

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI, P.E.
Wetland Inspector

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 - Ext. 190
www.ci.carmel.ny.us

BOARD MEMBERS

Edward Barnett
Anthony Federice

ENVIRONMENTAL CONSERVATION BOARD AGENDA

OCTOBER 19, 2023 – 7:30 P.M.

Executive Session – Pending Litigation – 7:00 P.M.

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Gristina, Danilo & Gloria	212 Geymer Drive	74.16-2-17	Fill Holes with Soil, Regrading & Seed
2. Diamond Point Development	4 Baldwin Place Road	86.10-1-2 & 3	Planning Board Referral (Site Plan-Proposed Self Storage Facility)

MISCELLANEOUS

3. Minutes – 8/17/23 & 9/7/23

Danilo & Gloria Gristina
212 Geymer Drive
Mahopac, NY 10541

October 10, 2023

Robert Laga, Chairman of the Environmental Conservation Board & Board Members
Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541

Re: Construction sequence for 212 Geymer Drive, Tax Map #74.16-2-17

I am requesting a letter of permission to fill holes with soil, regrade and grass seed approximately 1,000 square feet of area.

- Installed silt fence.
- Holes have already been filled with soil.
- Regrade and grass seed the area.
- No heavy equipment to be used. All work will be done by hand.
- Approximately 1,000 square feet area to be disturbed.

Sincerely,

Danilo & Gloria Gristina

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APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: CRISTINA, Danilo & GLORIA
Address of Applicant: 212 GETMEX DRIVE Email: DEVG69@icloud.com
Telephone# 917 662 8935 Name and Address of Owner if different from Applicant:
GLORIA + DANILLO CRISTINA
Property Address: 212 GETMEX DRIVE MAHOPAC Tax Map # 74.16-2-17
Agency Submitting Application if Applicable: N/A
Location of Wetland: REAR OF PROPERTY
Size of Work Section & Specific Location: APPROX 1000 SQ FT
Will Project Utilize State Owned Lands? If Yes, Specify: NO

Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A brief description of the regulated activity (attach supporting details).
FILL HOLES WITH SOIL, REGRADE AND GRASS SEED THE AREA

Proposed Start Date: ASAP Anticipated Completion Date: 1 WEEK Fee Paid \$ _____

CERTIFICATION

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief, false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct or indirect, or whatever nature, and by whomever suffered, arising out of the project described here-in and agrees to indemnify and save harmless the Town of Carmel from suits, actions, damages and costs of every name and description resulting from the said project.

SIGNATURE

10/10/23
DATE

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Danilo & Gloria Gristina			
Project Location (describe, and attach a location map): 212 Geymer Drive, Mahopac, NY 10541			
Brief Description of Proposed Action: Fill holes with soil, regrade and grass seed the area.			
Name of Applicant or Sponsor: Danilo & Gloria Gristina		Telephone: 917-662-8935	
		E-Mail:	
Address: 212 Geymer Drive			
City/PO: Mahopac,		State: New York	Zip Code: 10541
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? 0.60 acres			
b. Total acreage to be physically disturbed? 1000 sq.ft. acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

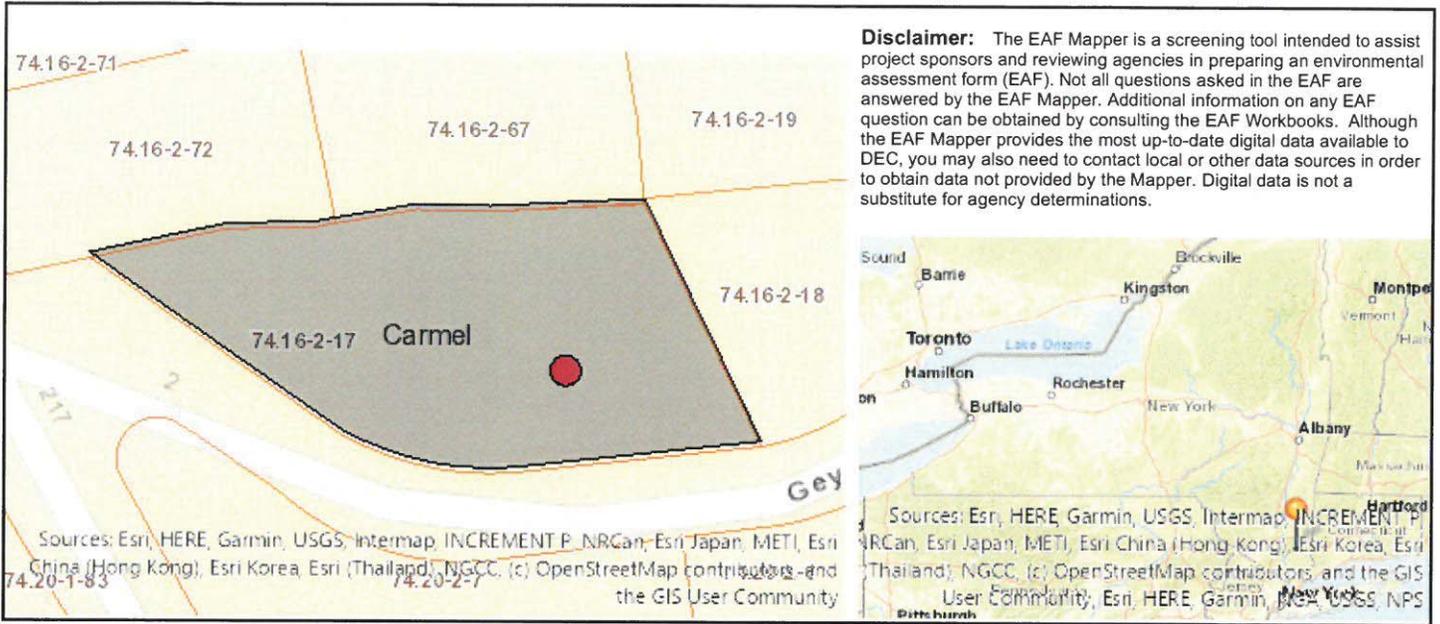
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>DANIEL GRISINA</u>	Date: <u>10/10/23</u>	
Signature: <u></u>	Title: _____	



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No





October 16, 2023

Town of Carmel Environmental Conservation Board
60 McAlpin Avenue
Mahopac, New York 10541

RE: Diamond Point Development
4 Baldwin Place Road
Town of Carmel
TM#'s: 86.10-1-2&3

Dear Chairman Laga and Members of the Board:

Please find enclosed the following plans and documents in support of the application for a wetland permit for the above referenced project:

- Eight (8) sheet Site Plan Set, last revised October 16, 2023.
- Wetlands Permit Application, dated October 13, 2023.
- Property Deeds

Please note that a check for the application fee is being delivered under separate cover.

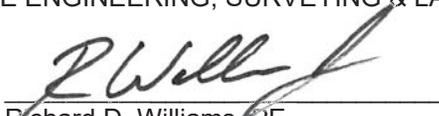
The applicant is seeking a wetland permit associated with a site plan application currently before the Planning Board. The site plan is for the redevelopment of the site as a self-storage facility. The wetland permit is being sought for work being done inside the 100' Town of Carmel wetland and watercourse buffer/ NYSDEC adjacent area. A small piece of New York State DEC Wetland ML-11 is located in the western corner of the subject property near US Route 6, and is otherwise off site. The work within the buffer area are improvements to an existing driveway, a bioretention area for stormwater management, and the removal of existing gravel/ millings pavement in favor of wetland mitigation. There is a reduction of approximately 15,000 sf of existing impervious surface within the buffer to allow for the provision of approximately 7,000 sf of new mitigation area, in addition to the bioretention area in this location.

We respectfully request the project be placed on the October 19, 2023 Environmental Conservation Board agenda. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By:


Richard D. Williams, PE
Senior Principal Engineer

RDW/adt

Enclosures

cc: (All via email only) Aaron Sommer, Jason Sommer

3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

Z:\E\22242100 DPD, 4 Baldwin Place Rd\Correspondence\2023\101623cpb.doc

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APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Diamond Point Development

Address of Applicant: 880 Marieta Highway St 630-243 Roswell, GA **Email:** asommer@diamondpointdevelopment.com

Telephone# 404-421-6646 **Name and Address of Owner if different from Applicant:**
Bernad Creations Ltd. 124 Ridge Rd Montgomery, NY

Property Address: 4 Baldwin Place Rd Mahopac, NY **Tax Map #** 86.10-1-2 & 86.10-1-3

Agency Submitting Application if Applicable: _____

Location of Wetland: western corner of site off of Route 6

Size of Work Section & Specific Location: 22,000 sf +/- frontage on Route 6

Will Project Utilize State Owned Lands? If Yes, Specify: NB⁰

Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A brief description of the regulated activity (attach supporting details).
Improvements to existing driveway, stormwater management, wetland mitigation and landscaping.

Proposed Start Date: Spring 2024 **Anticipated Completion Date:** Spring 2025 **Fee Paid \$** _____

CERTIFICATION

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief, false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct or indirect, or whatever nature, and by whomever suffered, arising out of the project described here-in and agrees to indemnify and save harmless the Town of Carmel from suits, actions, damages and costs of every name and description resulting from the said project.

SIGNATURE

10/13/23
DATE

Full Environmental Assessment Form
Part 1 - Project and Setting

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: Diamond Point Development Self Storage Carmel		
Project Location (describe, and attach a general location map): Corner of US Route 6 and Baldwin Place Road		
Brief Description of Proposed Action (include purpose or need): The applicant proposes to construct three self-storage buildings, which would be constructed on tax map lot number 86.10-1-2, which is in the C/BP zone. Additionally, the applicant proposes an 1,110 sf+- office building for leasing and administration, on tax map lot number 86.10-1-3, which is in the C zone. The office and southern most of the self storage buildings would be constructed as the first phase of the project. The two large self storage buildings shown at the northern end of the site would be constructed in a future phase of construction. Access to the site will be provided via the existing curb cut on US Route 6, and at a new curb cut on Baldwin Place Road, with a new internal driveway network being constructed. One identification sign is proposed on US Rt-6 and one is proposed on Baldwin Place Road. A proposed drilled well and septic system will service the project. A Stormwater Pollution Prevention Plan has been designed that will meet the requirements of the Town of Carmel, NYSDEC, and NYCDEP.		
Name of Applicant/Sponsor: Diamond Point Development	Telephone: 404-421-6646	E-Mail: asommer@diamondpointdevelopment.com
Address: 880 Marietta Highway, Suite 630-243		
City/PO: Roswell	State: GA	Zip Code: 30075
Project Contact (if not same as sponsor; give name and title/role): Richard D. Williams, P.E., Insite Engineering, Surveying & Landscape Architecture, P.C.	Telephone: 845-225-9690	E-Mail: rwilliams@insite-eng.com
Address: 3 Garrett Place		
City/PO: Carmel	State: NY	Zip Code: 10512
Property Owner (if not same as sponsor): Bernad Creations Ltd.	Telephone:	E-Mail:
Address: 124 Ridge Road		
City/PO: Montgomery	State: NY	Zip Code: 12549

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	Site Plan Approval, Lot Merger	3/8/23
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Carmel ECB - Wetland Permit	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PCDH&F - Highway Work Permit PCDOH - Septic and Well	TBD TBD
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYCDEP - Septic and SWPPP Approval	TBD
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC GP-0-20-001 - Freshwater Wetland Permit NYSDOT - Highway Work Permit	TBD TBD
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? Yes No

- 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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes 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?) Yes 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? Yes 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. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Commercial and Commercial Business Park

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
If Yes,
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? Mahopac School District

b. What police or other public protection forces serve the project site?
Carmel Police Department

c. Which fire protection and emergency medical services serve the project site?
Mahopac Volunteer Fire Department Station 2

d. What parks serve the project site?
Baldwin Meadow Park

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 - Self Storage

b. a. Total acreage of the site of the proposed action? _____ 30.6 acres
b. Total acreage to be physically disturbed? _____ 15.7 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 30.6 acres

c. Is the proposed action an expansion of an existing project or use? Yes 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)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Lot Merger
ii. Is a cluster/conservation layout proposed? Yes No
iii. Number of lots proposed? 1
iv. Minimum and maximum proposed lot sizes? Minimum 30.6 Maximum 30.6

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
• Total number of phases anticipated _____ 2
• Anticipated commencement date of phase 1 (including demolition) _____ 9 month _____ 23 year
• Anticipated completion date of final phase _____ TBD month _____ TBD year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

Phase 1 encompasses the 1,110 sf office/retail building and the three-story 120,000sf building for a total of 121,110 square feet of floor area, and the associated site work and utility installation. The two 2 story 120,000 sf buildings on the northern end of the site are part of a future phase.

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	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

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

If Yes,

i. Total number of structures _____ 4

ii. Dimensions (in feet) of largest proposed structure: _____ 36'-7"± height; _____ 132 width; and _____ 302 length

iii. Approximate extent of building space to be heated or cooled: _____ 361,110 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: Stormwater management (bioretention and infiltration basins).

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Stormwater runoff.

iii. If other than water, identify the type of impounded/contained liquids and their source.
Not Applicable.

iv. Approximate size of the proposed impoundment. Volume: _____ 1.5 million gallons; surface area: _____ 0.7 acres

v. Dimensions of the proposed dam or impounding structure: _____ 7' height; _____ 285' length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth fill.

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? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

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? _____ acres

vi. What is the maximum area to be worked at any one time? _____ 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): Reduction of 9,000 sf ± of existing development within NYSDEC adjacent area / Town wetland buffer to restore developed area to a buffer.

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:
Reducing existing development (commercial firewood operation) to recreate buffer area / stormwater management area.

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: _____
Reclamation of 9,000 sf ± of commercial activity to create buffer / stormwater management area.

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: _____ <100 gpd 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: _____
- 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: _____
- 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: _____ >5 gallons/minute.

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

i. Total anticipated liquid waste generation per day: _____ <100 gpd 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: _____
- Name of district: _____
- 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):
 Onsite septic _____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
 None _____

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?
 278,800 Square feet or 6.4 acres (impervious surface)
 1,333,674 Square feet or 30.6 acres (parcel size)
 ii. Describe types of new point sources. New point sources will include discharge points from proposed stormwater management practices.

 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)?
Onsite stormwater management practices consisting of infiltration basins and bioretention filter.

 • If to surface waters, identify receiving water bodies or wetlands: _____
NYSDEC wetland ML-11.

 • 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)
Heavy equipment, delivery vehicles for materials during construction.
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
Electricity generation
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
Backup generators

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 Hydroflouorocarbons (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: See report by Collier's Engineering

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): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

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:
Modifications to driveway entrances on state and county road to meet pertinent standards.

vi. Are public/private transportation service(s) or facilities available within ½ 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: _____
13,500 kwh / year

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:00 am - 6:00 pm • Saturday: _____ 8:00 am - 5:00 pm • Sunday: _____ 8:00 am - 5:00 pm • Holidays: _____ None 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 9:30 am - 6:00 pm • Saturday: _____ 8:30 am - 5:00 pm • Sunday: _____ 12:00 pm - 4:00 pm • Holidays: _____ N/A (Customer Access Hours: Daily: 6:00 am - 10:00 pm)
---	---

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:
Typical construction noise during construction during working hours described above during construction phase only.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

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:
Site and building mounted lighting per plan.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

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):

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: _____ 20 tons per _____ day (unit of time)
 • Operation : _____ 0.5 tons per _____ week (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: Materials will be recycled or repurposed where feasible.

 • Operation: Materials will be recycled or repurposed where feasible.

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: Local transfer station

 • Operation: Local transfer station

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: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3.0 ac	9.4 ac	+6.4
• Forested	12.0 ac	6.0 ac	-6.0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	13.5 ac	6.6 ac	-6.9
• 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: <u>Lawn/ Landscaping</u> <u>Stormwater Management Practices</u>	2.1 ac / 0 ac	6.6 ac / 2.0 ac	+4.5 / +2.0

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:
Parkside Preschool, Physician One Urgent Care, and Koehler Senior Center

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): 360023
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
Baldwin Place Shopping Center (Now Somers Commons) - State Superfund Site, Remediation Complete.

v. Is the project site subject to an institutional control limiting property uses? Yes No

- 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? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 3± feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:	PnB	12.1 %
	PnC	58.8 %
	PnD	19.1 %

d. What is the average depth to the water table on the project site? Average: _____ 2 feet

e. Drainage status of project site soils: Well Drained: _____ 82 % of site
 Moderately Well Drained: _____ 14 % of site
 Poorly Drained _____ 4 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 40.5 % of site
 10-15%: _____ 34.0 % of site
 15% or greater: _____ 25.5 % of site

g. Are there any unique geologic features on the project site? Yes 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)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, 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? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 864-137 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name NYS Wetland, Federal Waters Approximate Size 85.8 (0 acres onsite adjacent area only)
- Wetland No. (if regulated by DEC) ML-11

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: Flora & fauna typical to northeast _____ _____ _____	_____ _____ _____
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Species and listing (endangered or threatened): _____ _____ _____	
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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. Species and listing: _____ Eastern Small-footed Myotis	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No i. If Yes: acreage(s) on project site? <u>8ac</u> ii. Source(s) of soil rating(s): <u>PnB Group 3</u>	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: i. CEA name: <u>Baldwin Place Area</u> ii. Basis for designation: <u>Difficulties w/ portable water source</u> iii. Designating agency and date: <u>Agency: Somers, Town of, Date: 9-26-90</u>	

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? Yes No

If Yes:
 i. Nature of historic/archaeological resource: Archaeological Site 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? Yes No
No impact letter received from NYSOPRHP 8/20/21 for different study. Letter to be renewed for current applicant.

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes 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? Yes No
 If Yes:
 i. Identify resource: Taconic State Parkway
 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Parkway
 iii. Distance between project and resource: _____ 3 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes 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? Yes No

F. Additional Information

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

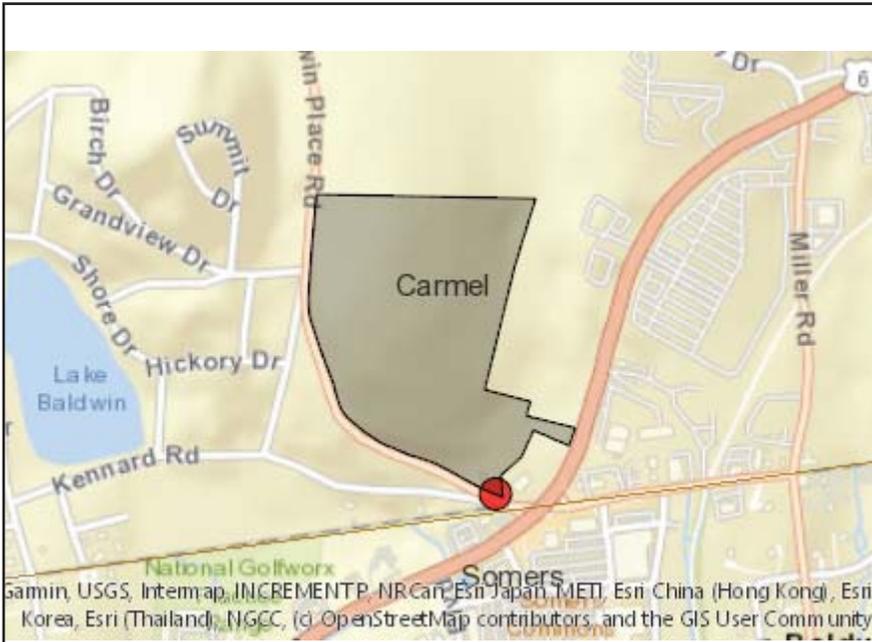
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Richard D. Williams, Jr., P.E. Date 5/22/23
Insite Engineering, Surveying & Landscape Architecture, P.C.

Signature  Title Sr. Principal Engineer

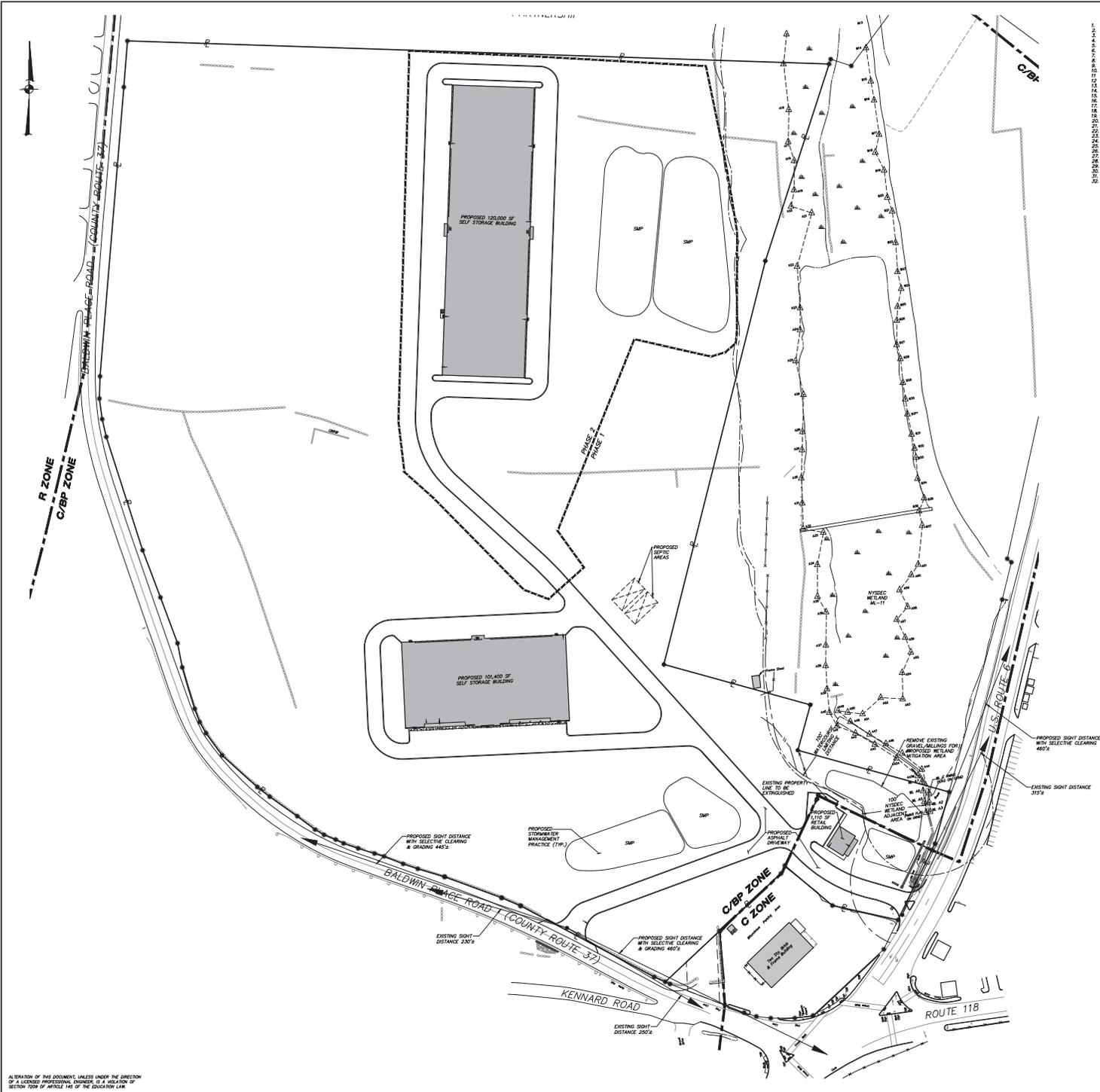


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

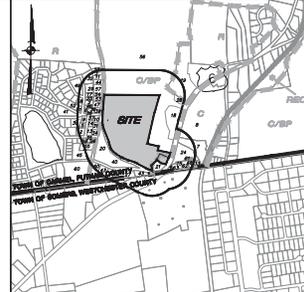


B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	360023
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-137
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland, Federal Waters
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):85.8

E.2.h.iv [Surface Water Features - DEC Wetlands Number]	ML-11
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Eastern Small-footed Myotis
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	Yes
E.3.d [Critical Environmental Area - Name]	Baldwin Place Area
E.3.d.ii [Critical Environmental Area - Reason]	Difficulties w/ portable water source
E.3.d.iii [Critical Environmental Area – Date and Agency]	Agency:Somers, Town of, Date:9-26-90
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



- 500' ADJACERS:**
TOWN OF SOUTHOLD
- | | |
|--------------------------------------|---------------------------------|
| 1. Cransmade of Baldwin Place | 33. Joseph Mirabe |
| 2. John Miller | 34. Jani Mirando |
| 3. Barbara Horne | 35. Babunna Wallace |
| 4. 100 Baldwin Place LLC | 36. Peter Pizzanelli |
| 5. Cynthia Marzopane | 37. Michael Longstaff |
| 6. Peter Pizzanelli | 38. Stanley Landis |
| 7. Michael Spina | 39. Steven DiStefano |
| 8. Manager, Improvement Owner LLC | 40. Anthony Santopoli, Jr. |
| 9. Mike Tortorella | 41. James Beall |
| 10. Daniel Aloni | 42. Margaret Ferraro |
| 11. Greg Tennyson | 43. Michael Dean |
| 12. Frank Our Company | 44. Dennis Williams |
| 13. SIF Properties | 45. John Scifo |
| 14. Stomann Co., LLC | 46. Deborah Dulacio-Partridge |
| 15. Andrea Marzocchia | 47. Susan Rose Realty LLC |
| 16. Dennis Giambattista Family Trust | 48. Jerry Marano |
| 17. Daily Chen | 49. Vincent Sardo |
| 18. Daily Chen | 50. Vincent Sardo |
| 19. Similar Housing of Manatee Hill | 51. Dennis Gatto |
| 20. Robert Ratti, II | 52. Pang Pang Fu |
| 21. 102 W. E LLC | 53. Dennis Gatto |
| 22. Ramal Creations Ltd | 54. Dennis Gatto |
| 23. Sun America LLC | 55. Sun America LLC |
| 24. Sun America LLC | 56. Sun America LLC |
| 25. Town of Carmel | 57. Joseph Covarrone Area Trust |
| 26. Coastal Bank | 58. Air Cadence |
| 27. Michael Partridge | 59. Robert Stauffer |
| 28. Hudson Valley Fuel Credit Union | 60. Town of Carmel |
| 29. Peter Hodge | 61. Fulton Staff LLC |
| 30. Fish Avenue | 62. Baldwin Place Realty LLC |
| 31. Blair Stranges | 63. Stomann Co., LLC |
| 32. Joseph Grace | |



LOCATION MAP SCALE: 1" = 1,000'

OWNER:
Ramal Creations Ltd
124 Ridge Road
Montgomery, NY 12549

APPLICANT:
Dulacio-Partridge Development
880 Westside Highway
Suite 430-347
Roswell, GA 30075

SITE DATA:
Total Acreage: 30.51 AC±
For Map Use:
2.86 10-1-2 29.89 AC± (C/BP Zone)
1.86 10-1-3 2.62 AC± (C Zone)
Proposed Use: Self Storage & Retail

- GENERAL NOTES:**
1. Property line, topography, site features and wetlands shown hereon are taken from survey work conducted by InSite Engineering, Surveying & Landscape Architecture, P.C. on March 14, 2023.
 2. Cuts, sidewalks, manholes, gutter inlets, and drainage shall conform to the requirements of § 128 of the Town of Carmel Code.
 3. All drainage shall be in accordance with § 128 of the Town of Carmel Code.
 4. All proposed utilities are to be installed underground.
 5. Wetland Maps A2-17 shown hereon were hung by Sarah Partridge on the NYSDC on July 22, 2021, and were survey located on March 23, 2023.
 6. All other wetland mapping shown hereon is taken from a previous survey prepared by Terry Bergdorff Collins.

5	10-16-23	REVISED FOR SUBMISSION TO ECR	TSM
4	9-29-23	REVISED PER PLANNING BOARD COMMENTS	TSM
3	9-1-23	REVISED PER PLANNING BOARD COMMENTS	TSM
2	7-11-23	REVISED PER DOWD, DORCH & TOWN COMMENTS	JMP
1	5-15-23	REVISED PER FB COMMENTS	MEL
NO.	DATE	REVISION	BY

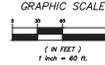
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ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

3 Carroll Place
Carmel, NY 12016
(845) 225-8992
(845) 225-8997 fax
www.insite-arg.com

PROJECT:
DDP - SELF STORAGE

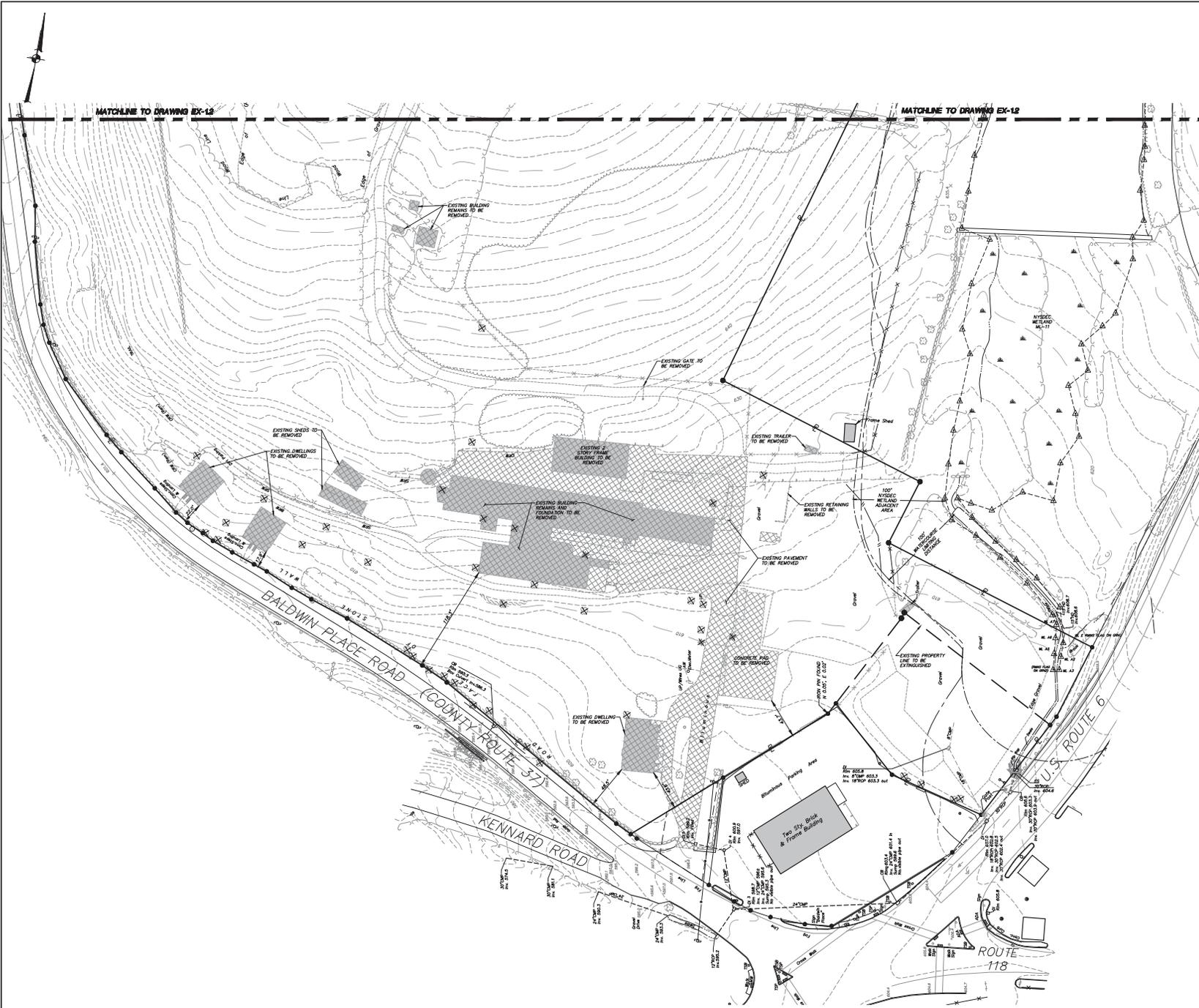
4 BALDWIN PLACE ROAD, TOWN OF CARMEL, PUTNAM COUNTY, NY

DRAWING:
OVERALL PLAN



PROJECT NUMBER	22242.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	5-15-23	DRAWN BY	M.E.U.	OP-1	1
SCALE	1" = 60'	CHECKED BY	A.D.T.		16

ALLOCATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2009 OF ARTICLE 146 OF THE EDUCATION LAW.



LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING WETLAND LINE AND SYMBOL
	EXISTING WETLAND BUFFER
	EXISTING WETLAND
	EXISTING BRUSH LINE
	EXISTING TREE LINE
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	EXISTING BUILDING TO BE REMOVED

5	10-16-23	REVISED FOR SUBMISSION TO ECR	TSM
4	9-29-23	REVISED PER PLANNING BOARD COMMENTS	TSM
3	9-1-23	REVISED PER PLANNING BOARD COMMENTS	TSM
2	7-12-23	REVISED PER TOWN COMMENTS	BY
1	5-15-23	REVISED PER PIR COMMENTS	MEL
NO.	DATE	REVISION	BY

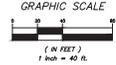
INSITE
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LANDSCAPE ARCHITECTURE, P.C.

3 Corbett Plaza
Carmel, NY 12016
(845) 225-8997
(845) 225-8997 fax
www.insite-arg.com

PROJECT:
DDP - SELF STORAGE

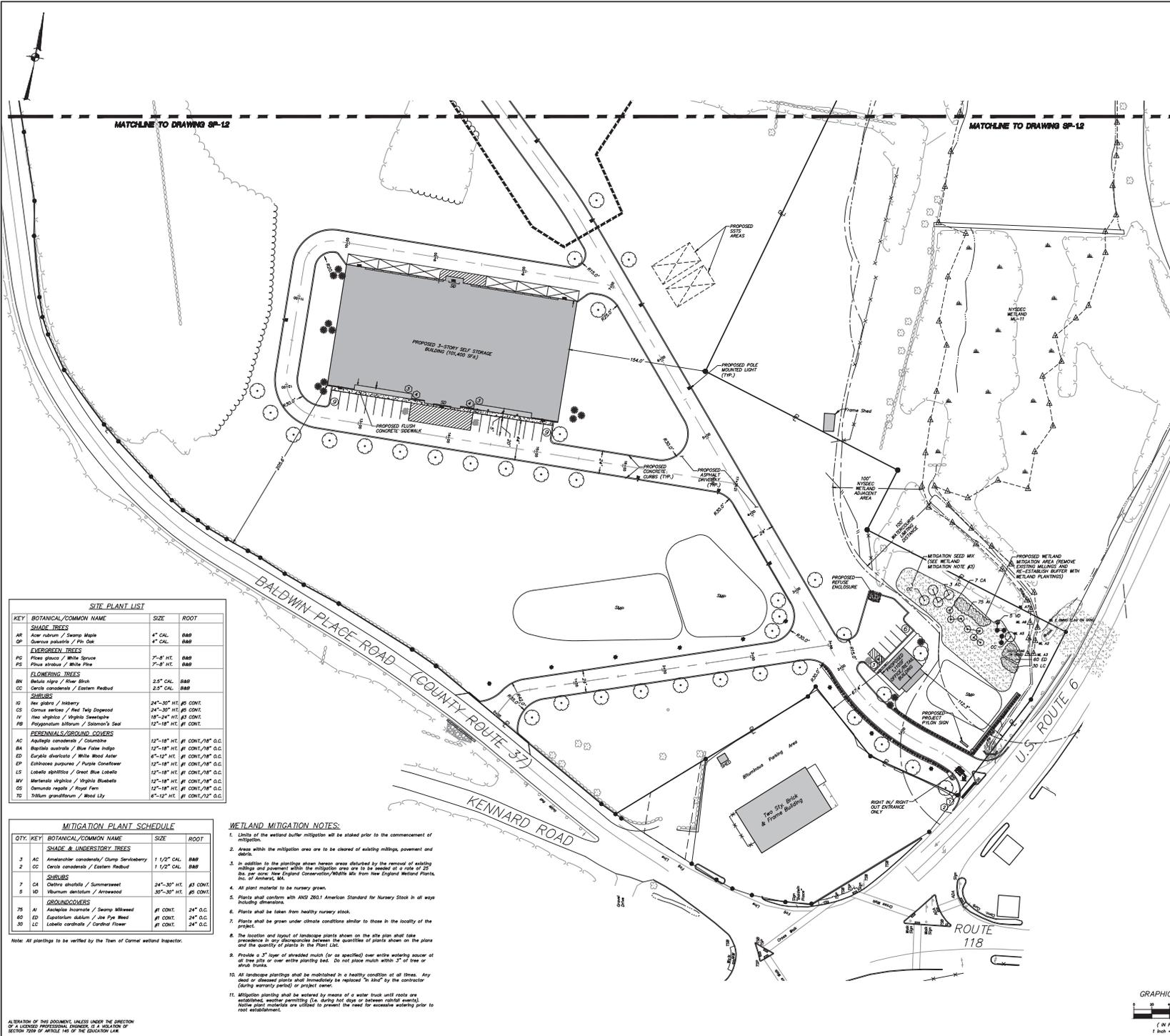
4 BALDWIN PLACE ROAD, TOWN OF CAMEL, PUTNAM COUNTY, NY

DRAWING:
EXISTING CONDITIONS PLAN



PROJECT NUMBER	22242.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	3-8-23	DRAWN BY	M.E.U.	EX-1.1	2
SCALE	1" = 40'	CHECKED BY	A.D.T.		16

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2009 OF ARTICLE 146 OF THE EDUCATION LAW.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING WETLAND BUFFER
- EXISTING WETLAND LINE AND SYMBOL
- EXISTING WETLAND BUFFER
- EXISTING WATERCOURSE
- EXISTING BRUSH LINE
- EXISTING TREE LINE
- PROPOSED # OF STALLS TO BE STRIPPED
- PROPOSED CONCRETE CURB
- PROPOSED DROP CURB & RAMP
- PROPOSED EDGE OF SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED PAINTED CROSSWALK
- PROPOSED PAINTED STOPBAR
- PROPOSED DOUBLE YELLOW LINE
- PROPOSED SINGLE BROKEN WHITE LINE
- PROPOSED PAINTED DIRECTIONAL ARROW
- PROPOSED PAINTED HANDICAP PARKING SYMBOL
- PROPOSED ADA COMPLIANT RAMP
- PROPOSED STRIPPED ISLAND
- PROPOSED LOADING SPACE
- PROPOSED RECYCLE / TRASH CONTAINER / REFUSE ENCLOSURE
- PROPOSED SINGLE POLE SIGN
- PROPOSED DOUBLE POLE SIGN
- PROPOSED DOUBLE SIDED SIGN
- PROPOSED HOLLAND
- PROPOSED GUIDE RAIL
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED POST MOUNTED LIGHT
- PROPOSED MOUNTED LIGHT
- PROPOSED OVERHEAD DOOR LOCATION
- PROPOSED LANDSCAPING
- PROPOSED TREELINE

SIGN DATA TABLE

LOCATION NO.	TEXT	LOC. ID	SIZE OF SIGN (ft.)	DESCRIPTION
1	STOP	R1-10	30" x 30"	White on Red
2	NO PARKING	R3-2	30" x 30"	White Background / Black Arrow / Black Border
3	NO STOPPING	R7-RP-8	12" x 18"	Green on White / Blue Symbol
4	NO STOPPING	R7-RP	12" x 6"	Green on White
5	NO STOPPING	R7-1	12" x 18"	Red on White

ZONE REQUIREMENTS

	COMMERCIAL ZONE	COMMERCIAL/BUSINESS PARK ZONE
Minimum Lot Area	45,000 SF	1,340,000 SF
Minimum Lot Width	200'	200'
Minimum Lot Depth	200'	1200'±
Minimum Setback:		
Principal Bldg. Front Yard:	40'	115'
Side Yard:	25'	67'
Rear Yard:	30'	N/A
Minimum Building Height:	60'(30')	40'
Minimum Building Floor Area:	5,000 SF	221,400 SF
Minimum Building Coverage:	30%	2.78%±

PARKING / LOADING SUMMARY

RETAIL: 1,110 SF @ 1 PARKING SPACE/2000SF = 6 REQUIRED

SELF STORAGE: 221,400 SF @ 1 PARKING SPACE/10,000SF = 23 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 29 SPACES

LOADING: 221,400 SF @ 1 FOR THE FIRST 10,000 SF PLUS 1 FOR EVERY ADDITIONAL 20,000 SF PROVIDED = 18 LOADING SPACES REQUIRED

REVISIONS

NO.	DATE	REVISION	BY
5	10-16-23	REVISED FOR SUBMISSION TO EOB	TSM
4	9-29-23	REVISED PER PLANNING BOARD COMMENTS	TSM
3	9-1-23	REVISED PER PLANNING BOARD COMMENTS	TSM
2	7-12-23	REVISED FOR TOWN COMMENTS	BT
1	5-15-23	REVISED FOR FIB COMMENTS	MEL

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

3 Corbett Place
 (949) 225-9997
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PROJECT: DDD - SELF STORAGE

1 BALDWIN PLACE ROAD, TOWN OF CAMEL, PUTNAM COUNTY, FL

DRAWING: LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER: 22242-100
 DATE: 3-8-23
 SCALE: 1" = 40'

PROJECT MANAGER: R.D.W.
 DRAWN BY: M.E.U.
 CHECKED BY: A.D.T.

DRAWING NO: SP-1.1
 SHEET: 4 OF 16

SITE PLANT LIST

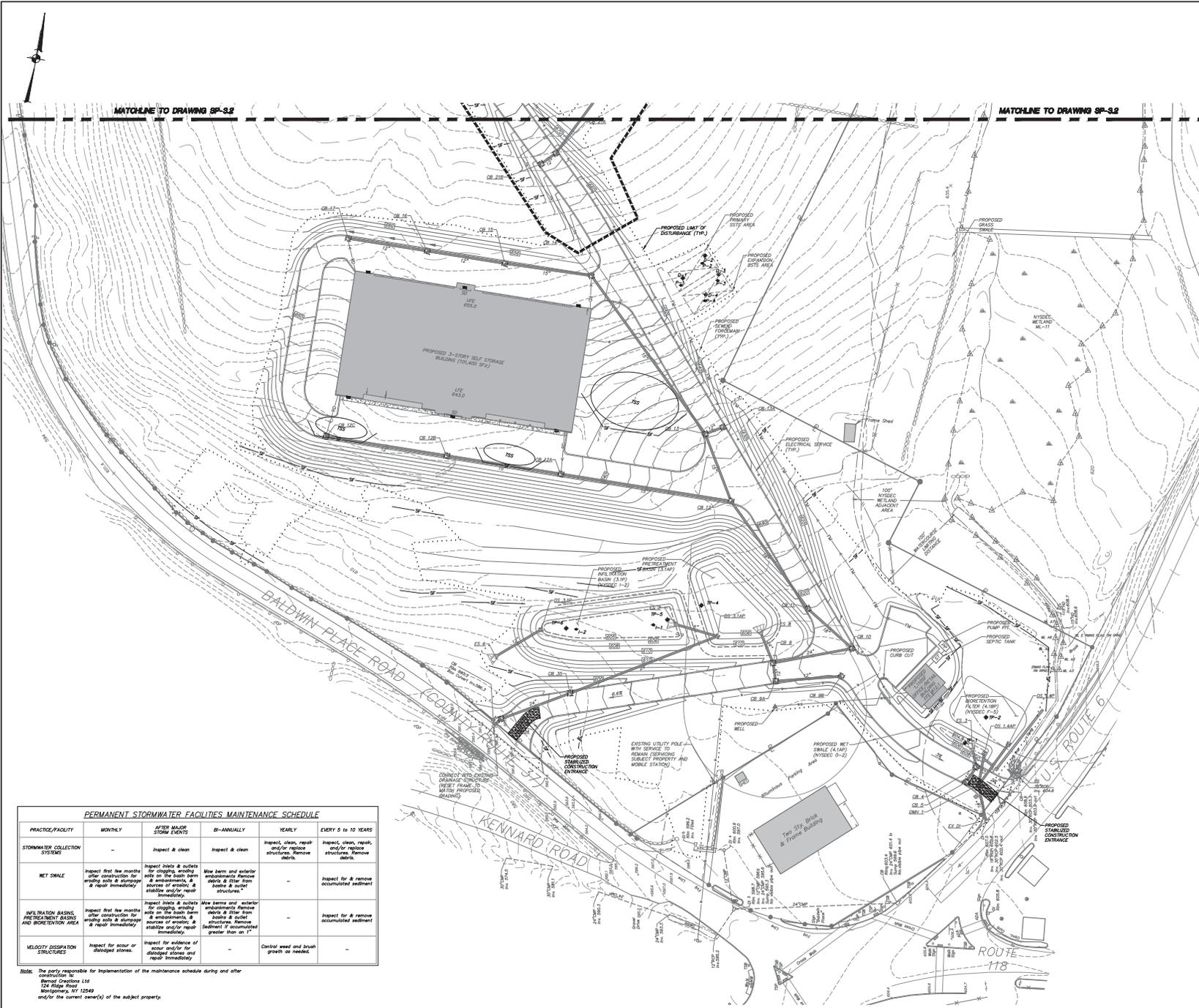
KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
SHADE TREES			
AR	Acer rubrum / Swamp Maple	4" CAL.	B&B
OP	Quercus palustris / Pin Oak	4" CAL.	B&B
EVERGREEN TREES			
PS	Pinus glabra / White Spruce	7"-8" HT.	B&B
PI	Pinus strobus / White Pine	7"-8" HT.	B&B
FLOWERING TREES			
BN	Betula nigra / River Birch	2.5" CAL.	B&B
CC	Cercis canadensis / Eastern Redbud	2.5" CAL.	B&B
SHRUBS			
VI	Viburnum acerifolium / Red Yew Dogwood	24"-30" HT.	#5 CONT.
CS	Cornus sericea / Red Twig Dogwood	24"-30" HT.	#5 CONT.
IV	Ilex verticillata / Virginia Sweetspire	18"-24" HT.	#5 CONT.
FB	Fragaria virginiana / Strawberry	12"-18" HT.	#5 CONT.
PERENNIALS/GROUND COVERS			
AC	Asplenium platyneuron / Columbia	12"-18" HT.	#1 CONT./18" O.C.
BA	Baptisia australis / Blue False Indigo	10"-18" HT.	#1 CONT./18" O.C.
ED	Eragrostis ciliaris / White Wood Aster	4"-12" HT.	#1 CONT./18" O.C.
EP	Echinacea purpurea / Purple Coneflower	12"-18" HT.	#1 CONT./18" O.C.
LS	Lobelia spicata / Great Blue Lobelia	12"-18" HT.	#1 CONT./18" O.C.
MY	Myrica aspera / Virginia Sweetflag	12"-18" HT.	#1 CONT./18" O.C.
OS	Osmunda regalis / Royal Fern	12"-18" HT.	#1 CONT./18" O.C.
TD	Tillium grandiflorum / Wood Lily	4"-12" HT.	#1 CONT./12" O.C.

MITIGATION PLANT SCHEDULE

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
SHADE & UNDERSTORY TREES				
3	AC	Ametanther canadensis / Clump Sarsaparilla	1 1/2" CAL.	B&B
2	CC	Cercis canadensis / Eastern Redbud	1 1/2" CAL.	B&B
SHRUBS				
3	CA	Cornus alternifolia / Spicebush	24"-30" HT.	#5 CONT.
5	VO	Viburnum acerifolium / Arsenweed	30"-30" HT.	#5 CONT.
GROUNDCOVERS				
75	AI	Asplenium platyneuron / Swamp Milkweed	#1 CONT.	24" O.C.
60	ED	Eragrostis ciliaris / Blue False Indigo	#1 CONT.	24" O.C.
30	LC	Lobelia cardinalis / Cardinal Flower	#1 CONT.	24" O.C.

- WETLAND MITIGATION NOTES:**
- Limits of the wetland buffer mitigation will be staked prior to the commencement of mitigation.
 - Areas within the mitigation area are to be cleared of existing mitigation, pavement and debris.
 - In addition to the plantings shown herein areas disturbed by the removal of existing mitigation and pavement within the mitigation area are to be replanted at a rate of 2:1. All are from New England Conservation/Wetland Mitigation from New England Wetland Plants, Inc. of Amherst, MA.
 - All plant material to be nursery grown.
 - Plants shall conform with ANSI Z601 American Standard for Nursery Stock in all ways including dimensions.
 - Plants shall be taken from healthy nursery stock.
 - Plants shall be grown under climate conditions similar to those in the locality of the project.
 - The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
 - Provide a 3" layer of shredded mulch (or as specified) over entire watering source at all tree jobs or over entire planting bed. Do not place mulch within 2' of tree or shrub trunks.
 - All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during normalty method or project needs).
 - Mitigation planting shall be watered by means of a water truck until roots are established, weather permitting (i.e. during hot days or between rainfall events). Active plant material are allowed to prevent the need for excessive watering prior to root establishment.

ALL INFORMATION ON THIS DOCUMENT UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 208B OF ARTICLE 146 OF THE FLORIDA LAW.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STONE WALL
- EXISTING METLAND LINE AND SYMBOL
- EXISTING METLAND BUFFER
- EXISTING W/DRYHOUSE
- 64.0 EXISTING 10' CONTOUR
- 64.7 EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- 105.0 PROPOSED SPOT ELEVATION
- 105.0 TO 100.0 PROPOSED TOP OF CURB & BOTTOM OF CURB ELEVATIONS
- 105.0 TO 100.0 PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS
- 100.0 PROPOSED SINKER MANHOLE
- ⊙ PROPOSED DRAINAGE MANHOLE
- ⊙ PROPOSED CATCH BASIN
- ⊙ PROPOSED OUTLET STRUCTURE
- ⊙ PROPOSED END SECTION
- ⊙ PROPOSED WATER GATE VALVE
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED WELL
- ⊙ PROPOSED WATER SHUT OFF VALVE
- ⊙ PROPOSED WATER VALVE
- PROPOSED DRAINAGE PIPE
- PROPOSED SINKER MAN
- PROPOSED SINKER FORCE MAIN
- PROPOSED SINKER SERVICE LINE
- PROPOSED GREY WATER MAIN
- PROPOSED GREY WATER SERVICE LINE
- PROPOSED FIRE SERVICE LINE
- PROPOSED DOMESTIC WATER SERVICE LINE
- PROPOSED WATER MAIN
- PROPOSED GRASS SWALE
- FITCH TO DRAIN
- PROPOSED CLEAN OUT
- PROPOSED SILT FENCE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TEMPORARY SOIL STOCKPILE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED DRAINAGE STRUCTURE W/ INLET PROTECTION

PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE

STRUCTURE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 5 TO 10 YEARS
STORMWATER COLLECTION SYSTEMS		Inspect & clean	Inspect & clean	Inspect, clean, repair and/or replace structures. Remove debris.	Inspect, clean, repair and/or replace structures. Remove debris.
NET SWALE	Inspect first few months after construction for any obstructions for washing paths & damperges & repair immediately.	Inspect slots & outlets for clogging, washing slots on the both sides of embankments, & source of erosion & stabilize and/or repair immediately.	Mow berm and exterior embankments. Remove debris & filter from basins & outlet structures.		Inspect for & remove accumulated sediment.
INFILTRATION BASIN, PRETREATMENT BASIN AND BIOCRETION AREA	Inspect first few months after construction for any obstructions for washing paths & damperges & repair immediately.	Inspect slots & outlets for clogging, washing slots on the both sides of embankments, & source of erosion & stabilize and/or repair immediately.	Mow berm and exterior embankments. Remove debris & filter from basins & outlet structures. Remove sediment if accumulated greater than 12".		Inspect for & remove accumulated sediment.
VELOCITY DISPERSION STRUCTURES	Inspect for scour or oblique stress.	Inspect for evidence of scour and/or for oblique stress and repair immediately.		Control weed and brush growth as needed.	

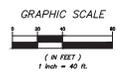
Note: The party responsible for implementation of the maintenance schedule during and after construction is:
 Benzel Creations Ltd
 124 Sloop Road
 Monticello, NY 12549
 and/or the current owner(s) of the subject property.

5	10-16-23	REVISED FOR SUBMISSION TO ECR	TSM
4	9-29-23	REVISED PER PLANNING BOARD COMMENTS	TSM
3	9-1-23	REVISED PER PLANNING BOARD COMMENTS	TSM
2	7-12-23	REVISED FOR PER COMMENTS	BYT
1	5-15-23	REVISED FOR PER COMMENTS	MEL
NO.	DATE	REVISION	BY

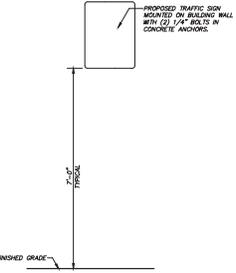
INSITE
 ENGINEERING, SURVEYING &
 LANDSCAPE ARCHITECTURE, P.C.
 3 Corvett Place
 Monticello, NY 12512
 (845) 225-8992
 (845) 225-8997 fax
 www.insite-arg.com

PROJECT: **DDP - SELF STORAGE**
 4 BALDWIN PLACE ROAD, TOWN OF CAMEL, PUTNAM COUNTY, NY
 DRAWING: **EROSION & SEDIMENT CONTROL PLAN**

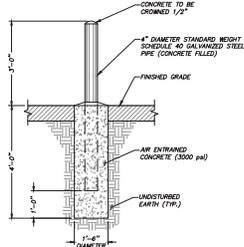
PROJECT NUMBER	22242.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	3-8-23	DRAWN BY	M.E.U.	SP-3.1	8
SCALE	1" = 40'	CHECKED BY	A.D.T.		16



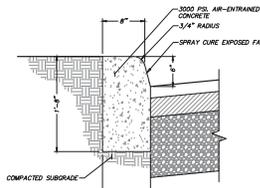
ALLOCATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2009 OF ARTICLE 146 OF THE EDUCATION LAW.



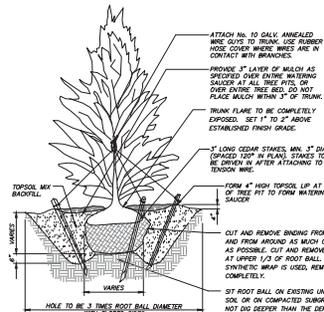
BUILDING MOUNTED SIGN DETAIL
(N.T.S.)



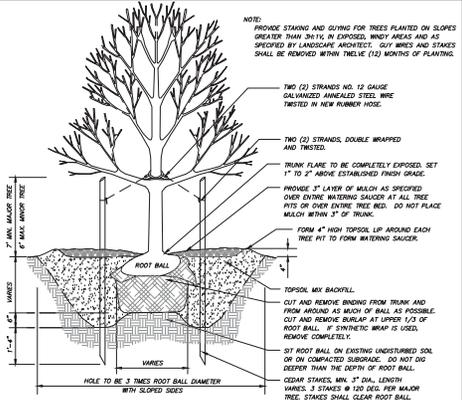
STEEL BOLLARD DETAIL
(N.T.S.)



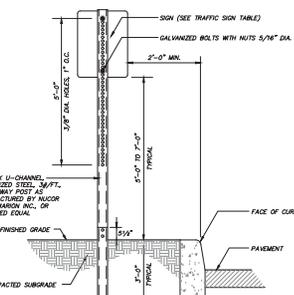
CONCRETE CURB DETAIL
(N.T.S.)



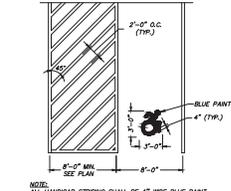
EVERGREEN TREE PLANTING DETAIL
(N.T.S.)



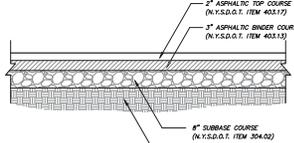
TREE PLANTING DETAIL
(N.T.S.)



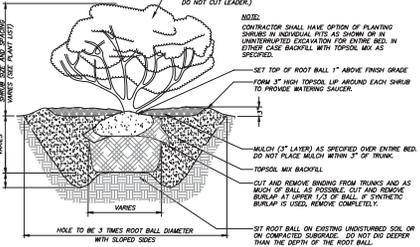
TRAFFIC SIGN DETAIL
(N.T.S.)



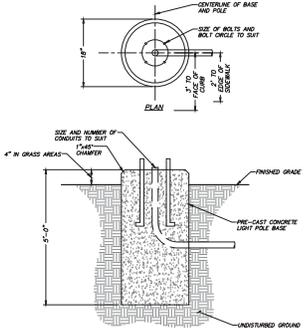
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(N.T.S.)



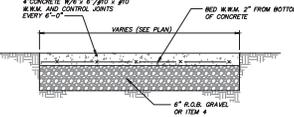
SITE PAVEMENT SECTION DETAIL
(N.T.S.)



SHRUB PLANTING DETAIL
(N.T.S.)



LIGHT POLE BASE DETAIL
(N.T.S.)



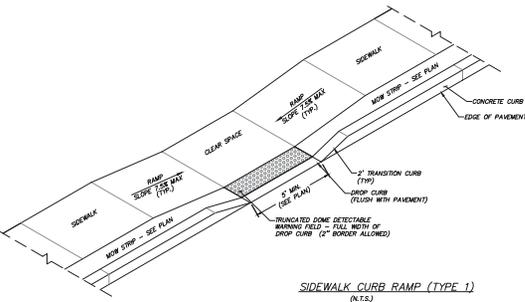
CONCRETE SIDEWALK DETAIL
(N.T.S.)

GENERAL SITE SEEDING NOTES:

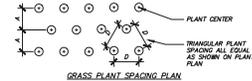
- All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil materials.
- Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
 - lowest seed mixture per drawing and seedling notes
 - 100-10-10 (Nitrogen Phosphorus) fertilizer or equivalent
 - seed mix to be applied and anchored according to Item 3.02B, SDC
 - Stakeouts and Stakeouts (See Section) Gates, Access, Signage
 - The seed mix shall be established in a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
- The seed mixes as specified on these drawings are as follows:
 - A. Seed Mix for lawn areas and tree planting areas at a rate of 100 lbs. per acre: Kentucky Bluegrass, Creeping Red Fescue, Perennial Ryegrass
 - B. Seed Mix for Midwestern deciduous areas and S370 area as shown on the drawings at a rate of 15 lbs. per acre: Low-Growing Meadow & Grass Mix (28000-156) from Ernst Conservation Seeds of Mendota, PA.
 - C. Seed Mix for Moisture areas as shown on the drawings, including tops of bams and backdrops of monuments of stormwater basins at a rate of 25 lbs. per acre: New England Conservation/Meadow Mix from New England Wetland Plants, Inc. of Amherst, MA.
 - D. Seed Mix for dry slopes along road sides as shown on the drawings at a rate of 30 lbs. per acre: New England Erosion Control/Restoration Mix (for Dry Sites) from New England Wetland Plants, Inc. of Amherst, MA.
 - E. Seed Mix for Midwestern areas as shown on the drawings at a rate of 25 lbs. per acre: New England Wetland Mix from New England Wetland Plants, Inc. of Amherst, MA.
 - F. Seed Mix for wet meadows and low areas along road side as shown on drawings at a rate of 25 lbs. per acre: New England Wetland Mix from New England Wetland Plants, Inc. of Amherst, MA.
 - G. Seed Mix for dry slopes along road sides as shown on the drawings at a rate of 30 lbs. per acre: New England Erosion Control/Restoration Mix (for Dry Sites) from New England Wetland Plants, Inc. of Amherst, MA.
- See Drawing D-X "Site Details" for Stormwater Basin seedings.

GENERAL PLANTING NOTES:

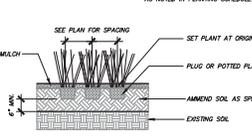
- All proposed planting beds to receive 8" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil materials.
- Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
- No fertilizer shall be added to stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
- All plant material to be nursery grown.
- Plants shall conform with ANSI Z601 American Standard for Nursery Stock in all ways including dimensions.
- Plant material shall be taken from healthy nursery stock.
- All plants shall be grown under climate conditions similar to those in the locality of the project.
- Plants shall be planted in all locations designed on the plan or as stated in the field by the Landscape Architect.
- The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancy between the quantities of plants shown on the plans and the quality of plants in the Plant List.
- Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering saucer of all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunk.
- All landscape plantings shall be established in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.
- See Drawing D-Y "Site Details" for Stormwater Basin plantings.



SIDEWALK CURB RAMP (TYPE 1)
(N.T.S.)



SPACING "0"	ROW "X"	PLANTS PER SQ. FT.
14" O.C.	20 BY 20	1.56
18" O.C.	15 BY 15	1.11
24" O.C.	10 BY 10	0.69
30" O.C.	8 BY 8	0.44
36" O.C.	6 BY 6	0.28



PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL
(N.T.S.)

5	10-16-21	REVISED FOR SUBMISSION TO EOR	TSM
4	9-29-21	REVISED PER PLANNING BOARD COMMENTS	TSM
3	9-1-21	REVISED PER PLANNING BOARD COMMENTS	TSM
2	7-12-21	REVISED FOR TOWN COMMENTS	BYT
1	5-15-21	REVISED PER IFC COMMENTS	MEL
NO.	DATE	REVISION	BY

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

PROJECT: **DDP - SELF STORAGE**

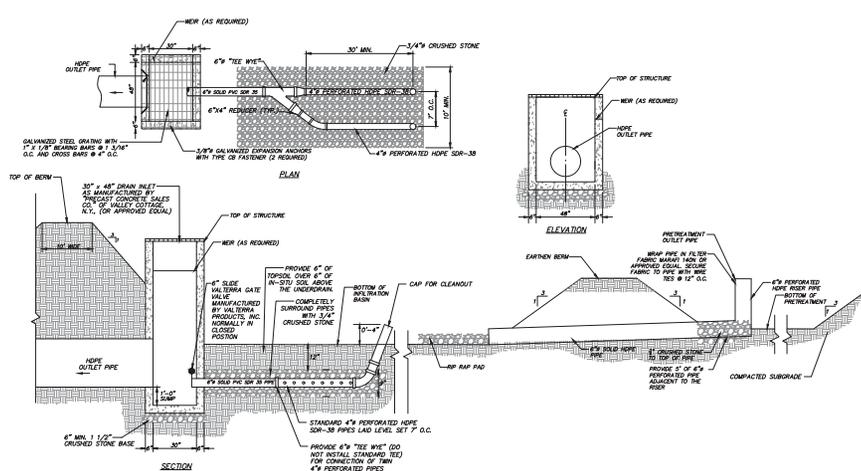
1 BROWN PLACE ROAD, TOWN OF CAMEL, PUNJAB COUNTY, BY

DRAWING: **DETAILS**

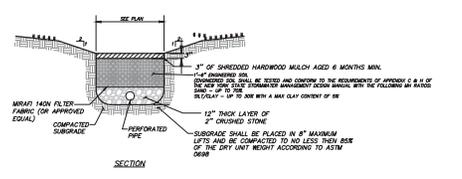
PROJECT NUMBER: 22242.100 PROJECT MANAGER: R.D.W. DRAWING NO. SHEET: D-1 14 16

DATE: 3-8-23 DRAWN BY: D.S.W. CHECKED BY: A.D.T. SCALE: AS SHOWN

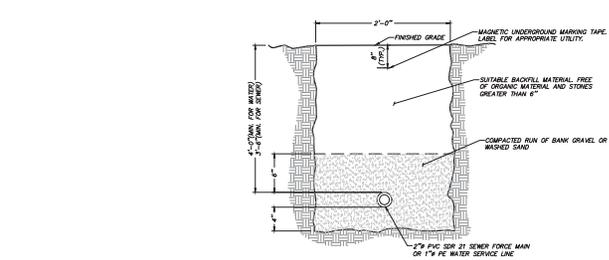
ALTOUGH OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1088 OF ARTICLE 146 OF THE CONSTITUTION OF PENNSYLVANIA.



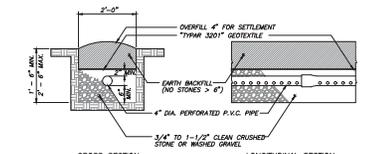
PERMANENT INFILTRATION BASIN PRACTICE 3.1P & 5.1P (NYSDEC DESIGN 1-2) OUTLET STRUCTURE DETAIL (N.T.S.)



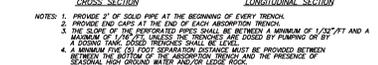
WET SWALE 4.1AP (NYSDEC DESIGN 0-2) PERMANENT OUTLET STRUCTURE DETAIL (N.T.S.)



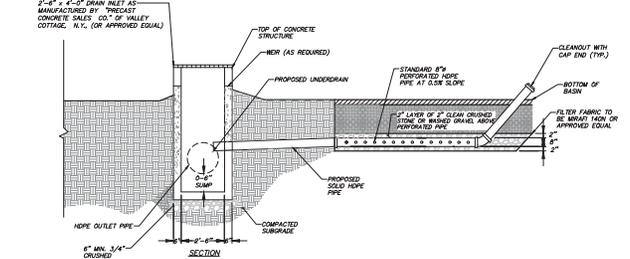
SEWER SERVICE LINE TRENCH DETAIL (N.T.S.)



SEWER FORCE MAIN TRENCH OR WATER SERVICE LINE TRENCH DETAIL (N.T.S.)

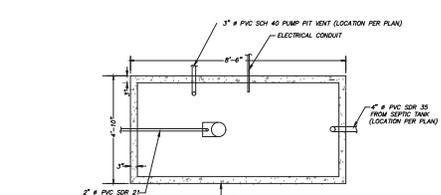
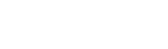


ABSORPTION TRENCH DETAIL (N.T.S.)



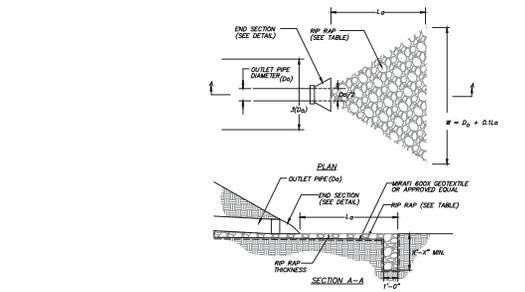
BIORETENTION FILTER 4.1BP OUTLET STRUCTURE DETAIL (NYSDEC DESIGN F-5) (N.T.S.)

HDPE END SECTION DETAIL (N.T.S.)



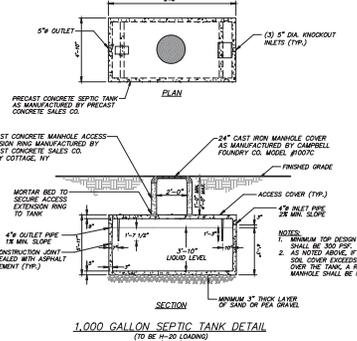
PUMP PIT DETAIL (N.T.S.)

- PUMP PIT NOTES:**
1. PUMP CONTROL PANEL AND AUDIO/VISUAL ALARM SHALL BE LOCATED INSIDE THE BUILDING.
 2. ALL ELECTRICAL WIRING AND MATERIAL TO COMPLY WITH THE NATIONAL ELECTRICAL CODE REQUIREMENTS FOR CLASS 1 OVERHEAD 1 LOCATION.
 3. ALL MODEL NUMBERS SPECIFIED ARE FROM GOULD PUMPS, INC. SERRA FALLS, NEW YORK. CAN ONLY BE SUBSTITUTED WITH APPROVAL FROM SOURCE MANUFACTURER.
 4. AN ELECTRICAL UNDERWRITER'S CERTIFICATE FOR THE PUMP CHAMBER COMPONENTS MUST BE PROVIDED TO THE COUNTY DEPARTMENT OF HEALTH AS A PART OF THE CONSTRUCTION COMPLIANCE SUBMISSION PACKAGE.
 5. EACH PUMP AND ALARM IS TO BE CONNECTED TO SEPARATE CIRCUITS.
 6. PUMPS, GATE VALVES AND SINKS MUST BE LOCATED UNDER MANHOLE OPENING AND BE ACCESSIBLE WITHOUT HAVING TO ENTER THE PUMP PIT.
 7. REMOVE ALL BAFFLES FROM THE TANK.
 8. THE FLAT STRUCTURE NOTED AREA FOR A PUMP PIT WITH THE SPECIFIC DIMENSIONS SHOWN ABOVE. CONTACT THE DESIGN ENGINEER FOR THE PROPER FLAT STRUCTURE IF A PUMP PIT WITH DIFFERENT DIMENSIONS IS USED.

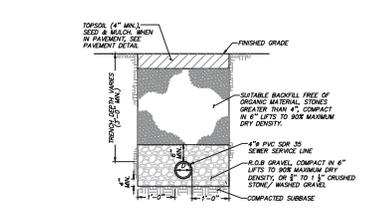


ROCK OUTLET PROTECTION DETAIL (N.T.S.)

8-WAY DISTRIBUTION BOX DETAIL (N.T.S.)



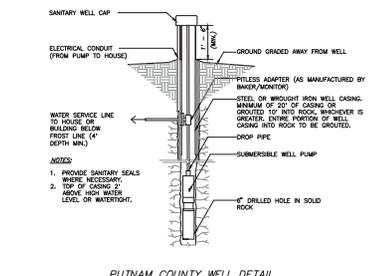
1,000 GALLON SEPTIC TANK DETAIL (TO BE IN-20 LOADING)



CROSS SECTION LONGITUDINAL SECTION

- NOTES:**
1. PROVIDE 3\"/>

ABSORPTION TRENCH DETAIL (N.T.S.)



PUTNAM COUNTY WELL DETAIL (N.T.S.)

4	10-16-23	REVISED FOR SUBMISSION TO EOB	TSM
3	9-1-23	REVISED FOR PLANNING BOARD COMMENTS	TSM
2	7-12-23	REVISED FOR TOWN COMMENTS	BT
1	5-15-23	REVISED FOR P&S COMMENTS	MEL
	DATE	REVISION	BY

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

PROJECT: **DDP - SOIL STORAGE**

1. BLOWN PILE ROAD, TOWN OF CAMEL, PUTNAM COUNTY, NY

DRAWING: **DETAILS**

PROJECT NUMBER	22242.100	PROJECT MANAGER	R.D.W.	DRAWING NO.		SHEET	
DATE	5-15-23	DRAWN BY	J.F.R.				
SCALE	AS SHOWN	CHECKED BY	A.D.T.				

ALLOCATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1009 OF ARTICLE 146 OF THE EDUCATION LAW.