application(s) for any other permit(s) for activity affecting the property been submitted to any other agency
    - 14 – Attach a copy of the current deed and any easements affecting the property.
2. Checklist items 4 and 9-15 are requests for information and proposed site items
  - These items have already provided by the site or are beyond the scope of the proposed work. Therefore, the checklist items are not necessary for review and consideration of the application.
    - 4 – An area map showing the applicant's entire holdings
    - 9 – Screening and landscaping: label existing, proposed and required
    - 10 – Existing and proposed building height
    - 11-- Ingress and egress: required and proposed
    - 12 – Location, dimension and number of off-street parking
    - 13 – Location and dimension of handicapped parking
    - 14 – Dimensions of all buildings
    - 15 – Total building area
    - 17 – Data table and bulk regulations
3. Checklist item 29 is the referral to the County Planning.
  - This item cannot be waived as the project property is on an NYS DOT Highway.

#### EAF

1. Revise section 2 to include Village of Pawling Planning Board, Site Plan Approval and NYSDEC SPDES General Permit GP-0-20-001, see SWPPP comments below.
2. Section 9, changes to the electric lighting and hydronic heated pathways are proposed.
3. The revised EAF should be signed by the applicant/sponsor as listed in beginning of EAF.

#### SEQRA

The Proposed Action is considered an Unlisted Action pursuant to SEQRA. We recommend that the Planning Board circulate a Notice of Intent to be the Lead Agency.

#### Review of Plans

1. Will proposed lighting meet Dark Sky standards? Provide more information on the proposed lighting; such as a Lighting plan with Iso-lines or information on specific lighting bulb/unit.



2. Proposed location/method for disposal of removed walkways and other items that will not be reused.
3. Proposed locations of concrete washout areas.

**Review of SWPPP**

The application and SWPPP were submitted to the Village on January 28, 2020. NYSDEC GP-0-20-001 became effective on January 29, 2020. Per discussion David Gasper, P.E. at the NYSDEC, on February 7, 2020, the project will require coverage under NYSDEC GP-0-20-001 along with the submission of the Village signed MS4 acceptance form. Mr. Gasper also clarified Appendix B, Table 1 of the General Permit-0-20-001, regarding Sidewalks. If a project only involves the construction of sidewalks and similar associated improvements and no building or other development, Table 1 applies. Therefore, a SWPPP with only Erosion and Sediment Control is required and Post-Construction Stormwater Management Practices are not required.

When completing the GP-0-20-001 NOI with the MS4 Acceptance Form, it should be noted in Box 39 that the project only involves sidewalks and associated improvements and no other development is proposed. Therefore, only ESC is required per David Gasper, P.E., NYSDEC.

Final SWPPP should include references to coverage under GP-0-20-001.

We suggest that the board take the following action:

The Village of Pawling Planning Board has received a Site Plan application for renovations on the Trinity-Pawling School Campus.

The Planning Board has reviewed the submitted materials including a Short EAF and all supporting plans and technical studies dated January 27, 2020 and according to 6 NYCRR 617.6, determines the following:

1. The Planning Board makes a motion to declare their intent to be the Lead Agency for the Uncoordinated SEQRA review of this project and circulate their Notice of Intent along with copies of the Application, EAF, Plans and SWPPP be sent to all Involved Agencies: NYSDOT and NYSDEC.
2. The Planning Board makes a motion to authorize the Planning Board Administrative Assistance to refer the submission to Dutchess County Planning in accordance with General Municipal Law 239M and request that County Planning provide comment prior to the final action by the Planning Board.
3. The Planning Board makes a motion that a Public Hearing is not required for this Site Plan application. The application is for renovations of an existing developed area in the center of the campus. The proposed work will involve minimal disturbance, will be mostly be screened by existing buildings. The renovations as proposed will not result in an increase in traffic, water usage or sanitary discharge.
4. The Planning Board makes a motion to grant the requested waivers from Application items A11-14 and Checklist items 4 and 9-15 & 17.
5. The Planning Board acknowledges the application with SWPPP was received by the Village of Pawling on January 28, 2020.

If you have any questions or need additional information please feel free to call me at 845-242-2418 or email me at [bergereng@gmail.com](mailto:bergereng@gmail.com) or contact Michele Zerfas P.E. at 845-471-7383 x 101 or email at [MZerfas@bergerengr.com](mailto:MZerfas@bergerengr.com)

Joseph P Berger PE LS

*Joseph P Berger*

Village Engineer for the Planning Board

Village of Pawling Planning Board  
9 Memorial Ave  
Pawling, NY 12564

**Motion to Waive Public Hearing**

Date: February 11, 2020

Motion: William Vollmer

Second: Robert Pfister

**WHEREAS**, the applicant, Trinity -Pawling School, has submitted an application for Site Plan approval for the removal and re-installation of sidewalks at the campus quadrangle, removal and replacement of stairs and the construction of new walkway connects to buildings that surround the campus located on the Trinity Pawling School site located at 700 NY 22, Tax Parcel 7057-14-332344, in the R-1 Zoning District (the "Project"); and

**WHEREAS**, the Project is depicted on a Site Plan Sheets G001, C100, C110, C111, C120, C121, C130, C131, C140, C500, C501, AND C500 prepared by LMV Architects and The Chazen Companies (the "Site Plan"); and

**WHEREAS**, the applicant has submitted a Short Environmental Assessment Form ("EAF") dated January 27, 2020 pursuant to the State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, Per Article XIII, Site Plan Approval, 95-65. Rev L1-2009 (former 1995) J. (former I) Public Hearing "The Planning Board may conduct a public hearing"

**WHEREAS**, the project is the renovation of exterior facilities of the main quadrangle on the Trinity-Pawling campus and consist of the removal of existing asphalt sidewalks and replacement with concrete sidewalks, removal and replacement of stairs, construction of new walkway connections, replacement of lighting and modifications to landscape area.

**WHEREAS**, the proposed project, as submitted, will not result in an increase in traffic, water usage nor sanitary discharges.

**WHEREAS**, there are no wetlands, floodplains or bog turtle habitat within the project area.

**NOW THEREFORE BE IT RESOLVED**, the Planning Board waives a public hearing for the above entitled action.

Dated: February 11, 2020

Member William Vollmer

Member Lou Musella

Member Robert Pfister

Member Scott Nickerson

Vote Total: 4

A handwritten signature in black ink, appearing to read 'W. Vollmer', is written above a solid horizontal line.

**William Vollmer, Planning Board Chairman**

Village of Pawling Planning Board  
9 Memorial Ave  
Pawling, NY 12564

**Motion**  
to grant the requested waivers from  
Application items A11-14 and Checklist items 4 and 9-15 & 17.

Date: February 11, 2020

Motion: William Vollmer

Second: Lou Musella

**WHEREAS**, the applicant, Trinity -Pawling School, has submitted an application for Site Plan approval for the removal and re-installation of sidewalks at the campus quadrangle, removal and replacement of stairs and the construction of new walkway connects to buildings that surround the campus located on the Trinity Pawling School site located at 700 NY 22, Tax Parcel 7057-14-332344, in the R-1 Zoning District (the "Project"); and

**WHEREAS**, the Project is depicted on a Site Plan Sheets G001, C100, C110, C111, C120, C121, C130, C131, C140, C500, C501, AND C500 prepared by LMV Architects and The Chazen Companies (the "Site Plan"); and

**WHEREAS**, the applicant has submitted a Short Environmental Assessment Form ("EAF") dated January 27, 2020 pursuant to the State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the applicant has submitted an application and checklist

**WHEREAS**, the project is the renovation of exterior facilities of the main quadrangle on the Trinity-Pawling campus and consist of the removal of existing asphalt sidewalks and replacement with concrete sidewalks, removal and replacement of stairs, construction of new walkway connections, replacement of lighting and modifications to landscape area.

**WHEREAS**, the proposed project, as submitted, will not result in an increase in traffic, water usage nor sanitary discharges.

**WHEREAS**, there are no wetlands, floodplains or bog turtle habitat within the project area.

**WHEREAS**,

Application items A11-14 are requests for details of existing variances, permits, applications, deeds and easements. This is a developed site and the proposed work area is interior to the site. Therefore, the application items are not necessary for review and consideration of this application.

- 11 – Have any Area or Use Variances been granted
- 12 – Have any permits affecting the property been issued
- 13 – Has any application(s) for any other permit(s) for activity affecting the property been submitted to any other agency
- 14 – Attach a copy of the current deed and any easements affecting the property.

Checklist items 4 and 9-15 are requests for information and proposed site items. These items have already provided by the site or are beyond the scope of the proposed work. Therefore, the checklist items are not necessary for review and consideration of the application.

- 4 – An area map showing the applicant’s entire holdings
- 9 – Screening and landscaping: label existing, proposed and required
- 10 – Existing and proposed building height
- 11– Ingress and egress: required and proposed
- 12 – Location, dimension and number of off-street parking
- 13 – Location and dimension of handicapped parking
- 14 – Dimensions of all buildings
- 15 – Total building area
- 17 – Data table and bulk regulations

**NOW THEREFORE BE IT RESOLVED**, the Planning Board waives the above listed application and checklist items.

Dated: February 11, 2020

Member                      William Vollmer

Member                      Lou Musella

Member                      Rob Pfister

Member                      Scott Nickerson

Vote Total:                      4



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**William Vollmer, Planning Board Chairman**