

ROBERT LAGA
Chairman

ANTHONY DUSOVIC
Vice-Chair

ROSE TROMBETTA
Secretary

DAVID KLOTZLE
Wetland Inspector

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
Vincent Turano
Nicholas Fannin
John Starace

ENVIRONMENTAL CONSERVATION BOARD AGENDA

JULY 21, 2016 – 7:30 P.M.

EXTENSION OF WETLAND PERMIT

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. MK Realty	Route 6 & Old Route 6	55.6-1-44&45	Site Plan
2. NYCDEP	Drewville Road	66.-2-53	Install a Stormwater Detention System (Wetland Permit)
3. NYCDEP	Drewville Road	66.-2-53	Install a Stormwater Detention System (Tree Cutting Permit)
4. Wallauer's at Putnam Plaza	1924 Route 6, Carmel	55.11-1-4	Add a 25 x 64 Outdoor Display And Storage Area

ELIGIBLE FOR A PERMIT

5. McGovern, Patrick	208 Daisy Lane	77.19-1-30.2	Construct Detached Garage
6. Willow Wood Country Club d/b/a Willow Wood Gun Club	551 Union Valley Rd	87.7-1-7	Tree Harvesting
7. Dawn Holding Corp.	Mexico Lane	53.-2-28	5 Lot Subdivision
8. NYCDEP	Route 6 & Drewville Rd	65.-1-12	Geotechnical Borings (10)
9. Loewenberg, Ralph	260 West Lake Blvd	64.16-1-30	Construct Bathhouse Over Existing Boathouse

PLANNING BOARD REFERRAL

10. NYSMSA Limited Partnership d/b/a Verizon Wireless	692 Route 6	76.30-1-22	Locate a Public Utility Wireless Communications Facility
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SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

11. Meadowland Extension	1979 Route 6	55.15-1-20	Site Plan
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ESCROW RETURN

12. Girsh, Edward & DeAlleaume, Arthur	859 South Lake Blvd	75.44-1-22	Replace in Kind Existing Deck, Fence and Retaining Walls
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MISCELLANEOUS

13. Rosolen, Barry	15 Juniper Trail	54.9-1-41	Tree Cutting (Discussion)
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14. Minutes – 06/02/16 & 06/16/16			
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June 14, 2016

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

RE: MK Realty Site Plan
U.S. Route 6 and Old Route 6
Tax Map #55.06-1-44 & 45
Town of Carmel Wetland Permit #844

Dear Chairman and Members of the Board:

The above referenced project was issued Wetland Permit (Permit #844) by your Board on July 7, 2011. A 2-year extension was granted by the Board at the June 19, 2014 meeting with an extension to July 7, 2016.

Due to the current economic climate, the project has yet to start construction. This letter serves as our request to be placed on the Board's July 7, 2016 agenda for another 2-year extension of the subject permit. The application fee will be forwarded under separate cover.

If you have any questions or comments, please feel free to contact our office.

Very truly yours,

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

By: 
Jeffrey J. Contelmo, P.E.
Senior Principal Engineer

JJC/zmp

cc: Kevin Dwyer

Insite File No. 04235.100



July 13, 2016

Town of Carmel
Environmental Conservation Board
Attn: Mr. Robert Laga
60 McAlpin Avenue
Mahopac, NY 10541

RE: Request for Extension of Wetland and Tree Cutting Permits
CRO-420 FAD-Related Stormwater Control at Drewville Road
Town of Carmel, Putnam County, New York

Vincent Sapienza, P.E.
Acting Commissioner

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

465 Columbus Avenue
Valhalla, NY 10595
T: (914) 742-2001
F: (914) 742-2027

Dear Mr. Laga:

The purpose of this letter is to request an extension of existing Wetland Permit #898 and Tree Cutting Permit, due to expire August 20, 2016, for the above referenced project. There hasn't been any major modifications to the design since the permits approval received in 2015.

Enclosed is a copy of the existing permits and the permit extension fees of \$100.

Should you have any questions about this request please contact me at (914) 742-2020 or Gloria Gutierrez from the JV at (516) 364-4140, extension 1243.

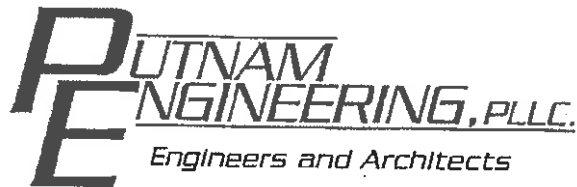
Respectfully,

A handwritten signature in blue ink that reads "Maria G. Mandarino". The signature is fluid and cursive, with a long horizontal flourish at the end.

Maria G. Mandarino, P.E., ENV SP
Chief, Capital Planning

Enclosure
Wetland Permit
Tree Cutting Permit
Permit Renewal Fee

c: Richard Wilhelm, DEP
Zaidoun Ereifej, DEP
Anthony Costello, JV
Gloria Gutierrez, JV



July 14, 2016

Mr. Robert Laga, Chairman
Town of Carmel Environmental Conservation Board
60 McAlpin Avenue
Mahopac, NY 10541

Re: Wallauer's Store #10
Putnam Plaza Shopping Center
1924 Route 6
TM #55.11-1-4
P/E #8258

Dear Chairman Laga and Members of the Board:

We request an extension of time to our ECB permit granted in August of 2015 for the above referenced project.

The owner expects to start the project this fall.

Please place this item on the July 21st, 2016 meeting of the ECB.

Thank you.

Sincerely,

PUTNAM ENGINEERING, PLLC



Robert J. Cameron, Jr., R.A.
RJC/tal

cc: Owner

(L01648)



Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

June 29, 2016

Mr. Christopher Prentis
Lower Hudson Forestry Services, LLC.
P.O. Box 756
Nyack, NY 10960

Re: SEQRA
Willow Wood Gun Club
551 Union Valley Road, Mahopac, NY 10541
16PR04214

Dear Mr. Prentis:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process. These comments are those of OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based on the information provided, OPRHP has no further cultural resource concerns regarding this project under SEQRA. If this project will involve state or federal permitting, funding or licensing, it may require additional review for potential impacts to architectural and archaeological resources, in accordance with Section 106 of the National Historic Preservation Act or Section 14.09 of NYS Parks Recreation and Historic Preservation Law.

This recommendation pertains only to the Area of Potential Effects (APE) described in the submitted materials. Should the project design be changed OPRHP recommends further consultation with this office.

If you have any questions please don't hesitate to contact me.

Sincerely,

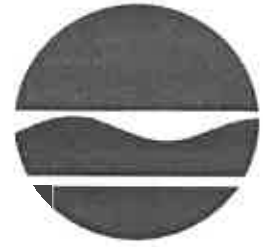
Philip A. Perazio, Historic Preservation Program Analyst - Archaeology Unit
Phone: 518-268-2175
e-mail: philip.perazio@parks.ny.gov

via email only

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • **Fax:** (518) 402-8925
Website: www.dec.ny.gov



July 1, 2016

Christopher Prentis
Lower Hudson Forestry Services
P.O. Box 756
Nyack, Ny 10960

Re: Timber sale at Willow Wood Gun Club
Town/City: Carmel. County: Putnam.

Dear Christopher Prentis:

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities directly on your project property.

Within three miles of your site is a documented winter hibernaculum of **Northern Long-eared Bat** (*Myotis septentrionalis*, state and federally listed as Threatened). These bats may travel 5 miles or more from documented locations. The main impact of concern for bats is the cutting or removal of potential roost trees. For information about any permit considerations for your project, given that trees will be cut or removed as part of this project, contact the Permits staff at the NYSDEC Region 3 Office at dep.r3@dec.ny.gov, (845) 256-3054. For information about potential impacts of your project on this species and how to avoid, minimize, or mitigate any impacts, contact the Region 3 Wildlife staff at Wildlife.R3@dec.ny.gov, (845) 256-3098.

For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

For information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the Permits staff at the NYSDEC Region 3 Office as described above.

Sincerely,

Nicholas Conrad
Information Resources Coordinator
New York Natural Heritage Program

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

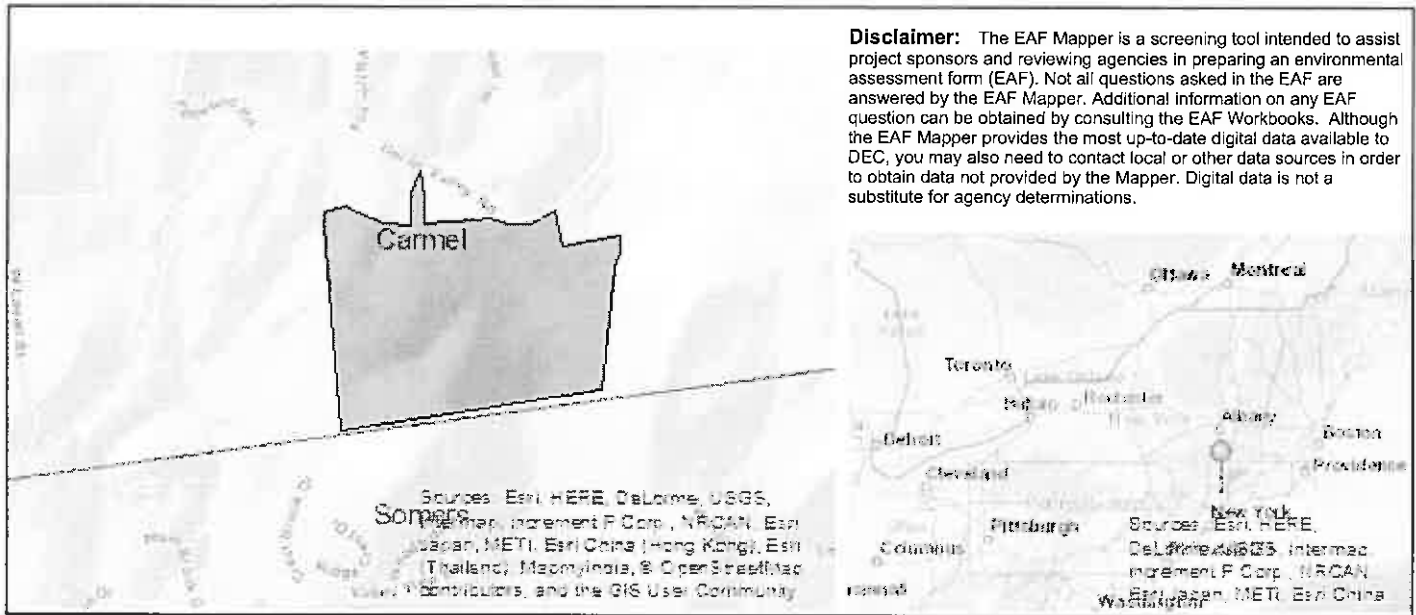
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Willow Wood Gun Club							
Project Location (describe, and attach a location map): 551 Union Valley Road, Mahopac Tax parcels 87.7-1-11, 87.7-1-7 and 87.7-1-6							
Brief Description of Proposed Action: Selective harvest of 303 trees on 15 acres (20 trees per acre).							
Name of Applicant or Sponsor: Willow Wood Gun Club		Telephone: 914-277-2255					
		E-Mail: gcalcagnin@aol.com					
Address: P.O. Box 181							
City/PO: Licolndale		State: NY	Zip Code: 10540				
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.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Town of Carmel tree harvesting permit			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		86.45 acres					
b. Total acreage to be physically disturbed?		15 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		86.45 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" 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?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
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: _____	<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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Willow Wood Gun Club</u> Date: <u>7/13/16</u> Signature: <u>Christopher Prentis, CF For Willow Wood Gun Club</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
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]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

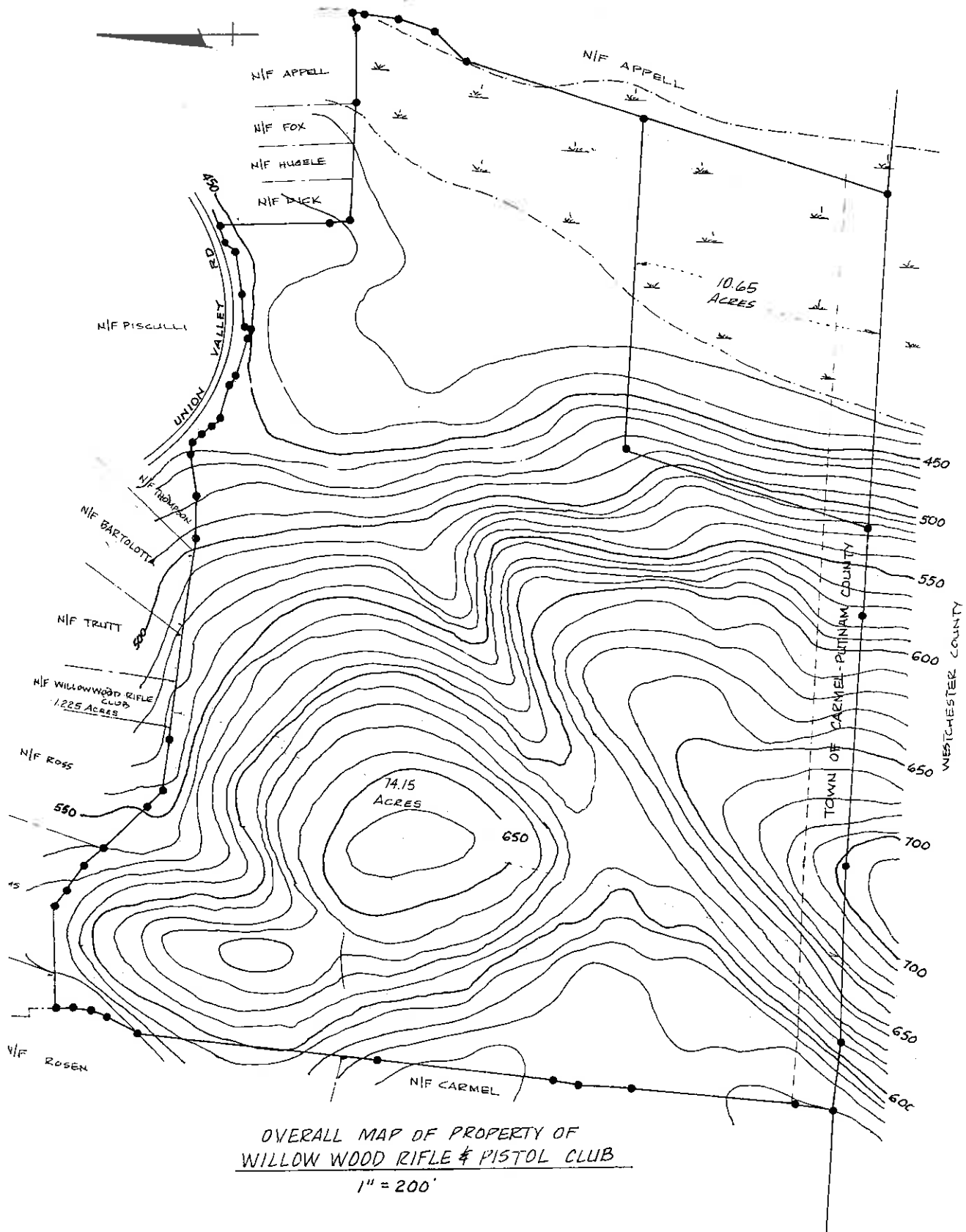
July 13, 2016

RE: Willow Wood Gun Club Northern Log Eared Bat guidelines

To follow the US Fish and Wildlife Service and NY Department of Environmental Conservation's guidelines as they pertain to the Northern Log Eared Bat (NLEB) Willow Wood Gun Club's harvest will adhere to the following guidelines:

The document titled "Protective measures for northern long eared bats when engaging in forestry practices" was submitted to the ECB. This document states that since the project area is outside of the ¼ mile buffer area from the Brewster hibernaculum but within 5 miles of this hibernaculum that logging operation must retain snags and cavity trees as these trees may be habitat or become habitat at some time for the NLEB. This document also states that a 150' foot buffer must be left around any know roost tree. I have attached an email from the DEC wildlife biologist Lisa Masi stating that the DEC does not know of any roost in or around the Willow Wood property.

Due to the distance from the hibernaculum and that there are no know roost trees in the area, there are no seasonal restrictions placed on this harvest.



From: Masi, Lisa M (DEC) [mailto:lisa.masi@dec.ny.gov]
Sent: Thursday, June 09, 2016 3:42 PM
To: Christopher Prentis <chris@lowerhudsonforestry.com>
Subject: RE: Known roost trees for NLEB

Hi Chris,

It has been a busy spring for me, but I'm recalling your question here and wanted to get back to you on this and another topic.

This first.

We do not currently have any known documented roost trees for Northern Long Eared bat in the Town of Carmel, Putnam County.

Lisa



Lisa Masi

Wildlife Biologist, Division of Fish, Wildlife, and Marine Resources

New York State Department of Environmental Conservation

21 South Putt Corners Road, New Paltz, NY 12561

P: (845) 256-2257 | F: (845) 255-4659 | lisa.masi@dec.ny.gov

www.dec.ny.gov |  

From: Christopher Prentis [mailto:chris@lowerhudsonforestry.com]
Sent: Friday, June 03, 2016 12:33 PM
To: Masi, Lisa M (DEC) <lisa.masi@dec.ny.gov>
Subject: Known roost trees for NLEB

ATTENTION: This email came from an external source. Do not open attachments or click on links from unknown senders or unexpected emails.

Lisa,

I had a request from the Town of Carmel, Putnam County to see if there are any know roost trees near the "Brewster Mine" location? If so, could you please let me know where there are? Thanks.

I have a timber harvest application in front of the Board and the project is outside the ¼ mile from the hibernaculum, but within 5 miles of the site (logging area is 15,400 feet from the mine). They are fine with the USFWS 4d rules but the new forestry guidelines mention that buffers need to be in place within 150' of a known roost tree, so they want to know if there are any know roost trees. The meeting is scheduled for June 16th, so if I could have it by then, that would be great (earlier even better). Thanks

JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK, 12563
845-878-7894 FAX 845 878 4939
jack4911@yahoo.com

June 3, 2016

Rose Trombetta
Environmental Board Secretary
Carmel Town Hall
Mahopac, New York, 10541

Re: ECB Approval Down; 5-Lot Realty Subdivision
Mexico Lane; TM # 52.-2-28; Carmel (T)

Dear Ms. Trombetta:

Pursuant to comments from the ECB at a meeting on June 2, 2016 below please find the contents of a spill kit which will be provided on the site during construction of this project:

A Brute 32 gallon spill kit K-32-0 shall be provided on site to consist of the following:

- 50 pads, heavy weight
- 8 socks, 3" x 48"
- 2 bags ultrasorb, granular 5# ea
- 4 temporary disposal bags, 4 mil
- 4 plastic sip tie, 12"
- 2 pair nitrile gloves
- 2 pair safety goggles
- 1 instruction sheet

John Karell, Jr., P.E.

Emily Lloyd
Commissioner

Paul Costa, P.E.
Portfolio Manager
Bureau of Engineering
Design & Construction
pcosta@dep.nyc.gov

96-05 Horace Harding
Expressway, 4th Floor
Corona, NY 11368
T: (718) 595-6470
F: (718) 595-5997

June 20, 2016

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

To Whom It May Concern:

Per discussion at the June 16, 2016 Town of Carmel Environmental Conservation Board (ECB) meeting regarding the New York City Department of Environmental Protection's (NYCDEP) West Branch Auxiliary Dam Creep Remediation project, supplemental information was requested for approval of the Application for Wetland Permit associated with the proposed subsurface investigation program. The specific items requested are listed below, along with an explanation or a reference to attached documentation that provides the supplemental information.

1. Description of spill kit and containment, and storage location of materials at the site.

Absorbent booms, pads and loose absorbent materials will be on site in sufficient quantities to contain and absorb the contents of a liquid spill from the largest container on site that could potentially spill. A containment boom will also be on site to address any spill that enters the reservoir. The driller will also have spill response equipment including non-sparking tools, shovels, brooms, and overpack drums to accommodate a spill of the largest container on site. Clean, open top 55-gallon drums will be on site to containerize absorbent materials, if used. Secondary containment sufficient to contain 110% of the largest fluid tank size will be on site, including drip pans for use beneath hose connections, and plastic to be placed under the drill rig. Spill containment kit materials will be stored on the drill rig and nearby support vehicle, and additional materials will be stored at the Contractor Staging Area indicated in Attachment 1.

2. Show the location of all staging/laydown areas.

See Attachment 1 for Contractor Staging Area. The same precautions noted above for secondary containment (plastic and drip pans under rig, and containment around rig) will be utilized when the drill rig is being stored in the staging area.

3. Show 100-foot buffer areas on boring location plan.

See Attachment 1 for 100-foot buffer areas.

4. Provide the driller's NYSDEC water well license.

See Attachment 2 for copy of Jersey Boring and Drilling Co., Inc. license.

5. Provide a copy of the driller's insurance certificate.

See Attachment 3 for copy of Jersey Boring and Drilling Co., Inc. insurance certificate.

6. Provide the type of drill rig(s) that will be used, drilling method(s) used, and method of backfilling subsurface investigation boreholes.

The three geotechnical test borings will be performed using a track-mounted (CME-55LC) drill rig, or truck-mounted (CME-55) drill rig. Specifications for both drill rigs are included in Attachment 4. Either drill rig will perform the test borings using 4-inch diameter flush-jointed steel casing and drive and wash drilling methods. The geotechnical test borings will be backfilled with cement-bentonite grout upon completion. The seven environmental borings will be performed using a hand auger. The environmental borings will be backfilled with native soil cuttings upon completion.

7. Provide a copy of the letter summarizing NYSDEC's decision on permit requirements.

A copy of the letter from NYSDEC, summarizing their decision that no DEC permits are required for the soil investigation portion of this project, is included in Attachment 5.

Please contact me at (718) 595-5470 or pcosta@dep.nyc.gov should there be any questions regarding the information presented herein and attached.

Sincerely,



Paul Costa, P.E., Portfolio Manager

Attachments:

- Attachment 1 – Proposed Boring Location Plan
- Attachment 2 – Copy of Jersey Boring and Drilling Co., Inc. NYSDEC Water Well License
- Attachment 3 – Copy of Jersey Boring and Drilling Co., Inc. Insurance Certificate
- Attachment 4 – Drill Rig Specifications
- Attachment 5 – Copy of NYSDEC Permit Requirement Letter

Attachment 1
Proposed Boring Location Plan

**As-Built July 2003 by
Yonkers Contracting Company**

NO	DATE	REVISION	BY	CHK	APPROVAL
1	4/23/98	REINFORCED FLOOR CONCRETE	5"	NO	NO
2	4/23/98	CHANGED TILE BLOCK	5"	NO	NO
3	4/23/98	REINFORCED FLOOR	5"	NO	NO

NOTES

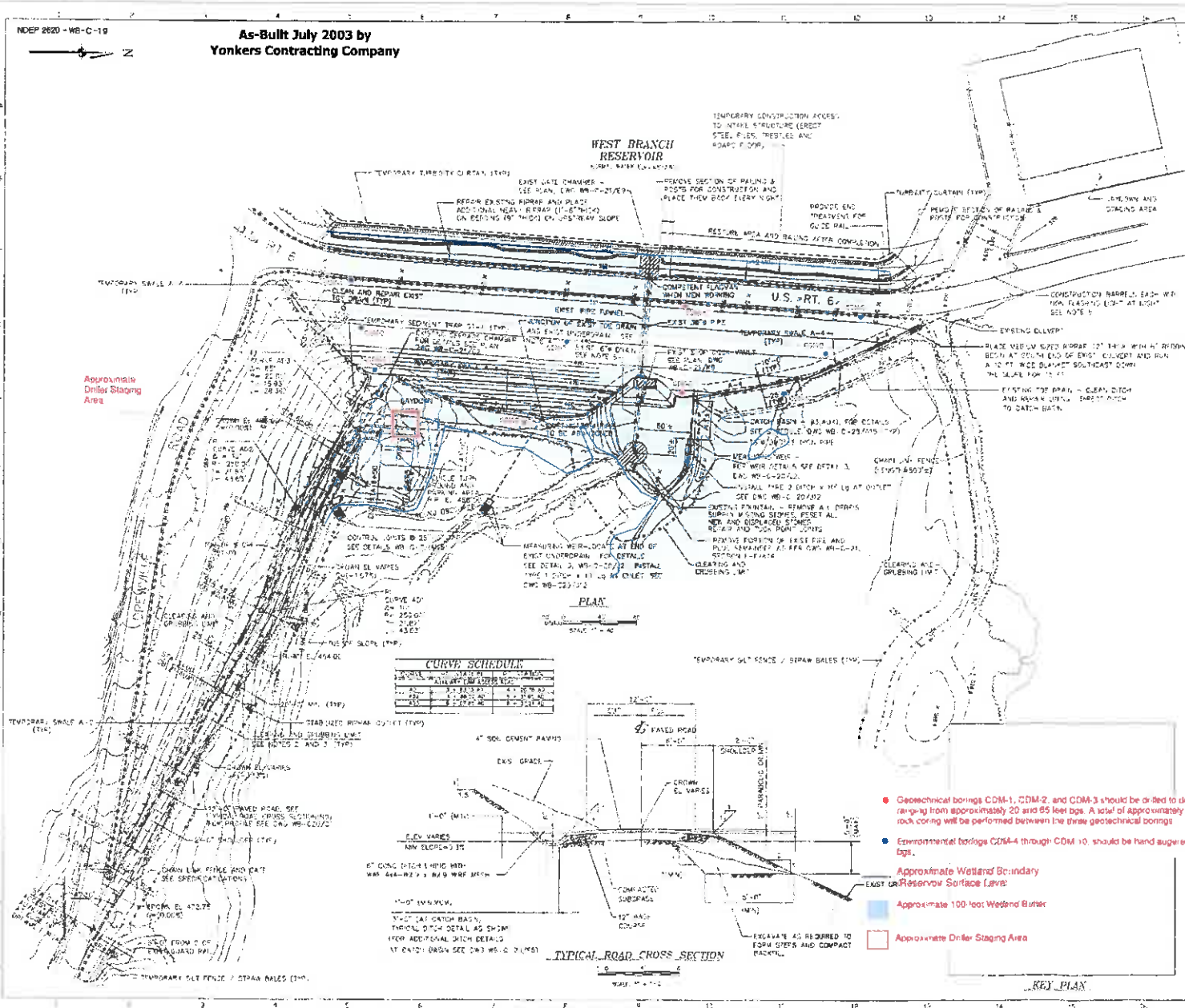
1. ALL STRUCTURES AND MATERIALS SHALL BE ACCORDANCE WITH THE SPECIFICATIONS.
2. "THE AREAS SPECIFIED TO BE CLEARED AND GRUBBED" ARE "TREE LARGER THAN 4 INCHES DIAMETER 6 FEET WITH ABOVE GROUND PORTION OF THE TRUNKS AND THE STUMPS SHALL NOT BE CUT WITHIN THE PERIMETER OF THE BRIDGES."
3. CLEARANCE AND GRUBBER BEING THE SAME KINDS SHALL BE USED AND LOCALLY FOR THE REMOVAL OF THE TRUNKS AND STUMPS OF ALL AND FOR CONSTRUCTION OF DRAINAGE STRUCTURES. IN EACH AREA, TREE WILL BE CUT WITHIN THE PERIMETER OF THE BRIDGES.
4. REMOVE ALL UNDESIRABLE STUMP, WEEDS, ETC. FROM THE ADJACENT OF EXISTING UNDERPASS AND THE DRAINAGE DITCHES. ALL STUMPS TO BE CUT IN ONE CENTRAL LOCATION AFTER CLEARING.
5. EXISTING ELEVATION FROM STORM DRAIN VALVE TO THE TOP OF THE BRIDGE SHALL BE MAINTAINED TO DESIGN PACE. ELEVATION IN EACH BRIDGE AREA SHALL BE GRUBBED TO PILE AT EACH END. THE GRUBBED SHALL NOT BE CUT WITHIN 5 FEET OF THE BRIDGE.
6. THE GRATE IN STORM DRAIN VALVE SHALL COVERED WITH FILTER PAPER. THERE SHALL BE 2 FEET MINIMUM.
7. FOR TRAFFIC CONTROL DURING CONSTRUCTION SEE SPECIFICATION OF SECTION 30.
8. MAINTAIN EXISTING SURFACE GRADES, GUTTER SUPPORTS AND GUTTER LADDERS AND FLOOR BEAMS. MAINTAIN FLOOR GRADIENTS AND MAINTAIN EXISTING FLOOR GRADIENTS AND MAINTAIN EXISTING FLOOR GRADIENTS ON THE TOP OF THE CONCRETE PAVEMENT. SEE DRAWING 30-1, AND RE-BUILD SURFACE GRADE QUERELLY TO MAINTAIN.
9. ALL FLOWING AND STAGNANT CHANNELS, STRUCTURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS FOR URBAN DRAINAGE AND SEDIMENT CONTROL.
10. THE URBAN DRAINAGE IS 12 INCH, SHALL BE A SLOPE OF 0.2% AND NOT GREATER THAN 0.5%. THE WALL SHALL BE STABILIZED WITH SEED AND STRAW MULCH. THE SLOPE SHALL BE STABILIZED WITH SEED.
11. ALL SEDIMENT CONTROL AT SEDIMENT TRAP SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DESIGNER.

LEGEND

- | | |
|--|-------------------------------------|
| | TEMPORARY
SHUT OFF / STAIR CASE |
| | TEMPORARY TURBIDITY CURTAIN |
| | TEMPORARY BRICK OR
CONCRETE WALL |
| | STABILIZED SHORED CUT-OFF |

THE CITY OF NEW YORK
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER SUPPLY AND WASTE WATER COLLECTION
CONTRACT CRO - 205 - PART 1
WEST BRANCH
AUXILIARY DAM
ACCESS ROAD AND MISC. DETAILS - BH 1
1115 S. C. LEBLANC SERVICE - C.P.

SCALE 1"=40'	APPROVED BY C. J. [Signature]	DATE 7-30-56
DRAWN BY J. M. [Signature]	C. J. [Signature]	NOE-2020-
CHECKED BY J. M. [Signature]		WB-C-19



Attachment 2

Copy of Jersey Boring and Drilling Co. Inc

NYSDEC Water Well License

As set forth under New York State Environmental Conservation Law, Section 15-1525

Jersey Boring and Drilling Co., Inc.

Registration# NYRD10743

is hereby registered with

the Commissioner of the State Department of Environmental Conservation

to drill or repair water wells in the State of New York only when supervised on-site by an individual who is exam certified in the respective water well activity. In accordance with the law and prior to commencement of drilling of any water well or wells, registrant shall file a preliminary notice with the Department. Registrant is required, upon completion of the drilling of any well(s), to file a completion report with the Department giving the log of the well, the size and depth thereof, the capacity of the pump or pumps attached or to be attached thereto, and such other information pertaining to the withdrawal of water and operation of completed well(s) as the Department by its rules and regulations may require. The registration number granted by this certificate must be displayed on the well drilling machinery of this registrant. All water well drilling shall be performed in accordance with standards promulgated by the Commissioner of Health as Appendix 5-B under Public Health Law. Notice is hereby given that all activities authorized by this certificate are subject to the provisions of Article 36-A of the New York State General Business Law.

Registrant: Jersey Boring and Drilling Co., Inc.

36 Pier Lane West

Fairfield, NJ 07004

Issue Date: February 09, 2016

Expiration Date: March 31, 2017

Authorized By:



Mark Klotz, Director
Division of Water

Attachment 3

Copy of Jersey Boring and Drilling Co. Inc

Insurance Certificate



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/17/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Tri-State Insurance Agency 96 Route 206 North P.O. Box 4 Augusta NJ 07822		CONTACT NAME: David Henriques PHONE (A/C, No, Ext): (973) 579-6776 FAX (A/C, No): (973) 579-0111 E-MAIL ADDRESS: dhenriques@tsia.net															
INSURED Jersey Boring & Drilling Co., Inc. 36 Pier Ln W Fairfield NJ 07004		<table border="1"><thead><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A: Starr Indemnity & Liability Company</td><td>38318</td></tr><tr><td>INSURER B: Selective Way Insurance Co.</td><td>26301</td></tr><tr><td>INSURER C: Federal Insurance Company</td><td>20281</td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></tbody></table>		INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Starr Indemnity & Liability Company	38318	INSURER B: Selective Way Insurance Co.	26301	INSURER C: Federal Insurance Company	20281	INSURER D:		INSURER E:		INSURER F:	
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INSURER C: Federal Insurance Company	20281																
INSURER D:																	
INSURER E:																	
INSURER F:																	

COVERAGES**CERTIFICATE NUMBER:** 2016/2017**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD / WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY		1000065369161	2/8/2016	2/8/2017	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
	<input checked="" type="checkbox"/> Professional Liability	MED EXP (Any one person) \$ 10,000				
	<input checked="" type="checkbox"/> Pollution Liability	PERSONAL & ADV INJURY \$ 2,000,000				
GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC					PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:					Contractors Pollution Liability \$ 1,000,000
B	AUTOMOBILE LIABILITY		s 2055856	2/8/2016	2/8/2017	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO	<input type="checkbox"/> SCHEDULED AUTOS				BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS					PROPERTY DAMAGE (Per accident) \$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR		1000336342161	2/8/2016	2/8/2017	EACH OCCURRENCE \$ 5,000,000
	<input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE	AGGREGATE \$ 5,000,000				
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	004 4727904 Includes USL&H 3A States: NJ, NY, PA	2/8/2016	2/8/2017	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)					E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
						E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Project: West Branch Auxiliary Dam, Carmel, NY. Description of Operations: Boring & Drilling Company. NYCDEP, Town of Carmel, and CDM Smith are included as Additional Insureds to the above captioned General Liability Policy for work the insured is performing provided a written contract exists requiring such a status. Per the terms of the policy, coverage for additional insureds is contingent upon an underlying written agreement with the named insured requiring such coverage.

CERTIFICATE HOLDER**CANCELLATION**

CDM Smith
11 British American Boulevard
Suite 200
Latham, NY 12110

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

G Lista, CIC/CSR171

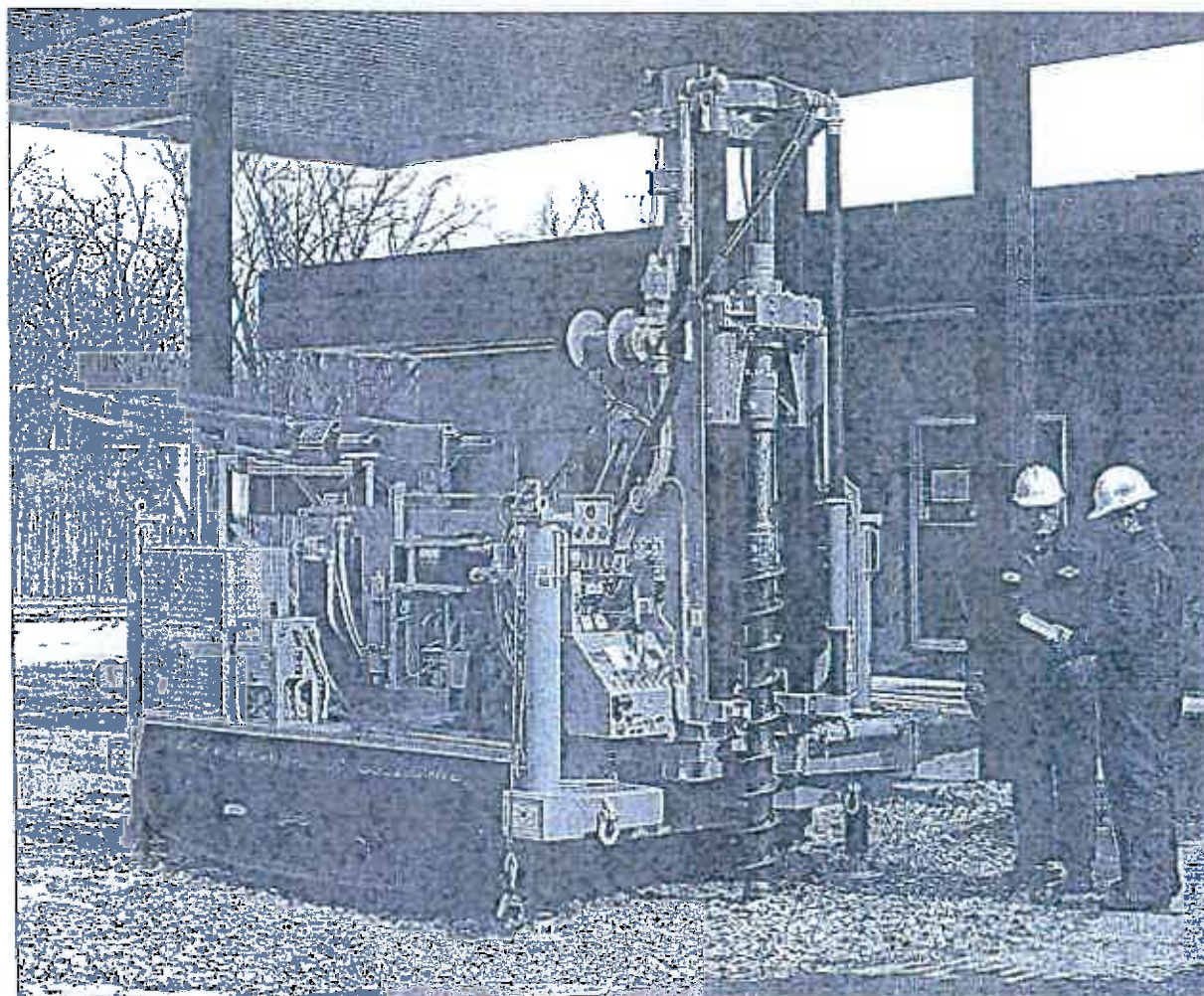
© 1988-2014 ACORD CORPORATION. All rights reserved.

Attachment 4
Drill Rig Specifications

CME-55LC



Low clearance drill



The CME-55LC has a unique feed and retract system and a quick disconnect mast that allows you to work under service station canopies, bridges or other overhead restrictions. The overall working height with the mast disconnected is only 11 foot, 11 inches when mounted on the CME-300 tracked carrier. A truck mounted CME-55LC is also available.

Disconnecting the mast is quick and easy. You simply clamp it to its storage rack while in the horizontal position and extend the drill's in-out slide base. This pulls the sockets on the upright drill frame away from the large tapered pins on the mast.

The CME-55LC gives you all the power and productivity of a full-sized CME 55. It is also available with many of the same options to help get the job done as efficiently as possible. It can be equipped with in-out and sideways slide bases, auger racks, tool boxes, automatic SPT hammer and more.



The optional SPT hammer even has a separate valve for lifting the hammer when working in the low clearance mode that restricts the height that the hammer can be raised.

The CME-55LC and the CME-300 remote controlled tracked carrier make an excellent team for low clearance drilling jobs. Since the CME-300 is designed specifically for carrying drill rigs, there are no compromises. It has the best center of gravity for both driving and drilling. And you won't find a more rugged carrier in its class. The planetary drives and triple walking beam suspension allow this machine to climb hills, traverse mud, sand, rocks, and snow... all while your operator's feet are planted firmly on the ground.

And since the rubber tracks will not damage most pavement, you can also use this rig anywhere you might use a truck mounted drill.

The CME-55LC. Low clearance, high performance.



CENTRAL MINE EQUIPMENT COMPANY

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[About CME](#)
[Contact CME](#)
[Drills](#)
[Coners](#)
[Support Equipment](#)
[Drilling Supplies](#)

[Click To Enlarge](#)

[Click To Enlarge](#)

CME-55LC on 300 Carrier

The CME-55LC has a unique feed and retract system and a quick disconnect mast that allows you to work under service station canopies, bridges or other overhead restrictions. The overall working height with the mast disconnected is only 11 foot, 6 inches when mounted on the CME-300 tracked carrier. A truck mounted CME-55LC is also available.

The CME-55LC gives you all the power and productivity of a full-sized CME-55. It is also available with many of the same options to help get the job done as efficiently as possible. The optional SPT hammer even has a separate valve for lifting the hammer when working in the low clearance mode that restricts the height that the hammer can be raised.

The CME-55LC and the CME-300 remote controlled tracked carrier make an excellent team for low clearance drilling jobs. Since the CME-300 is designed specifically for carrying drill rigs, there are no compromises. The CME-55LC. Low clearance, high performance.

Performance ratings are based on engineering specifications, calculations and accepted industry standards. Equipment may vary according to loading conditions.

CME reserves the right to exceed these specifications at any time, without notice.

*To comment on or to report a problem with this page, please contact our Webmaster.
(Privacy Statement)*

CME-55LC



Low clearance drill

Power

Cummins 4.5 L 110 H.P. water-cooled 4 cylinder turbocharged diesel engine

Carrier

Track width 17.7 in. (45 cm)
Avg. ground bearing pressure 4.4 psi (.309 kg/cm²)
Suspension triple walking beams
Turning radius in place
Drive hydraulic motor/planetary wheel drives
Steering remote radio controlled guidance
Hydraulic front winch 12,000 lb. (5,443 kg)
Auger & rod racks standard
Tool boxes standard

Gradeability

Straight-ahead climb 50% grade
Side-hill traversal 36% grade

Rotary Drive

Clutch, heavy duty 13 inch (33 cm)
Transmission 5 speed forward, 1 speed reverse
Rotary torque (standard) 7,500 foot pounds (10,306 Nm)
Rotary speed (standard) 800 rpm max
Rotary torque (high torque) 9,200 foot pounds (12,455 Nm)
Rotary speed (high torque) 670 rpm max

Hydraulic Feed System

Retract force 28,275 pounds (12,826 Kg)
Pulldown force 18,650 pounds (8,460 Kg)
Retract rate (max) 35 feet (10.6 m) per minute
Feed rate (max) 53 feet (16 m) per minute
Stroke 72 inch (183 cm)

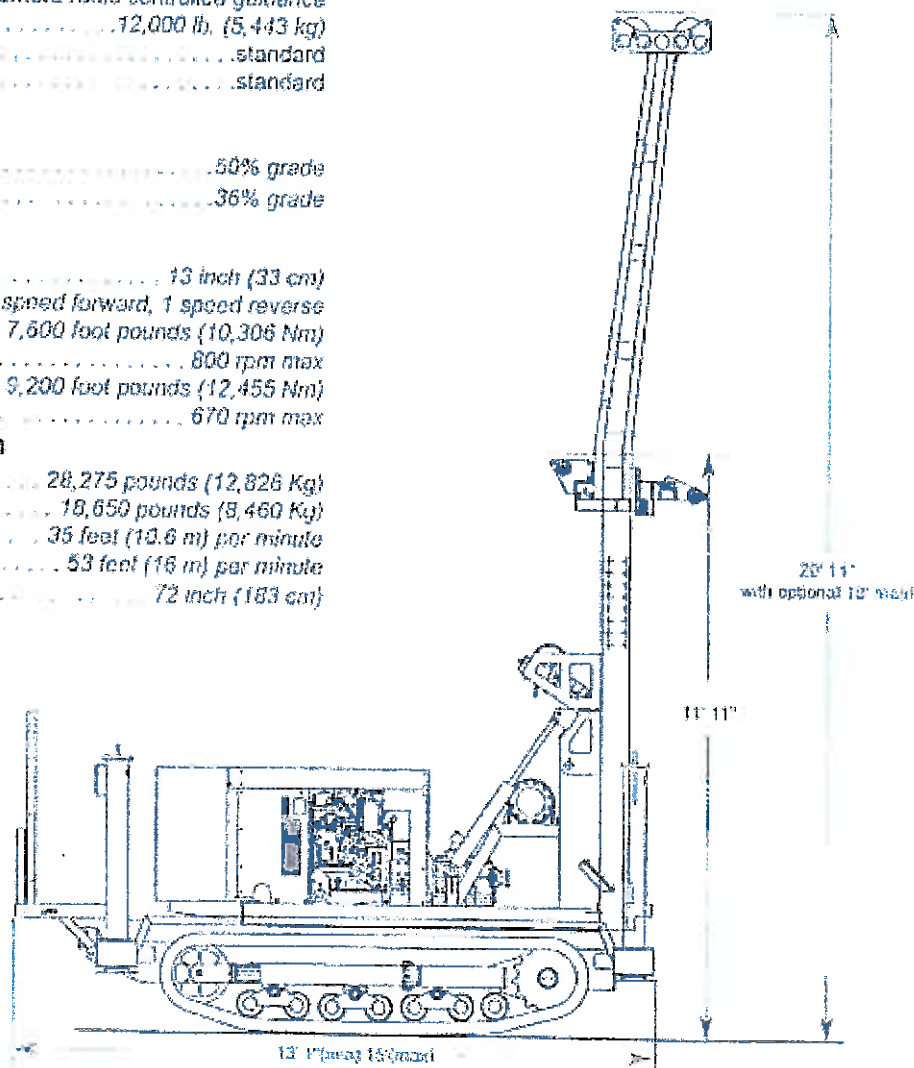
Leveling System

Four jacks, inverted design with chrome-plated piston rods enclosed at all times

Stroke 36 in. (91 cm)

Weight (Approximate)

Empty 15,220 lbs. (6,904 kg)



CENTRAL MINE EQUIPMENT COMPANY

4215 Rider Trail North, Earth City (St. Louis), Mo. 63045
Phone: 314-291-7700 • 1-800-325-8827 • FAX: 314-291-4850
E-mail: info@cmeeq.com • Website: www.cmeeq.com

Performance ratings are based on engineering specifications calculations and assumed dry conditions. Customers may vary according to drilling conditions. CME reserves the right to amend these specifications at any time, without notice.
MKT 55LC 101 24 763

CME-55



CME-55



Specifications

Power

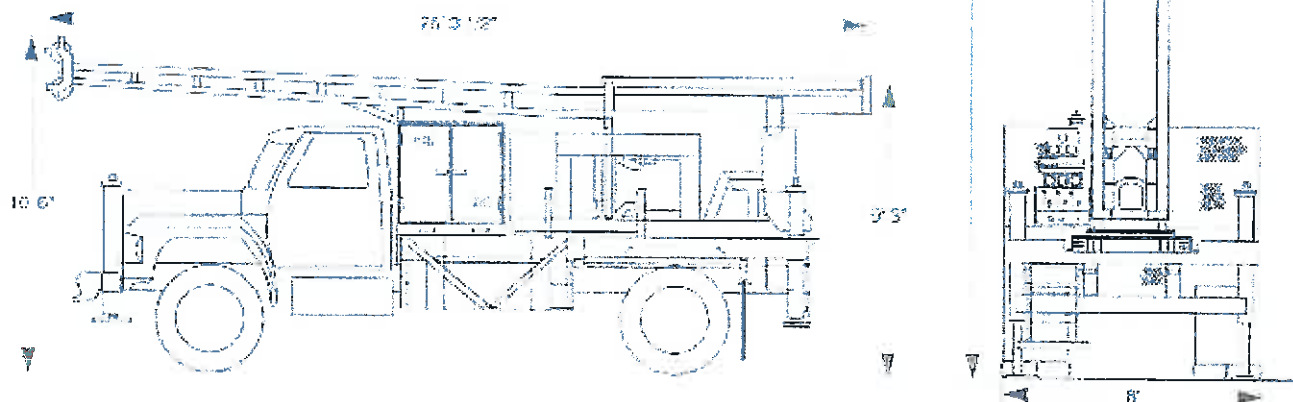
Cummins 4 BT, 239 cubic inch (3.9 L) 4 cylinder turbocharged diesel engine
(Consult factory for other engine applications)

Rotary Drive

Clutch, heavy duty.....13 inch (33 cm)
Transmission.....4 speed forward, 1 speed reverse
Rotary torque (standard).....7,800 foot pounds (10,575 Nm) max
Rotary torque (optional).....9,000 foot pounds (12,287 Nm) max
Rotary speed (standard).....up to 590 rpm max
Rotary speed (optional).....up to 790 rpm max
Hollow spindle I.D.2 3/4 inch (3 3/4 inch avail.)

Hydraulic Feed System

Retract force.....28,275 pounds (12,826 Kg)
Pulldown force.....18,650 pounds (8,460 Kg)
Hoist rate (max).....34.8 feet (10.6 m) per minute
Feed rate (max).....52.8 feet (16.1 m) per minute
Stroke.....72 inch (183 cm)



Typical single rear axle truck configuration with optional deck platform.

Dimensions will vary, depending on truck wheelbase and all-wheel drive or tandem rear axle applications.

Central Mine Equipment Company manufactures a complete line of drilling equipment for the environmental, geotechnical and water well drilling industries of the world. We have been a leader in drilling product quality, innovation and service for over seventy years.



CENTRAL MINE EQUIPMENT COMPANY

4215 Rider Trail North, St. Louis, MO 63045 USA
Phone: 314-291-7700 • 1-800-325-8827 • FAX: 314-291-4880
E-mail: info@cmeco.com • Website: www.cmeco.com

Attachment 5

Copy of NYSDEC Permit Requirement Letter

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 3
21 South Platt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3054 | F: (845) 255-4659
www.dec.ny.gov

June 14, 2016

Paul Costa, Portfolio Manager
New York City Department of Environmental Protection
Bureau of Engineering Design & Construction
96-05 Horace Harding Expressway, 4th Floor
Corona, New York 11368

RE: NYCDEP - Proposed Subsurface Investigation
West Branch Reservoir Auxiliary Dam [WIN# H-31-P44-23-P67; Class AA(t)]
Town of Carmel, Putnam County

NOTICE OF JURISDICTIONAL DETERMINATION

Dear Mr. Costa:

We received your letter April 15, 2016 regarding the proposed subsurface investigation of the West Branch Reservoir auxiliary dam located near the intersection of Drewville Road and Route 6 in the Town of Carmel. From your letter, we understand that the subsurface investigation will consist of a total of twelve (12) test borings on the crest and downslope portions of the dam: nine (9) borings will be made to a depth of six (6) feet; three (3) test borings will be progressed to depths ranging from 40 to 80 feet. We also understand that all proposed borings are located more than 50 feet (>50 ft) from the reservoir and other surface waters. Further, you indicated that no clearing or tree removal is proposed. No other construction is proposed at this time other than drilling of the twelve test borings.

Based upon our review of submitted materials, we have made the following determinations regarding Department jurisdictions over the proposed West Branch Reservoir auxiliary dam subsurface investigation project:

- **Dam Safety:** We have determined that no Dam Safety permit is required for the proposed subsurface investigation of the West Branch Reservoir auxiliary dam. Although no Dam Safety permit is required, staff advise that the project should be advanced in accordance with the following recommendations:

Recommendations

- Do not use hollow-stem augers or open hole drilling techniques when making borings in embankment dams, unless a detailed study of the conditions is performed and the risks involved with the use of hollow-stem augers is understood.
- All boreholes should be tremie grouted immediately upon completion, unless there are other detailed plans for the borehole (i.e., turning borehole into a monitoring well).



Department of
Environmental
Conservation

- Drilling specifications detailing the borehole backfilling procedures and materials must be used.
- An experienced geotechnical engineer, familiar with site conditions and knowledgeable about the formations and groundwater conditions, should be on site inspecting the drilling throughout the drilling and backfilling of the borings.
- **Protection of Waters:** Although the West Branch Reservoir [Class AA(t)] is a protected body of water of NYS, submitted materials indicate that all proposed boring locations are located at least 50 feet from the reservoir or other surface waters, and no disturbance below *mean high water* of the reservoir is proposed. Therefore, no Protection of Waters permit is required from this Department.
- **Freshwater Wetlands:** Although Freshwater Wetland LC-30 (Class II) is located immediately east of the proposed West Branch Reservoir auxiliary dam, it appears from submitted materials that the proposal (subsurface investigation) meets the criteria of an *Exempt Activity* (Item No. 4 – “*scientific research*”) of Freshwater Wetland regulations Part 663.4(d)¹, as the project’s stated purpose is to obtain information to guide design of the DEPs slope stability project for the West Branch Reservoir auxiliary dam (Hazard Class “C”). Therefore, no Freshwater Wetlands permit is required.
- **Threatened/ Endangered Species** – Two NYS listed species are known to occur in the vicinity of the project: the Bald eagle (NYS Threatened); and the Northern long eared bat (NYS Threatened). Each species is discussed below:
 - Bald eagle: The West Branch Reservoir auxiliary dam site is located approximately one mile from a known Bald eagle nesting site. However, no tree clearing is proposed, and no ground disturbance is proposed other than that necessary to perform the test borings. Therefore, as no adverse impacts to this NYS listed species or its habitat is proposed, no Article 11 permit is required.
 - Northern long eared bat: The West Branch Reservoir auxiliary dam site is located approximately two miles from a known bat hibernaculum. However, no tree clearing is proposed, and no ground disturbance is proposed other than that necessary to perform the test borings. Therefore, as no adverse impacts to this NYS listed species or its habitat is proposed, no Article 11 permit is required.

Additional information on the above NYS listed species is available on the DEC website at: www.dec.ny.gov.

¹ Specifically, Part 663.4(d), Exempt Activities, Item No. 4 provides the following: “*Conducting educational and scientific research activities where no significant impairment of the wetland or its benefits is involved.*”

Paul Costa, P.E.

June 14, 2016

Page 3

Although no natural resource (Protection of Waters, Freshwater Wetlands, Article 11) or other permit is required from the Department for the project, care should be taken to stabilize all disturbed areas promptly following construction of the bore holes for the subsurface investigation. All necessary measures should be taken to prevent the contamination of the West Branch Reservoir, Freshwater Wetland LC-30, or other surface waters by silt, sediment, drilling muds or fluids, cuttings, fuel, lubricants, or any other pollutants associated with the project.

Please contact me at (845) 256-2250 with any questions you may have regarding the above determinations. For technical questions regarding Dam Safety permitting requirements, you may contact Peter Connery of the Dam Safety Section directly at (518) 402-8257. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "Scott Ballard", with a long horizontal flourish extending to the right.

Scott Ballard
Deputy Regional Permit Administrator
Region 3

Ecc: A. Dominitz, Chief - Dam Safety Section
P. Connery, Dam Safety Section

LAW OFFICES OF
SNYDER & SNYDER, LLP

94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

(914) 333-0700

FAX (914) 333-0743

WRITER'S E-MAIL ADDRESS

eteyber@snyderlaw.net

NEW YORK OFFICE
445 PARK AVENUE, 9TH FLOOR
NEW YORK, NEW YORK 10022
(212) 749-1448
FAX (212) 932-2693

LESLIE J. SNYDER
ROBERT D. GAUDIOSO

DAVID L. SNYDER
(1956-2012)

NEW JERSEY OFFICE
ONE GATEWAY CENTER, SUITE 2600
NEWARK, NEW JERSEY 07102
(973) 824-9772
FAX (973) 824-9774

REPLY TO:

Westchester Office

June 10, 2016

Honorable Chairman Robert Laga
and Members of the Environmental Conservation Board
Town of Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

RE: Application by New York SMSA Limited Partnership d/b/a Verizon Wireless to
Locate a Public Utility Wireless Communications Facility on the Roof of the
Building Located at 692 Route 6, Mahopac, New York


Dear Honorable Chairman Laga
and Members of the Environmental Conservation Board:

We are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with Verizon Wireless' request to locate a public utility wireless communications facility ("Facility") on the roof of the building ("Building") located at the captioned property. As required by Section 156-37E of Zoning Code, on June 8th the Town of Carmel Planning Board referred Verizon Wireless' application to this Board for review.

The proposed Facility consists of antennas and related equipment to be installed on the roof of the Building. The Facility will enable Verizon Wireless to enhance its wireless services to the area. Whereas no ground disturbance is proposed and the Facility is not located within 100 feet of any wetland, watercourse, or waterbody, a recommendation to the Planning Board that the Facility should be approved forthwith is respectfully requested.

Thank you for your consideration. We look forward to discussing this matter at the Environmental Control Board's next meeting. If you have any questions, please do not hesitate to contact me at (914) 333-0700.

Respectfully submitted,
Snyder & Snyder, LLP

By: 
Edward Teyber, Esq.

cc: Planning Board
Verizon Wireless

Z:\SSDATA\WPDATA\SS4\WP\NEWBAN\M\BREYER\SMALL CELL SITES\MAHOPAC 6\ZONING\ECB LETTER.6.10.16.DOCX



NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS

MAHOPAC 6_LSC
GRENIER BUILDING
692 ROUTE 6
MAHOPAC, NY 10541
TOWN OF CARMEL

Verizon wireless
NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
4 CENTERVILLE ROAD
WEST HAVEN, CT 06611

On Air Engineering, LLC
88 Forsyth Point Rd
Cold Spring, NY 10516
(516) 466-6024 direct
onair@onair-engineering.net

UNAUTHORIZED ALTERATION OR ADDITION TO
A DOCUMENT PREPARED BY A LICENSED
ENGINEER IS A VIOLATION OF ARTICLE 148
SECTION 200.2 OF THE NEW STATE
ENGINEERING LAW
DRAWING SCALES ARE INTENDED FOR 8.5"X11"
SIZE PLOTTER MEDIA ONLY. ALL OTHER
PRINTED SIZES ARE DEEMED "NOT TO SCALE"

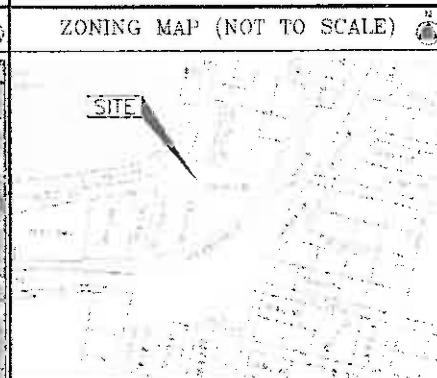


NO. DATE: 2016-06-01

1	2016-06-01	ISSUE FOR ANTENNA CONCRETE
2	2016-06-01	REVIEW

DESIGN REFERENCES
<ul style="list-style-type: none"> 2010 BUILDING CODE OF NEW YORK STATE REFERENCED STANDARDS INCLUDING: <ul style="list-style-type: none"> AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION IEEE 70-05 NATIONAL ELECTRIC CODE TA-100-100-P-06 STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES NOTE: THE MORE RECENT AND PREVALENT TA-224-0 HAS BE ISSUED

SCOPE OF WORK
<ol style="list-style-type: none"> INSTALL (1) "SMALL CELL" ANTENNA SECTOR ON THE ROOF CONSISTING OF (1) PANEL ANTENNAS, (1) OPS ANTENNA AND RELATED EQUIPMENT AT EACH SECTOR. ANTENNAS SHALL BE CONCEALED WITHIN A "STEALTHY" ENCLOSURE SUPPORT ON STEEL DOWNRAISE BEAMS INSTALL 10 AMP ELECTRICAL SERVICE TAPPED FROM EXISTING BUILDING SERVICE UP TO ROOF INSTALL CONDUITS FROM ROOFTOP DEVIATION POINTS TO EACH ANTENNA SECTOR



SITE INFORMATION	
SITE NAME	MAHOPAC 6_LSC
SITE ADDRESS	692 ROUTE 6 MAHOPAC, NY
ZONE	C - COMMERCIAL
MAP-PLAT-LOT	76.30-1-22
COORDINATES	N 41° 12' 21" E 8° 32' 43" 44' C"
GROUND ELEV	614.2 AMSL
STRUCTURE HEIGHT	27'-6" ASL (ROOF)
ANTENNA PAD CENTER	31'-11" ± ASL
PROPERTY OWNER	PRIVATE REALTY LLC 692 RT 6 MAHOPAC, NY 10541
LOCAL POWER COMPANY	CON ED
LOCAL TOLL FREE	VERIZON
APPLICANT	VERIZON WIRELESS

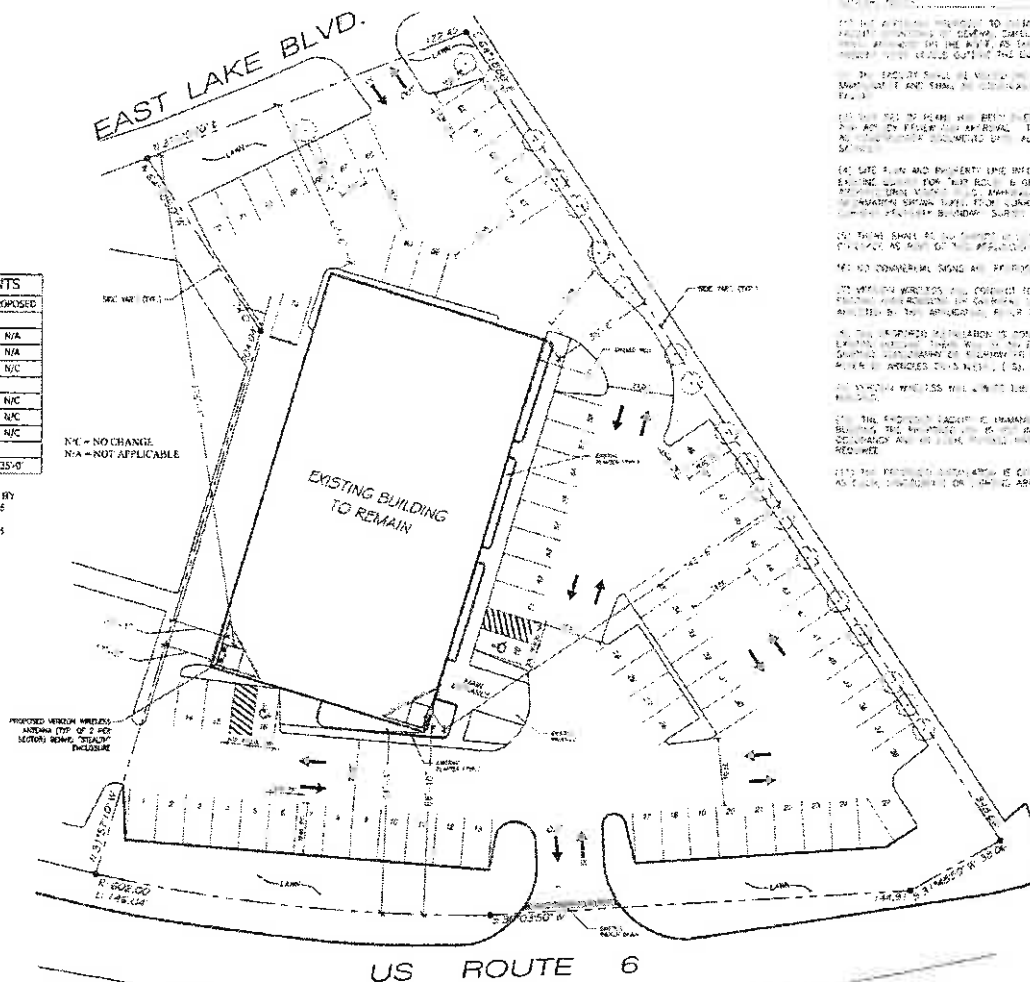
SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1	SITE PLAN
A-1	ROOF PLAN & ANTENNA PLANS
A-2	SOUTH & PARTIAL EAST ELEVATION
A-3	FIRST FLOOR & ACCESS PLANS
A-4	EQUIPMENT DETAILS
R-1	500 FT. RADIUS MAP & ANTENNA LIST
R-2	500 FT. RADIUS MAP & ANTENNA LISTS

DRAWN BY:	MF	CHECKED BY:	DW
REV. NAME:	MAHOPAC 6_LSC		
SITE ADDRESS:	GRENIER BUILDING 692 ROUTE 6 MAHOPAC, NY 10541 TOWN OF CARMEL		
SHEET TITLE:	TITLE SHEET		
SHEET NO.	T-1		

ZONE C (COMMERCIAL) BULK REQUIREMENTS			
REGULATION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT REQUIREMENTS:			
MIN. LOT AREA (SQ. FT.)	40,000	61,245	N/A
MIN. LOT WIDTH (FT.)	200	230 (1)	N/A
OFF-STREET PARKING	71	72 (2)	N/C
MINIMUM YARD DIMENSIONS:			
FRONT	40'	64'-3"	N/C
SIDE	25'	17'-0"	N/C
REAR	30'	61'-6"	N/C
MAXIMUM HEIGHT OF BUILDING:			
IN FEET	± 35'-0"	27'-6" (3)	25'-0"

N/C = NO CHANGE
N/A = NOT APPLICABLE

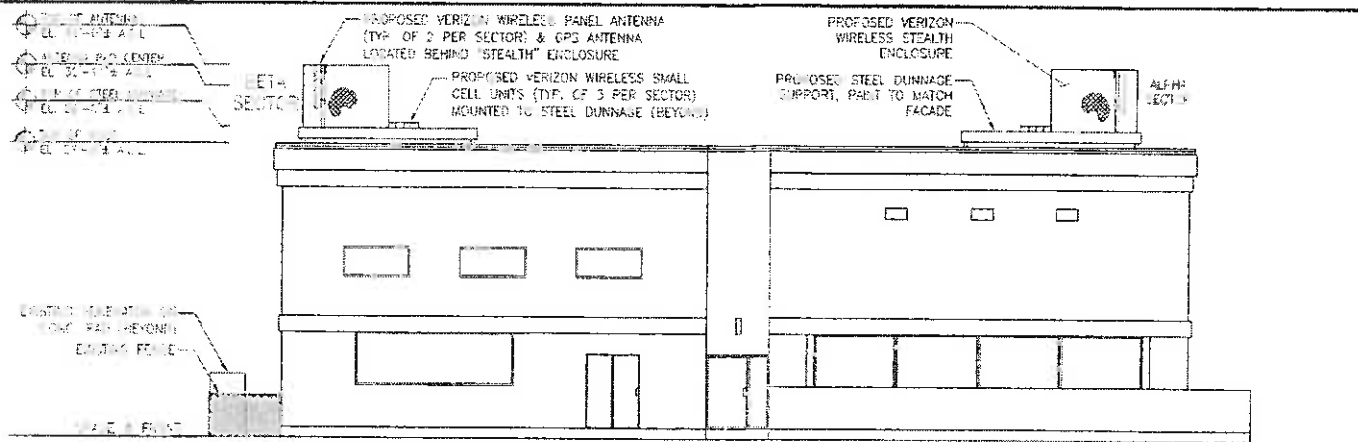
BULK TABLE NOTES:
(1) LOT WIDTH TAKEN FROM EXISTING SITE PLAN PREPARED BY ARCHITECTURAL VISIONS, MAHOPAC, NY, FILE DATED 2-22-15
(2) BASED ON 156-42 AND EXISTING SITE PLAN PREPARED BY ARCHITECTURAL VISIONS, MAHOPAC, NY, FILE DATED 2-25-15
(3) HEIGHT TO EXISTING ROOF ABOVE GRADE AT FRONT.



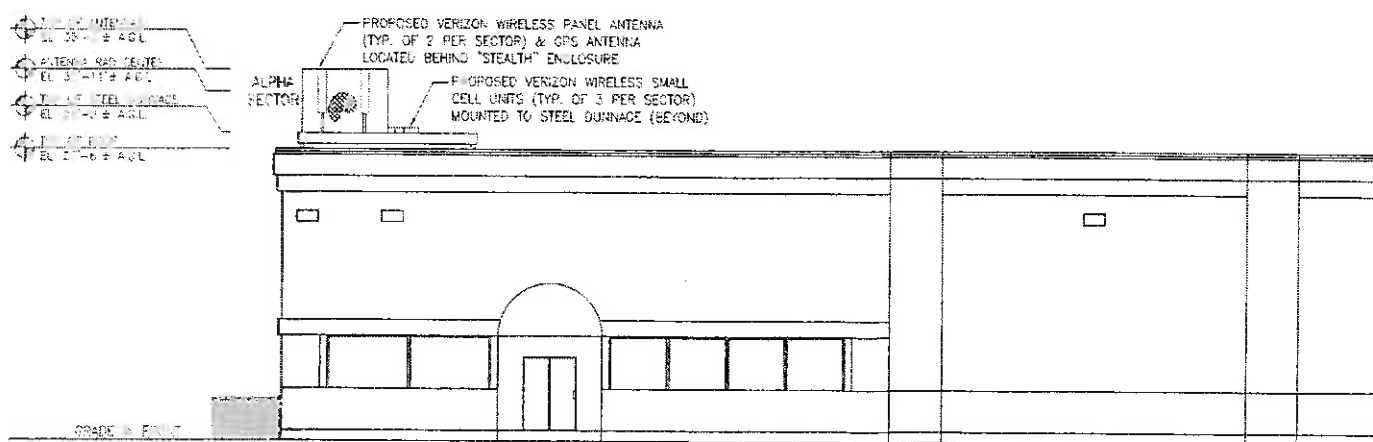
1 SITE PLAN
C-1 Scale 1" = 20'

- THE LOT AREA IS REQUIRED TO BE A MINIMUM OF 40,000 SQ. FT. FOR THE PROPOSED DEVELOPMENT. THE LOT AREA IS 61,245 SQ. FT. BASED ON THE EXISTING SITE PLAN PREPARED BY ARCHITECTURAL VISIONS, MAHOPAC, NY, FILE DATED 2-22-15.
- THE LOT WIDTH IS REQUIRED TO BE A MINIMUM OF 200 FT. FOR THE PROPOSED DEVELOPMENT. THE LOT WIDTH IS 230 FT. BASED ON THE EXISTING SITE PLAN PREPARED BY ARCHITECTURAL VISIONS, MAHOPAC, NY, FILE DATED 2-22-15.
- THE OFF-STREET PARKING IS REQUIRED TO BE A MINIMUM OF 71 SPACES FOR THE PROPOSED DEVELOPMENT. THE OFF-STREET PARKING IS 72 SPACES BASED ON THE EXISTING SITE PLAN PREPARED BY ARCHITECTURAL VISIONS, MAHOPAC, NY, FILE DATED 2-22-15.
- THE MINIMUM YARD DIMENSIONS ARE REQUIRED TO BE A MINIMUM OF 40' FRONT, 25' SIDE, AND 30' REAR FOR THE PROPOSED DEVELOPMENT. THE MINIMUM YARD DIMENSIONS ARE 64'-3" FRONT, 17'-0" SIDE, AND 61'-6" REAR BASED ON THE EXISTING SITE PLAN PREPARED BY ARCHITECTURAL VISIONS, MAHOPAC, NY, FILE DATED 2-22-15.
- THE MAXIMUM HEIGHT OF BUILDING IS REQUIRED TO BE A MAXIMUM OF 35'-0" FOR THE PROPOSED DEVELOPMENT. THE MAXIMUM HEIGHT OF BUILDING IS 27'-6" BASED ON THE EXISTING SITE PLAN PREPARED BY ARCHITECTURAL VISIONS, MAHOPAC, NY, FILE DATED 2-22-15.
- THE PROPOSED DEVELOPMENT IS REQUIRED TO BE A MINIMUM OF 10' FROM THE EXISTING BUILDING TO REMAIN.
- THE PROPOSED DEVELOPMENT IS REQUIRED TO BE A MINIMUM OF 10' FROM THE EXISTING BUILDING TO REMAIN.
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- THE PROPOSED DEVELOPMENT IS REQUIRED TO BE A MINIMUM OF 10' FROM THE EXISTING BUILDING TO REMAIN.

<p>NEW YORK MASS LIMITED PARTNERSHIP 400 VERIZON WIRELESS 4 CENTERCROSS ROAD WESTFAC, NY 10994</p>	
<p>On Air Engineering, LLC 85 Foundry Road Rd. Orad Spring, NY 10956 201-456-1624 direct onair@onaireng.com</p>	
<p>UNAUTHORIZED ALTERATION OR ADDITION TO DOCUMENT PREPARED BY A REGISTERED ENGINEER IS A VIOLATION OF ARTICLE 175, § 1701(2)(b) OF THE NEW YORK CONSOLIDATED LAW</p>	
<p>DRAWING NUMBER AND DATE FOR ALL SIZE PRINTED HERE A COPY, ALL OTHER PRINTED HERE AND OTHER, NOT TO SCALE</p>	
<p>DESIGNED BY </p>	
NO. DATE	REVISIONS
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349	1/15/45



1 SOUTH (RT.6) ELEVATION
SCALE: 3/8" = 1'-0"



2 PARTIAL EAST ELEVATION
SCALE: 3/8" = 1'-0"

verizon wireless

NEW YORK AREA LIMITED PARTNERSHIP
930 VERIZON WIRELESS
4 CENTERCROSS ROAD
WESTNyACK, NY 10994

On Air Engineering, LLC
88 Locust Road Rd.
Cold Spring, NY 10516
914-436-6632 direct
onair@onairllc.com

UNAPPROVED: ALLEGEDLY, C. ADDITION TO A STRUCTURE PROPOSED BE A VIOLATION OF ARTICLE 14B, SECTION 13-1.1, A VIOLATION OF ARTICLE 14B, SECTION 13-1.2, AND A VIOLATION OF THE NEW STATE CONSTRUCTION LAW.

DRIVING: DRIVING ARE PROHIBITED FOR CONSTRUCTION. PROHIBITED: PROHIBITED FOR CONSTRUCTION. PROHIBITED: PROHIBITED FOR CONSTRUCTION.

LOCATION:

NO.	REV.	DESCRIPTION

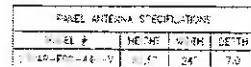
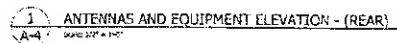
DESIGNED BY	CHECKED BY
MF	DW

SITE NAME:
MAHOPAC 6_SC

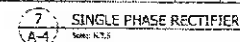
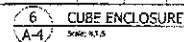
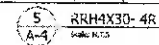
SITE ADDRESS:
**GRENIER BUILDING
692 ROUTE 6
MAHOPAC, NY 10541
TOWN OF CARMEL**

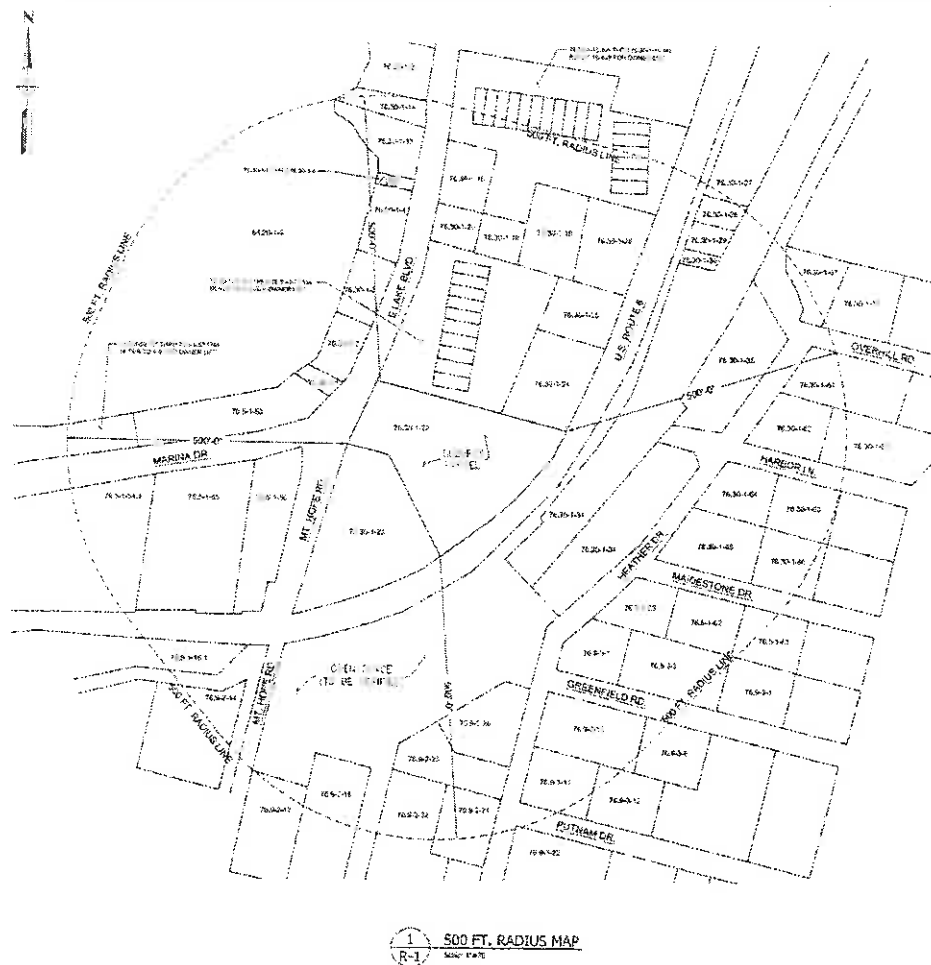
SHEET TITLE:
**SOUTH AND PARTIAL
EAST ELEVATION**

SHEET NO.:
A-2



3 PANEL ANTENNA DETAIL
A-4 Scale 1"=1'-0"



[illegible]

* INDICATES SUBJECT AT RISK

Verizon wireless
 NEW YORK STATE LIMITED LIABILITY CORPORATION
 300 VERIZON WIRELESS
 40 CENTAURUS ROAD
 SUITE 200 NEW YORK, NY 10001

On Air Engineering, LLC
 857 Spring Hill Rd
 Gold Springs, NY 10866
 201-456-4004 direct
 on.air@optonline.net

THIS PROJECT IS A RESULT OF AN ORDER TO
 RECORD BY THE STATE OF NEW YORK
 ORDER BY A MEMBER OF THE STATE
 SECTION 130-2 OF THE SUB EJECT
 SECTION 130-2 OF THE SUB EJECT

PRINTED BY THE STATE OF NEW YORK
 PRINTED BY THE STATE OF NEW YORK

RECORDING

STATE OF NEW YORK

NO. DATE

MAHOPAC 6_SC

MAHOPAC 6_SC

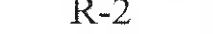
GRENIER BUILDING
 592 ROUTE 6
 MAHOPAC, NY 10541
 TOWN OF CARMEL

500 FT. RADIUS MAP &
 ABUTTERS LIST

R-1

[illegible][illegible]

500 FT ABUTERS LIST - CONDOMINIUMS 76.5-1-52.-			
OWNER NAME	ADDRESS	SURFA	
LEE CHEN-PAI	4 MARINA DR UNIT 11, MANHATTAN, NY 10041	76.5-1-52-103	
LEE MOE	4 MARINA DR UNIT 2, MANHATTAN, NY 10041	76.5-1-52-102	
LEE CHEN-PAI	20 HONGKONG ST, MANHATTAN, NY 10002	76.5-1-52-101	
STEFANIA POLIO, DR. INC.	75 SOUTH ST, DR. CARMEL, NY 10022	76.5-1-52-104	
YVES HARTY & CHARLES	150 EAST 10TH STREET, NEW YORK, NY 10003	76.5-1-52-105	
MONTE RIGGOLD LISA	4 MARINA DR UNIT 8, MANHATTAN, NY 10041	76.5-1-52-106	
MONTE & CARMEL	4 MARINA DR UNIT 7, MANHATTAN, NY 10041	76.5-1-52-107	
SCHWARTZ WILLIAM	4 MARINA DR UNIT 9, MANHATTAN, NY 10041	76.5-1-52-108	
DR. JEFFREY & DR. JEFFREY	4 MARINA DR UNIT 10, MANHATTAN, NY 10041	76.5-1-52-109	
GENIA VILKINSON, EPHRAIM SCHWARTZ	4 MARINA DR UNIT 12, MANHATTAN, NY 10041	76.5-1-52-110	
FERDINAND, THOMAS & LYNN	4 MARINA DR UNIT 13, MANHATTAN, NY 10041	76.5-1-52-111	
CHRIS STEVEN & MONICA	4 MARINA DR UNIT 14, MANHATTAN, NY 10041	76.5-1-52-112	
L. C. DAVIS, MANHATTAN, NY 10003	300 HONGKONG ST, NEW YORK, NY 10002	76.5-1-52-113	
CHAMBERLAIN, LANCE G. JR.	300 HONGKONG ST, NEW YORK, NY 10002	76.5-1-52-114	
ATIN, ALBERT & JEFFREY	150 SOUTH ST, DR. CARMEL, NY 10022	76.5-1-52-115	
ATIN, ALBERT & JEFFREY	150 SOUTH ST, DR. CARMEL, NY 10022	76.5-1-52-116	
SCHWARTZ STEPHEN	4 MARINA DR UNIT 15, MANHATTAN, NY 10041	76.5-1-52-117	
REGENCY INC. & JEFFREY & CARMEL	4 MARINA DR UNIT 16, MANHATTAN, NY 10041	76.5-1-52-118	
WILLIAM & JEFFREY & CARMEL	300 HONGKONG ST, NEW YORK, NY 10002	76.5-1-52-119	
OLIVIERO PATRICIA	4 MARINA DR UNIT 17, MANHATTAN, NY 10041	76.5-1-52-120	
VICTOR, STEPHEN & LISA	4 MARINA DR UNIT 18, MANHATTAN, NY 10041	76.5-1-52-121	
FRANCIS STEPHEN & LISA	4 MARINA DR UNIT 19, MANHATTAN, NY 10041	76.5-1-52-122	
DANIEL, JEFFREY	4 MARINA DR UNIT 20, MANHATTAN, NY 10041	76.5-1-52-123	
MANUEL, DOROTHY G.	4 MARINA DR UNIT 21, MANHATTAN, NY 10041	76.5-1-52-124	
ROS, MICHAEL	4 MARINA DR UNIT 22, MANHATTAN, NY 10041	76.5-1-52-125	
ROBERT, JEFFREY	300 HONGKONG ST, NEW YORK, NY 10002	76.5-1-52-126	
C. DOROTHY, MANHATTAN	300 HONGKONG ST, NEW YORK, NY 10002	76.5-1-52-127	
ORANGE, ANGELA	4 MARINA DR UNIT 23, MANHATTAN, NY 10041	76.5-1-52-128	
VICTOR, JEFFREY	4 MARINA DR UNIT 24, MANHATTAN, NY 10041	76.5-1-52-129	
DAVIDSON, JEFFREY	4 MARINA DR UNIT 25, MANHATTAN, NY 10041	76.5-1-52-130	
JOHN, JEFFREY & LISA	300 HONGKONG ST, NEW YORK, NY 10002	76.5-1-52-131	
JOHN, JEFFREY & LISA	300 HONGKONG ST, NEW YORK, NY 10002	76.5-1-52-132	
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JOHN, JEFFREY & LISA	300 HONGKONG ST, NEW YORK, NY 10002	76.5-1-52-153	
JOHN, JEFFREY & LISA	300 HONGKONG ST, NEW YORK, NY 10002	76.5-1-52-154	
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JOHN, JEFFREY & LISA	300 HONGKONG ST, NEW YORK, NY 10002		



PLANNING BOARD
TOWN OF CARMEL

-----X

In the matter of the Application of

**NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS**

Premises: 692 Route 6
Carmel, New York
Section 76.30, Block 1, Lot 22

-----X

**MEMORANDUM IN SUPPORT OF APPLICATION
BY NEW YORK SMSA LIMITED PARTNERSHIP d/b/a
VERIZON WIRELESS TO INSTALL A PUBLIC UTILITY
WIRELESS COMMUNICATIONS FACILITY**

I. Introduction

New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") respectfully submits this memorandum in support of its application to co-locate a public utility wireless communication facility ("Facility") on the roof of the building ("Building") located at 692 Route 6, Carmel, New York ("Property"). The proposed Facility consists of four panel antennas and related equipment concealed within stealth enclosures on the Building rooftop. A detailed site plan ("Site Plan"), prepared by On Air Engineering, LLC ("OnAir") depicting Verizon Wireless' Facility is submitted herewith.

Verizon Wireless seeks site plan approval for the Facility pursuant to Section 156-61 of the Town of Carmel Zoning Ordinance ("Zoning Code").

The Property is known as Section 76.30, Block 1, Lot 22 on the Town of Carmel ("Town") Tax Map and is located in the C (Commercial) Zoning District. The proposed Facility will enhance wireless communication services to the area surrounding the Property.

II. Public Utility Status

Verizon Wireless is licensed by the Federal Communications Commission ("FCC"), and is a wireless communication public utility in the State of New York, providing an essential public service. See Cellular One v. Rosenberg, 82 NY2d 364 (1993) (hereinafter referred to as "Rosenberg"); Cellular One v. Meyer, 607 NYS 2d 81 (2nd Dept. 1994); Sprint Spectrum L.P. v. Town of West Seneca, 659 NYS2d 687 (Sup. Ct. Erie County, 1997); Sprint Spectrum L.P. v. Zoning Board of Appeals of the Town of Guilderland, 662 NYS2d 717 (Sup. Ct. Albany County, 1997). In Rosenberg, the Court of Appeals, New York's highest court, held that federally licensed wireless carriers are public utilities in the State of New York, and provide an essential public service. The court found that public utilities, such as Verizon Wireless, are entitled to a relaxed standard in zoning decisions, since the proposed use is necessary for it to render safe and adequate service.

Verizon Wireless' status as a public utility is underscored by the fact that its services are an important part of the national telecommunications infrastructure and will be offered to all persons that require advanced digital wireless communications services, including local businesses, public safety entities, and the general public.

The instant application is filed in furtherance of the goals and objectives established by Congress under the federal Telecommunications Act of 1996. The federal Telecommunications Act of 1996 is "an unusually important legislative enactment," establishing national public policy in favor of encouraging "rapid deployment of new telecommunications technologies (emphasis supplied)." Reno v. ACLU, 521 U.S. 844, 857, 117 S.Ct. 2329, 2337-38 (1997). The federal Telecommunications Act of 1996 builds upon the regulatory framework for commercial mobile [radio] services which Congress established in 1993. Indeed, since 1993, it has been the policy of the United States to "foster the growth and development of *mobile services* that, by their nature, operate without regard to state lines as an integral part of the national telecommunications infrastructure." H.R. Rep. No. 103-111, 103d Cong., 1st Sess. 260 (1993) (emphasis added). As such, Verizon Wireless is licensed to provide wireless communications service to subscribers throughout New York, including the Town.

In 1999, Congress expanded further upon this policy by enacting the Wireless Communications and Public Safety Act of 1999, Pub.L. 106-81, 113 Stat. 1286 (the "911 Act"). The "911 Act," empowered the FCC to develop regulations to make wireless 911 services available to all Americans. The express purpose of the Act, as articulated by Congress, was "*to encourage and facilitate the prompt deployment throughout the United States of seamless, ubiquitous, and reliable end-to-end infrastructure for communications, including wireless communications, to meet the Nation's public safety and other communications needs.*" (emphasis added).

Please note that, on November 18, 2009, the FCC issued a Declaratory Ruling regarding timely review of applications for siting of wireless facilities, WT Docket NO. 08-165 (the "Shot Clock Order").¹ The Shot Clock Order finds that a "reasonable period of time" for a local government to act on this type of application, a collocation application, is presumptively 90 days.² According to the Shot Clock Order, if the Town fails to act within such reasonable period of time, the applicant may commence an action in court for "failure to act" under Section 332(c)(7)(B)(v) of the Federal Communications Act. Zoning Code Sections 156-61(E)(1) and (F) are consistent with the Shot Clock Order, requiring a public hearing to be held within 45 days of submission of a complete application, and a decision within 45 days of the date of the public hearing.

III. The Proposed Public Utility Wireless Communications Facility Meets the Standards for Site Plan Approval

In reviewing Verizon Wireless' request for site plan approval in accordance with Zoning Code Sections 156-37, 156-61, and Section 274-a of New York State Town Law, the following factors are offered for consideration in accordance with:

A. Operation of the Facility: The Facility will be constructed, operated and maintained so as not to endanger the public or surrounding property. The nature of the operations in connection with the proposal will not be objectionable to nearby properties since the Facility will not produce any smoke, gas, heat, fumes or vibrations. Moreover, the Facility will be unmanned and will not require water supply or waste disposal. No commercial or retail signage is proposed.

With respect to health and safety, the Facility will be in compliance with all applicable FCC standards with respect to radio-frequency level. See Antenna Site FCC RF Compliance Report, prepared by Pinnacle Telecom Group, attached hereto as Exhibit "1" ("FCC Compliance Report"). The FCC Compliance Report establishes that "the antenna operations will be in compliance with the FCC regulations and limit concerning potential RF exposure."

Moreover, by granting site plan approval for the Facility, this Honorable Board will enable Verizon Wireless to enhance its wireless communication services to the surrounding area. Indeed, the Facility will have no adverse impact to the surrounding area since the Facility utilizes an existing building, thus not requiring the construction of a new structure or tower to support Verizon Wireless' Facility.

B. Conformity to Applicable Laws: The Facility will comply with all applicable codes, laws and ordinances.

¹ A copy of the Rule is available at http://hraunfoss.fcc.gov/edocs_public/attachmatch/FCC-09-99A1.pdf.

² Rule, ¶71.

C. Parking and Access. The proposal will have no impact on pedestrian or vehicular traffic since the Facility is unmanned, requiring infrequent maintenance visits of approximately once per month. As shown on sheet C-1 of the Site Plan, there is sufficient parking at the Property to allow for two parking spaces for such maintenance visits, as required by Section 156-37(D). The Facility will be located on the rooftop of the existing Building, so that it will have no impact on the flow of traffic surrounding the Property. Therefore, there will be no traffic hazards or nuisances created by the Facility.

D. Design/Screening: The Facility has been strategically designed to conceal it from view and be consistent with the other mechanical equipment on the roof of the Building. The antennas are proposed to be concealed within the stealth enclosures on the roof of the Building to screen the Facility from surrounding uses in accordance with the requirements of Section 156-61(B)(17). Because the Facility is located on the roof of the existing Building, it is respectfully submitted that Section 156-37(C)'s requirement to provide additional landscaping is not applicable, and a waiver is requested therefrom. See Visual Analysis Report, prepared by DMS Consulting Services, Inc., attached hereto as Exhibit "2", concluding that "Verizon Wireless' Facility will be screened by stealth enclosures designed to match the existing building, and therefore will not have a significant adverse visual impact to the surrounding area."

F. Signage: No commercial or retail signs are proposed in connection with the Facility.

G. Lighting: No lighting is proposed in connection with the Facility.

H. Environmental Concerns: The Facility will not produce any smoke, gas, odor, heat, dust, noise above ambient levels, fumes, or vibrations. In addition, the Facility will be unmanned, and will not generate solid waste, waste water or sewage, nor require water supply or waste disposal. The Facility will not have an impact on watercourses nor will it cause soil erosion, due to the proposed gravel surface. Therefore, the Facility will not have an adverse environmental impact.

Where the board is considering an application by a public utility such as in the instant application, there is a relaxed standard for zoning approvals, including site plan applications. Indeed, in Rosenberg, supra, the Court found that "where the intrusion or burden on the community is minimal, the showing required by the utility shall be correspondingly reduced." Id. at 372.

Based upon the foregoing, it is respectfully submitted that Verizon Wireless has met the requirements for site plan approval for the Facility pursuant to Section 156-61 of the Zoning Code.

Conclusion

By granting Verizon Wireless' request for site plan approval of the Facility, the Planning Board will permit Verizon Wireless to enhance its wireless services to the area. Any potential impact on the community created by Verizon Wireless' Facility will be minimal and of no significant adverse effect.

WHEREFORE, for all of the foregoing reasons, Verizon Wireless respectfully prays that this Honorable Board issue a negative declaration under the State Environmental Quality Review Act,³ and grant site plan approval for the Facility.

Dated: May 27, 2016
Tarrytown, New York

Respectfully submitted,
Leslie J. Snyder, Esq.
SNYDER & SNYDER, LLP
94 White Plains Road
Tarrytown, NY 10591

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³ It is Verizon Wireless' position that the Facility is a Type II proposal pursuant to 6 NYCRR Part 617.5(c) (7) since it involves construction of a non-residential structure involving less than 4000 square feet. Under SEQRA, a Type II action is deemed not to have a significant impact on the environment and otherwise precluded from environmental review, and hence no SEQRA determination is required in this instance.

EXHIBIT 1
FCC COMPLIANCE REPORT



PINNACLE TELECOM GROUP
Professional and Technical Services

**ANTENNA SITE FCC COMPLIANCE
ASSESSMENT AND REPORT**

**NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS**

**"MAHOPAC 6 SC" SITE
692 ROUTE 6
MAHOPAC, NY**

MAY 17, 2016

14 RIDGEDALE AVENUE - SUITE 260 • CEDAR KNOLLS, NJ 07927 • 973-451-1630

CONTENTS

INTRODUCTION AND SUMMARY	3
ANTENNA AND TRANSMISSION DATA	5
COMPLIANCE ANALYSIS	7
COMPLIANCE CONCLUSION	13
CERTIFICATION	14

Appendix A. BACKGROUND ON THE FCC MPE LIMIT

INTRODUCTION AND SUMMARY

At the request of New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless"), Pinnacle Telecom Group (PTG) has performed an independent expert assessment of radiofrequency (RF) levels and related FCC compliance for a proposed "small cell" wireless base station antenna operation on the roof of a building at 692 Route 6 in Mahopac, NY. Verizon Wireless refers to the site as "Mahopac 6 SC" and the operation involves directional panel antennas and transmission in the 746 MHz and 2100 MHz frequency bands licensed to Verizon Wireless by the FCC.

The FCC requires wireless system operators to perform an assessment of potential human exposure to radiofrequency (RF) fields emanating from all the transmitting antennas at a site whenever antenna operations are added or modified, and to ensure compliance with the Maximum Permissible Exposure (MPE) limit in the FCC regulations. In this case, there are no other existing antenna operations at the site to include in the compliance assessment. Note that FCC regulations require any future antenna collocators to assess and assure continuing compliance based on the cumulative effects of all then-proposed and then-existing antennas at the site.

This report describes mathematical analyses of RF levels associated with the antennas. The analyses both at street level and on the roof employ standard FCC mathematical models for calculating the effects of the antennas in a very conservative manner, in order to overstate the RF levels and to ensure "safe-side" conclusions regarding compliance with the FCC limit for safe continuous exposure of the general public.

The results of a compliance assessment can be explained in layman's terms by describing the calculated RF levels as simple percentages of the FCC MPE limit. If the reference for that limit is 100 percent, then calculated RF levels higher than 100 percent indicate the MPE limit is exceeded, while calculated RF levels consistently lower than 100 percent serve as a clear and sufficient demonstration of compliance with the MPE limit. We can also describe the overall worst-case calculated result via the "plain-English" equivalent "times-below-the-limit factor".

The results of the FCC RF compliance assessment in this case are as follows:

- At street level around the site and at any distance from the site, the conservatively calculated maximum RF level from the proposed antenna operations is 0.8767 percent (i.e., less than 9/10ths of one percent) of the FCC general population MPE limit. In other words, even with the significant degree of conservatism incorporated in the analysis, the worst-case calculated RF level is still more than 110 times below the FCC limit established as safe for continuous human exposure to the RF emissions from antennas.
- A conservative analysis indicates that the RF levels potentially exceed the FCC general population MPE limit in front of each of the Verizon Wireless antenna sectors. Therefore, and consistent with the Verizon Wireless policy and FCC guidelines on rooftop compliance, Verizon Wireless will install standard RF alert signage at each antenna sector, as well as the rooftop access points.
- The results of the calculations, along with the proposed mitigation, combine to satisfy the FCC requirements and associated guidelines on RF compliance. Moreover, because of the significant conservatism incorporated in the analysis, RF levels actually caused by the antennas will be lower than these calculations indicate.

The remainder of this report provides the following:

- relevant technical data on the Verizon Wireless antenna operation;
- a description of the applicable FCC mathematical models for assessing MPE compliance, and application of the relevant technical data to those models; and
- the results of the analysis, and the compliance conclusion for the site.

In addition, Appendix A provides background on the FCC MPE limit and a list of key FCC references on RF compliance.

ANTENNA AND TRANSMISSION DATA

The table that follows provides the key compliance-related data for the proposed Verizon Wireless antenna operation.

General Data	
Frequency Bands	746 MHz, 1900 MHz and 2100 MHz
Service Coverage Type	Sectorized
Antenna Type	Directional Panel
Antenna Centerline Height AGL	32 ft. 11 in.
Antenna Line Loss	Conservatively ignored (assumed 0 dB)
746 MHz Antenna Data	
Antenna Model (Max. Gain)	JMA Wireless X7CAP-FRO-440-V (16.3 dBi)
RF Channels per Sector	2 @ 5 watts
2100 MHz Antenna Data	
Antenna Model (Max. Gain)	JMA Wireless X7CAP-FRO-440-V (18.4 dBi)
RF Channels per Sector	2 @ 5 watts

The area below the antennas at street level is of interest in terms of potential "uncontrolled" exposure of the general public, so the antenna's vertical-plane emission characteristic is used in the compliance analysis.

Figures 1 and 2 that follow show the vertical-plane patterns of the proposed Verizon Wireless antenna model in each frequency band. In this type of antenna pattern diagram, the antenna is effectively pointed at the three o'clock position (the horizon) and the relative strength of the pattern at different angles is described using decibel units. The use of a decibel scale to describe the relative pattern at different angles actually serves to visually understate the actual focusing effects of the antenna. Where the antenna pattern reads 20 dB the relative RF energy emitted at the corresponding downward angle is 1/100th of the maximum that occurs in the main beam (at 0 degrees); at 30 dB, the energy is 1/1000th of the maximum. Note that the automatic pattern-scaling feature of our internal software may skew side-by-side visual comparisons of different antenna models, or even different parties' depictions of the same antenna model.

Fig. 1. JMA Wireless X7C-FRO-440-V Antenna – 700 MHz Vertical-plane Pattern

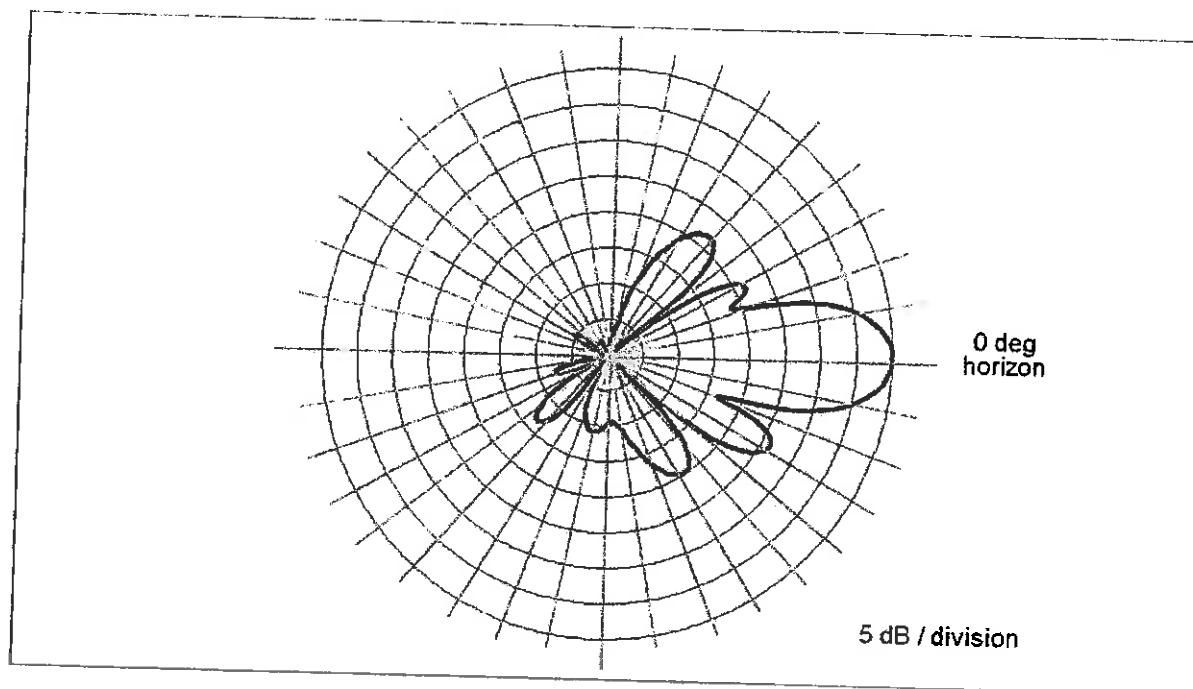
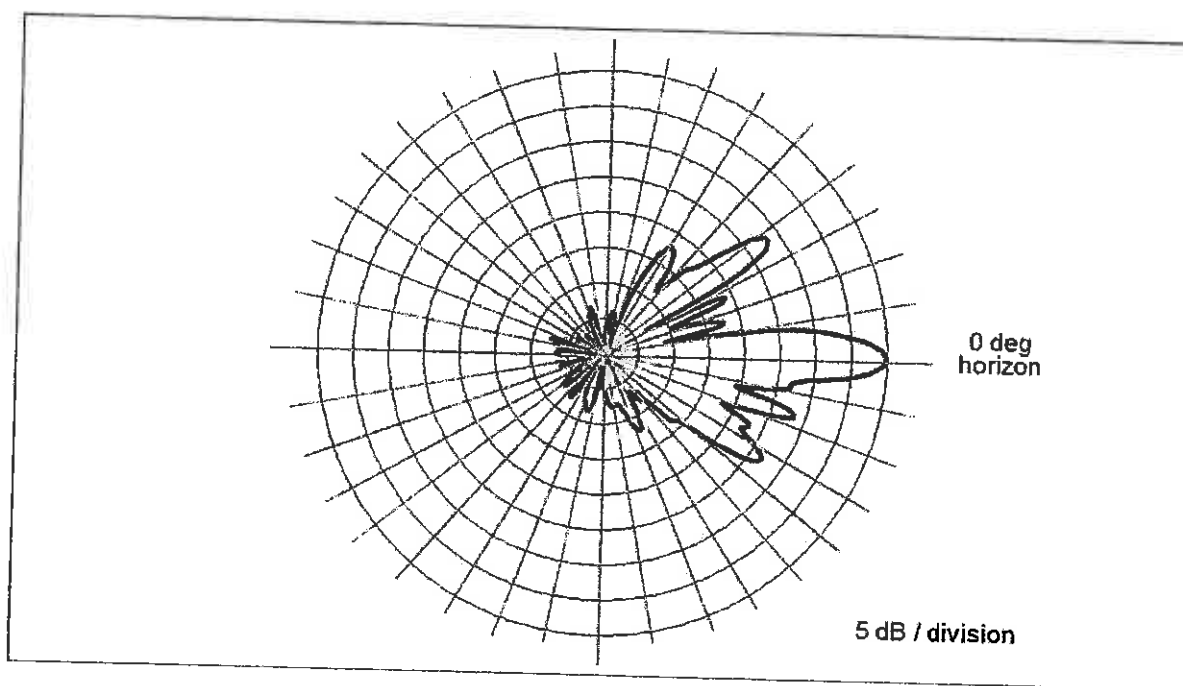


Fig. 2. JMA Wireless X7C-FRO-440-V Antenna – 2100 MHz Vertical-plane Pattern



Compliance Analysis

FCC Office of Engineering and Technology Bulletin 65 ("OET Bulletin 65") provides guidelines for mathematical models to calculate the RF levels at various points around transmitting antennas. Different models apply in different areas around antennas, with one model applying to street level around a site, and another applying to the rooftop near the antennas. We will address each area of interest in turn in the subsections that follow.

Street Level Analysis

At street-level around an antenna site (in what is called the "far field" of the antennas), the RF levels are directly proportional to the total antenna input power and the relative antenna gain in the downward direction of interest – and the levels are otherwise inversely proportional to the square of the straight-line distance to the antenna. Conservative calculations also assume the potential RF exposure is enhanced by reflection of the RF energy from the ground. Our calculations will assume a 100% "perfect" reflection, the worst-case approach.

The formula for street-level RF compliance calculations for any given wireless antenna operation is as follows:

$$\text{MPE\%} = (100 * \text{TxPower} * 10^{(\text{Gmax-Vdisc}/10)} * 4) / (\text{MPE} * 4\pi * R^2)$$

where

MPE%	=	RF level, expressed as a percentage of the MPE limit applicable to continuous exposure of the general public
100	=	factor to convert the raw result to a percentage
TxPower	=	maximum net power into antenna sector, in milliwatts, a function of the number of channels per sector, the transmitter power per channel, and line loss
$10^{(\text{Gmax-Vdisc}/10)}$	=	numeric equivalent of the relative antenna gain in the downward direction of interest; data on the antenna vertical-plane pattern is taken from manufacturer specifications

- 4 = factor to account for a 100-percent-efficient ground reflection, and the squared relationship between RF field strength and power density ($2^2 = 4$)
- MPE = FCC general population MPE limit
- R = straight-line distance from the RF source to the point of interest, centimeters

The MPE% calculations are performed out to a distance of 500 feet from the facility to points 6.5 feet (approximately two meters, the FCC-recommended standing height) off the ground, as illustrated in Figure 3, below.

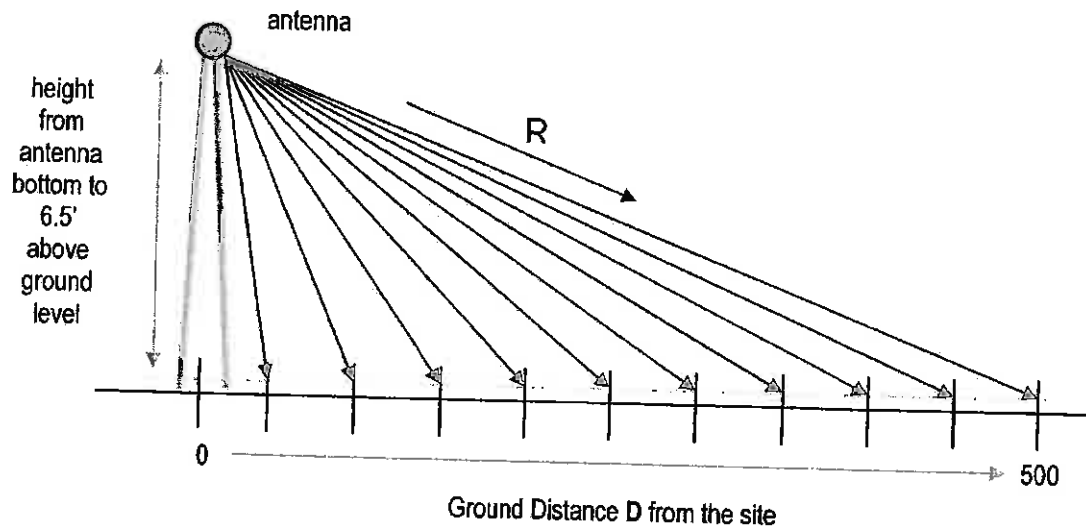


Figure 3. Street-level MPE% Calculation Geometry

It is popularly understood that the farther away one is from an antenna, the lower the RF level – which is generally but not universally correct. The results of MPE% calculations fairly close to the site will reflect the variations in the vertical-plane antenna pattern as well as the variation in straight-line distance to the antennas. Therefore, RF levels may actually increase slightly with increasing distance within the range of zero to 500 feet from the site. As the distance approaches 500 feet and beyond, though, the antenna pattern factor becomes

less significant, the RF levels become primarily distance-controlled, and as a result the RF levels generally decrease with increasing distance, and are well understood to be in compliance.

Street-level FCC compliance for a multiple-band antenna operation is assessed in the following manner. At each distance point along the ground, an MPE% calculation is made for the RF effect in each frequency band, and the sum of the individual MPE% contributions at each point is compared to 100 percent, which serves as the normalized reference for the FCC MPE limit. We refer to the sum of the individual MPE% contributions as "total MPE%", and any calculated MPE% total MPE% result exceeding 100 percent is, by definition, higher than the FCC limit and represents non-compliance and a need to mitigate the RF levels. If, on the other hand, all results are below 100 percent, that set of results serves as a demonstration of compliance with the MPE limit.

The following conservative methodology and assumptions are incorporated into the MPE% calculations on a general basis:

1. The antenna is assumed to be operating continuously at maximum power, and we are conservatively ignoring the power-attenuation effects associated with the antenna cabling.
2. The power-attenuation effects of shadowing or other obstructions to the line-of-sight path from the antenna to the point of interest are ignored.
3. The calculations intentionally minimize the distance factor (R) by assuming a 6'6" human and performing the calculations from the bottom (rather than the centerline) of each operator's lowest-mounted antenna, as applicable.
4. The potential RF exposure at street level is assumed to be 100-percent enhanced (increased) via a "perfect" field reflection from the intervening ground.

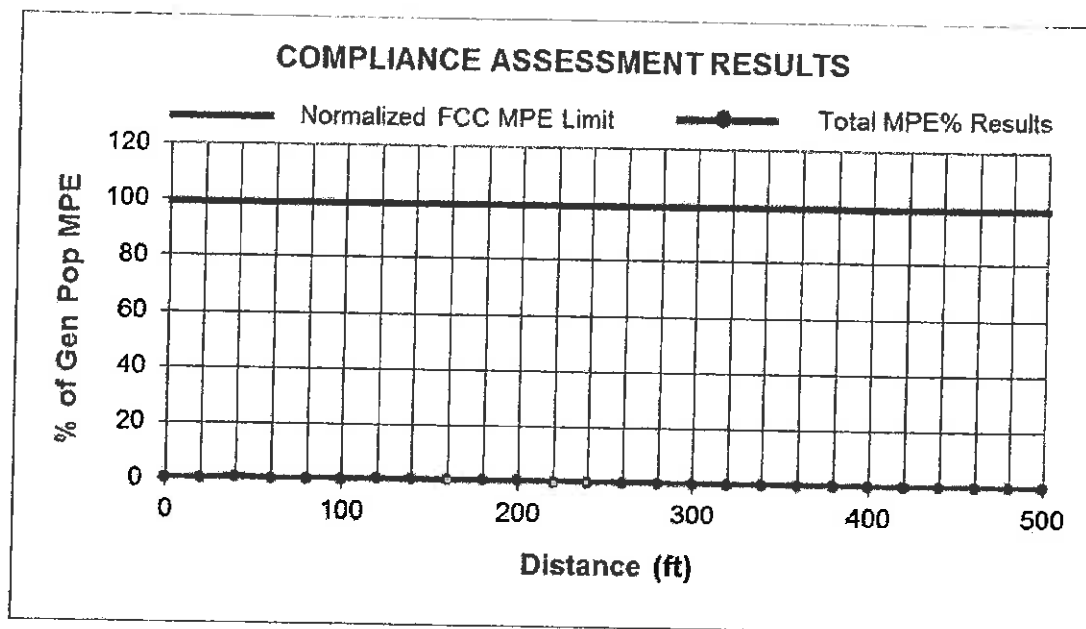
The net result of these assumptions is to significantly overstate the calculated RF exposure levels relative to the levels that will actually occur – and the purpose of this conservatism is to allow very "safe-side" conclusions about compliance.

The table that follows provides the results of the street-level MPE% calculations for each frequency band, along with the total MPE% results, with the overall worst-case result highlighted in bold in the last column.

Ground Dist (ft)	Verizon 700 MHz MPE%	Verizon 2100 MHz MPE%	Total MPE%
0	0.0476	0.0064	0.0540
20	0.2057	0.0151	0.2208
40	0.4350	0.4417	0.8767
60	0.1140	0.0411	0.1550
80	0.1215	0.2095	0.3310
100	0.3500	0.0214	0.3714
120	0.4712	0.0288	0.5000
140	0.5545	0.0525	0.6070
160	0.5259	0.0405	0.5664
180	0.4905	0.0353	0.5257
200	0.4577	0.0454	0.5031
220	0.3792	0.0376	0.4169
240	0.3582	0.0647	0.4229
260	0.3057	0.0552	0.3609
280	0.2894	0.0929	0.3823
300	0.2523	0.0810	0.3333
320	0.2219	0.0713	0.2932
340	0.1967	0.0632	0.2599
360	0.1881	0.0914	0.2796
380	0.1689	0.0821	0.2510
400	0.1525	0.0741	0.2266
420	0.1384	0.0673	0.2056
440	0.1261	0.0613	0.1874
460	0.1154	0.0561	0.1715
480	0.1136	0.0711	0.1847
500	0.1047	0.0656	0.1703

As indicated, even with the significant degree of conservatism built into the calculations, the maximum calculated RF level is 0.8767 percent of the FCC MPE limit – obviously well below the 100-percent reference for compliance.

A graph of the overall calculation results, provided on the next page, probably provides a clearer visual illustration of the relative compliance of the calculated RF levels. The line representing the overall calculation results barely visibly rises above the graph's baseline, and shows an obviously clear, consistent margin to the FCC MPE limit.



Rooftop Analysis

The rooftop compliance analysis for the rooftop is performed using the Richard Tell Associates *RoofView* program, which is based on the near-field models in FCC Bulletin OET65 and which is considered an industry standard, and is accepted by the FCC for rooftop compliance analyses.

RF levels in the near field of an antenna depend on the power input to the antenna, the antenna's length and horizontal beamwidth, the mounting height of the antenna above nearby roof, and one's position and distance from the antenna. RF levels in front of a directional antenna are higher than they are to the sides or rear, and in any given horizontal direction are inversely proportional to the straight-line distance to the antenna.

The *RoofView* program's primary output is a color-coded depiction of the calculated RF levels in the vicinity of antennas. The color-coding scheme uses green for areas found to be subject to RF levels satisfying the FCC general

population MPE limit, red for areas where the FCC occupational limit is exceeded, and yellow for RF levels between those extremes. Note that in a grayscale printout, green appears as medium gray, yellow is a lighter gray, and red is a dark gray.

The *RoofView* graphic outputs for each of the Verizon Wireless antenna sectors are reproduced below.



Verizon Wireless Alpha sector



Verizon Wireless Beta sector

As indicated by the color coding on the rooftop, the calculated RF levels potentially exceed the FCC general population MPE limit in front of each antenna sector. Therefore, and consistent with the Verizon Wireless policy and FCC guidelines on rooftop compliance, Verizon Wireless will install standard RF alert signage at the antenna sectors, as well as the rooftop access point.

Compliance Conclusion

The street-level analysis in this case shows a maximum RF level of 0.8767 percent of the applicable FCC general population MPE limit.

The rooftop analysis shows that the calculated RF levels potentially exceed the FCC general population MPE limit at each of the Verizon Wireless antenna sectors. Therefore, and consistent with the Verizon Wireless policy and FCC guidelines on rooftop compliance, Verizon Wireless will install standard RF alert signage at each antenna sector, as well as the rooftop access points.

The results of the calculations, along with the described RF mitigation, combine to satisfy the FCC's RF compliance requirements and associated guidelines.

Moreover, because of the conservative calculation methodology and operational assumptions we applied in the analysis, RF levels actually caused by the antennas will be even less significant than the calculation results here indicate.

CERTIFICATION

The undersigned certify as follows:

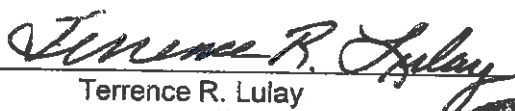
1. To the best of our knowledge, the statements and information disclosed in this report are true, complete and accurate.
2. The analysis of site RF compliance provided herein is consistent with the applicable FCC regulations, additional guidelines issued by the FCC, and industry practice.
3. The results of the analysis indicate that the subject antenna operations will be in compliance with the FCC regulations and limit concerning potential RF exposure.



Daniel J. Collins
Chief Technical Officer

5/17/16

Date



Terrence R. Lulay
Professional Engineer

5/17/16

Date



Appendix A. BACKGROUND ON THE FCC MPE Limit

FCC Rules and Regulations

As directed by the Telecommunications Act of 1996, the FCC has established limits for maximum continuous human exposure to RF fields.

The FCC maximum permissible exposure (MPE) limits represent the consensus of federal agencies and independent experts responsible for RF safety matters. Those agencies include the National Council on Radiation Protection and Measurements (NCRP), the Occupational Safety and Health Administration (OSHA), the National Institute for Occupational Safety and Health (NIOSH), the American National Standards Institute (ANSI), the Environmental Protection Agency (EPA), and the Food and Drug Administration (FDA). In formulating its guidelines, the FCC also considered input from the public and technical community – notably the Institute of Electrical and Electronics Engineers (IEEE).

The FCC's RF exposure guidelines are incorporated in Section 1.301 *et seq* of its Rules and Regulations (47 CFR 1.1301-1.1310). Those guidelines specify MPE limits for both occupational and general population exposure.

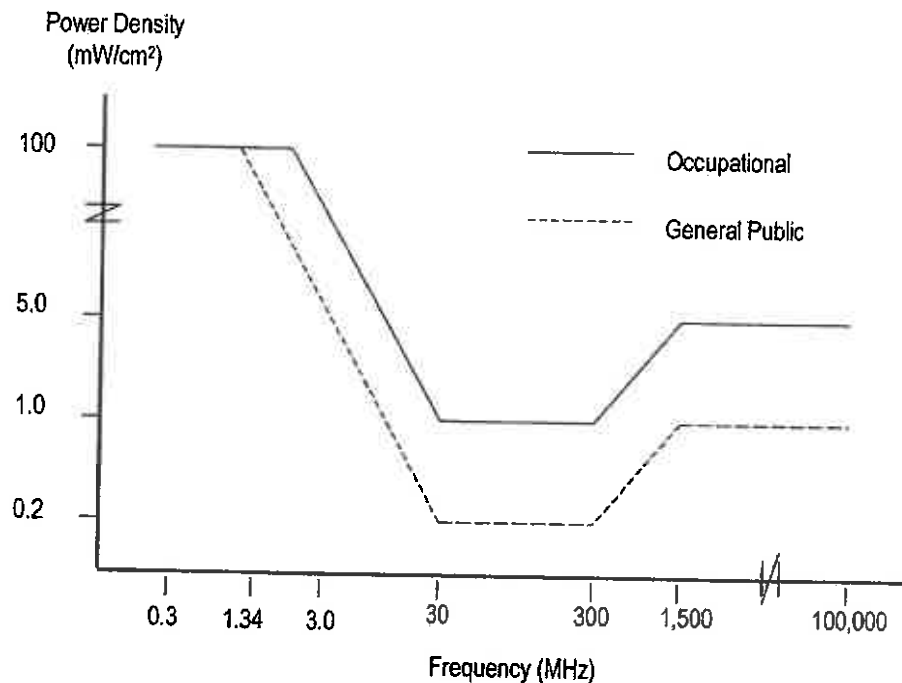
The specified continuous exposure MPE limits are based on known variation of human body susceptibility in different frequency ranges, and a Specific Absorption Rate (SAR) of 4 watts per kilogram, which is universally considered to accurately represent human capacity to dissipate incident RF energy (in the form of heat). The occupational MPE guidelines incorporate a safety factor of 10 or greater with respect to RF levels known to represent a health hazard, and an additional safety factor of five is applied to the MPE limits for general population exposure. Thus, the general population MPE limit has a built-in safety factor of more than 50. The limits were constructed to appropriately protect humans of both sexes and all ages and sizes and under all conditions – and continuous exposure at levels equal to or below the applicable MPE limits is considered to result in no adverse health effects or even health risk.

The reason for *two* tiers of MPE limits is based on an understanding and assumption that members of the general public are unlikely to have had appropriate RF safety training and may not be aware of the exposures they receive; occupational exposure in controlled environments, on the other hand, is assumed to involve individuals who have had such training, are aware of the exposures, and know how to maintain a safe personal work environment.

The FCC's RF exposure limits are expressed in two equivalent forms, using alternative units of field strength (expressed in volts per meter, or V/m), and power density (expressed in milliwatts per square centimeter, or mW/cm²). The table on the next page lists the FCC limits for both occupational and general population exposures, using the mW/cm² reference, for the different radio frequency ranges.

Frequency Range (F) (MHz)	Occupational Exposure (mW/cm ²)	General Public Exposure (mW/cm ²)
0.3 - 1.34	100	100
1.34 - 3.0	100	$180 / F^2$
3.0 - 30	$900 / F^2$	$180 / F^2$
30 - 300	1.0	0.2
300 - 1,500	$F / 300$	$F / 1500$
1,500 - 100,000	5.0	1.0

The diagram below provides a graphical illustration of both the FCC's occupational and general population MPE limits.



Because the FCC's MPE limits are frequency-shaped, the exact MPE limits applicable to the instant situation depend on the frequency range used by the systems of interest.

The most appropriate method of determining RF compliance is to calculate the RF power density attributable to a particular system and compare that to the MPE limit applicable to the operating frequency in question. The result is usually expressed as a percentage of the MPE limit.

For potential exposure from multiple systems, the respective percentages of the MPE limits are added, and the total percentage compared to 100 (percent of the limit). If the result is less than 100, the total exposure is in compliance; if it is more than 100, exposure mitigation measures are necessary to achieve compliance.

Note that the FCC "categorically excludes" certain types of antenna facilities from the routine requirement to specifically (i.e., mathematically) demonstrate compliance with the MPE limit. Among those types of facilities are cellular antennas mounted on any type of tower, when the bottoms of the antennas are more than 10 meters (c. 32.8 feet) above ground. The basis for the categorical exclusion, according to the FCC, is the understanding that because of the low power and the directionality of the antennas, such facilities – individually and collectively – are well understood to have no significant effect on the human environment. As a result, the FCC automatically deems such facilities to be in compliance.

FCC References on Compliance

47 CFR, FCC Rules and Regulations, Part 1 (Practice and Procedure), Section 1.1310 (Radiofrequency radiation exposure limits).

FCC Second Memorandum Opinion and Order and Notice of Proposed Rulemaking (FCC 97-303), *In the Matter of Procedures for Reviewing Requests for Relief From State and Local Regulations Pursuant to Section 332(c)(7)(B)(v) of the Communications Act of 1934 (WT Docket 97-192), Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation (ET Docket 93-62), and Petition for Rulemaking of the Cellular Telecommunications Industry Association Concerning Amendment of the Commission's Rules to Preempt State and Local Regulation of Commercial Mobile Radio Service Transmitting Facilities*, released August 25, 1997.

FCC First Memorandum Opinion and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released December 24, 1996.

FCC Report and Order, ET Docket 93-62, *In the Matter of Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation*, released August 1, 1996.

FCC Office of Engineering and Technology (OET) Bulletin 65, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields", Edition 97-01, August 1997.

EXHIBIT 2

VISUAL ANALYSIS

VISUAL ANALYSIS

FOR A

PROPOSED WIRELESS COMMUNICATIONS FACILITY

AT

**692 Route 6
Mahopac, New York 10541
Town of Carmel
Putnam County**

**Prepared for:
New York SMSA Limited Partnership
d/b/a Verizon Wireless
4 Centerock Road
West Nyack, NY 10994**

**Prepared by:
DMS Consulting Services, Inc.
65 Ramapo Valley Road
Mahwah, New Jersey 07430**

April 8, 2016

DMS CONSULTING SERVICES, INC.



DMS Consulting Services, Inc. (DMS Consulting), was retained to prepare a Visual Analysis of the proposed Verizon Wireless Facility at 692 Route 6, Mahopac, NY ("Subject Property") within a real-time setting.

A site visit was conducted by DMS Consulting on March 1, 2016, between 11:00 AM to 1:00 PM to obtain photos of the Subject Property and to create Photo Renderings¹ of the primary components of the proposed Facility from an observer's prospective.

The components of the proposed Facility on the roof of the building at the Subject Property are based on the drawings prepared and provided by On Air Engineering. The proposed rooftop design employs mitigation measures. Each of the two (2) sectors are color matched to the façade of the building upon which they are located.

Three (3) views are provided in a Before and After presentation illustrating the primary components of the proposed Facility from the immediate area along Route 6. The approximate distances from which the views were taken to the Subject Property were measured using Google Earth.

<u>Viewpoint</u>	<u>Distance</u>
View 1: View from the Putman Trail at the SE Corner of the intersection of Route 6 and Mt. Hope Road, looking Northeast. (50 mm focal length)	±282 feet
View 2: View across from 704 Route 6, looking West. (35mm focal length)	±279 feet
View 3: View from the Park & Ride on Route 6, looking East-Northeast. (50mm focal length)	±462 feet

The photographs were taken with a Nikon D90 Camera set on autofocus. The model reflects equipment prepared in a 3D modeling program, which builds the component to scale based on the technical drawings provided.

The existing structure is assigned the technical specifications setting up the model files for import. File images are imported into the 3D render program at full resolution and the scene is set to match the cameras focal length and distance. Scaling of the model is done at this stage. HDRI lighting (high dynamic range imaging) is used to match lighting and applied to the model. Secondary lights provide natural shadows. The final rendering is imported into Adobe Photoshop illustrating the final image.

Conclusion

Simulated views of the Subject Property are consistent with views of the surrounding area. Verizon Wireless' Facility will be screened by stealth enclosures designed to match the existing building, and therefore will not have a significant adverse visual impact to the surrounding area.

¹ Renderings provide a visualization of the primary components and should not be considered as-built or final design.



The Subject Property fronts the north side of Route 6. Photos of the surrounding parcels along Route 6 are provided below.



Streetscape: Existing conditions from Subject Property looking West - Southwest on Route 6




Streetscape: Existing conditions from Subject Property looking East- Southeast on Route 6



Viewpoint: 

Key Map

Site Location: 

Site Number

N

Project Address:

692 Route 6

Mahopac, NY 10541



DMS CONSULTING SERVICES, INC.
65 Ramapo Valley Road
Mahwah, NJ 07430

Mahopac 6_SC



1. View from the Putman Trail at the SE Corner of the intersection of Route 6 and Mt. Hope Road, looking Northeast.

Site Number:

MAHOPAC 6_SC



Project Address:

692 Route 6
Mahopac, NY 10541



CONSULTING SERVICES, INC.
65 Ramapo Valley Road
Mahwah, NJ 07430



1a. Proposed view from the Putman Trail at the SE Corner of the intersection of Route 6 and Mt. Hope Road, looking Northeast.

Site Number:

MAHOPAC 6_SC



Project Address:



692 Route 6
Mahopac, NY 10541



CONSULTING SERVICES, INC.
65 Ramapo Valley Road
Mahwah, NJ 07430





View 2. View across from 704 Route 6, looking West.

Site Number:		Project Address:	 CONSULTING SERVICES, INC. 65 Ramapo Valley Road Mahwah, NJ 07430
MAHOPAC 6_SC		692 Route 6 Mahopac, NY 10541	



View 2a. Proposed view across from 704 Route 6, looking West.

Site Number:		Project Address:	 CONSULTING SERVICES, INC. 65 Ramapo Valley Road Mahwah, NJ 07430
MAHOPAC 6_SC		692 Route 6 Mahopac, NY 10541	



View 3. View from the Park & Ride on Route 6, looking East-Northeast.

Site Number:

MAHOPAC 6_SC



Project Address:

692 Route 6
Mahopac, NY 10541



CONSULTING SERVICES, INC.
65 Ramapo Valley Road
Mahwah, NJ 07430



View 3a. Proposed view from the Park & Ride on Route 6, looking East-Northeast.

Site Number:

MAHOPAC 6_SC



Project Address:

692 Route 6
Mahopac, NY 10541



CONSULTING SERVICES, INC.
65 Ramapo Valley Road
Mahwah, NJ 07430



June 30, 2016

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

RE: Meadowland Extension Site Plan
1979 US Route 6
Tax Map No. 55.15-1-20

Dear Chairman Laga and Members of the Board:

Please find enclosed (3) copies of the following plans and documents submitted in support of a wetland permit application for the above referenced project:

- Six (6) sheet Site Plan Set, last revised June 30, 2016.
- Project Narrative, last revised June 30, 2016.
- Stormwater Pollution Prevention Plan (SWPPP), last revised June 30, 2016 (1 copy).

Since the project was before the Board at their April 7, 2016 meeting, the project has returned to the Planning Board for continued discussion, been granted the required variances from the Zoning Board of Appeals and has received and addressed comments from NYSDEC relative to a wetland permit application. In addition, the site grading has been adjusted to lower the parking areas to reduce the amount of imported material required for the site and the stormwater basins have been raised based on witnessed stormwater testing conducted at the site with NYCDEP. Refer to the enclosed Project Narrative for more detailed information about the project.

In response to specific comments from the Board at their meeting on April 7, 2016, we offer the following:

1. A construction sequence has been added on Drawing SP-3.
2. Note # 2 and #5 have been included in the Construction Sequence to provide for inspection of installed temporary erosion and sediment control measures by the Town Wetland Inspector prior to commencement of ground disturbance.
3. Note # 21 has been included in the Construction Sequence to provide for inspection of site stabilization by the Town Wetland Inspector prior to removal of temporary erosion and sediment control measures.
4. Double silt fence has been provided between the limits of proposed ground disturbance and the wetlands.
5. General Note # 10 on Drawing SP-1 has been added stating that no fueling or maintenance of construction equipment will be conducted within the wetland or wetland buffer. In addition, the contractor will maintain a spill kit on-site at all times during construction.
6. As requested by the Board, inserts have been provided in the three (3) proposed on-site catch basins on the west side of the parking lot as an added layer of pretreatment of stormwater runoff. The inserts are called out on the site plan on Drawing SP-2 and in the catch basin detail on Drawing D-2.

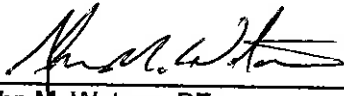
3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717
www.insite-eng.com

7. Dust control during construction at the site will be monitored and addressed as needed. Section 4.1 of the SWPPP Report and Note #16 of the Erosion & Sediment Control Notes and the Erosion & Sediment Control Maintenance Schedule on Drawing SP-3 of the site plans address dust control.
8. Per the Town of Carmel Code, a tree removal permit is not required for site plans undergoing review for site plan approval by the Town of Carmel Planning Board.
9. All trees located within the limits of disturbance are proposed to be removed. Due to the constraints of the site limiting the proposed area of development and the site work necessary to create an adequate development pad for the project and its required on-site stormwater management practices, while minimizing disturbance to the wetlands and their buffers, it would be impractical to attempt to save specific trees without significantly impacting the site plan. Therefore, a sketch of individual trees / groupings of trees and quantities to be removed has not been provided.
10. General Note # 9 has been added to Drawing SP-1 stating that all imported fill must have written certification from the contractor stating the source location of the material.

Please place the project on the July 21st, 2016 meeting agenda for a continued discussion of the project with the Board and scheduling of the public hearing, if required.

Very truly yours,

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

By: 
John M. Watson, PE
Principal Engineer
JMW/dlm

Enclosures

cc: Kenn Volz, w/enclosures (via email)
Town of Carmel Town Clerk
Town of Carmel Planning Board (cover letter only)

Insite File No. 15244.100



PROJECT NARRATIVE

For

MEADOWLAND EXTENSION SITE PLAN

US ROUTE 6
TOWN OF CARMEL
TAX MAP NO. 55.15-1-20

June 30, 2016

The Meadowland Extension project is located on a 12.99-acre parcel on the south side of US Route 6 in the C/BP Commercial / Business Park zone. The parcel is also identified as Tax Map No. 55.15-1-20. The zoned use for the site is commercial service establishment and the current application includes the construction of outdoor vehicle storage areas for approximately 338 cars with associated on-site stormwater management.

Outdoor Vehicle Storage Areas

The site is intended to provide outdoor vehicle storage area for automobile inventory from the Meadowland auto dealership across Route 6. Parallel vehicle storage spaces (8'x20') are provided along the east side and the west side of the 24' wide entrance drive. The balance of the vehicle storage is provided in a pave area striped with 9'x18' spaces with 22' wide internal access drives. Some spaces are double stacked as is common in vehicle storage areas, but the majority of the spaces are accessible from either the main access drive or the internal access drive.

The first entrance on the east into the main storage area has been sized to allow a WB-50 tractor trailer (or possibly a firetruck) to turn around within the site.

It is intended that the site will not be utilized by customers. No sales, customer service or pickup / delivery of customer vehicles will be conducted on-site. All customer vehicles will be dropped off and picked up at the established areas at the Meadowland auto dealership across Route 6 and then shuttled to and from the site by Meadowland staff. A "No Public Access" sign will be posted at the entrance to the site. Should a salesman need to provide a customer with access to inventory at the project site, Meadowland staff will shuttle them to and from the site.

The outdoor vehicle storage area will be screened from adjacent residential uses by a combination of grading, preserving existing vegetation, the installation of a 210' section of 6 ft. high stockade fence and proposed landscaping.

Freshwater Wetlands Permitting

The applicant seeks a wetland permit for site grading within the Town and NYSDEC regulated 100' wetland adjacent area of New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetland LC-55 and within the Town regulated 100' wetland buffer of a Town regulated wetland, for construction of the new, paved outdoor vehicle storage area and associated on-site stormwater management practices.

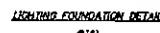
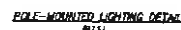
The site is constrained to the west by a portion of NYSDEC Freshwater Wetland LC-55 and its 100' adjacent area, which covers more than half of the subject property. The site is constrained to the south by a small portion of a Town regulated wetland and its associated 100' buffer.

No disturbance is proposed in either the NYSDEC wetland or the Town regulated wetland. No impervious cover is proposed within the wetland buffers.

Site grading for the project includes approximately 35,800 s.f. (0.82 acres +/-) of disturbance within the 100' adjacent area of the NYSDEC wetland for site grading associated with the construction of the paved parking area and access driveway and the on-site stormwater basins, and approximately 13,100 s.f. (0.30 +/-) of disturbance from grading for construction of the on-site stormwater management basins within the 100' buffer of the Town wetland.

All disturbed areas within the wetland buffers will be topsoiled and seeded with a Native Steep Slope Seed Mix as specified on the site plans. Graded areas of 2H:1V will receive additional stabilization with the installation of erosion control fabric. The proposed stormwater management areas will also be seeded with a native seed mix. Native understory tree and shrub species will be planted in groupings along the edges of the disturbed areas within and adjacent to the wetland buffers as mitigation for buffer disturbance. Approximately 48,900 s.f. (1.12 ac. +/-) of wetland buffer area is proposed to be seeded or planted with native vegetation species and an additional area of approximately 24,000 s.f. adjacent to wetland buffers at the south end of the site will be revegetated with native species, including the new stormwater basins and the areas surrounding them and between the basins and the paved area. Also note that the significant amount of non-native, invasive plant species, such as Japanese Barberry and multiflora rose, present in the upland portion of the site that was previously disturbed, will be removed during the earthwork for the project.

In addition, a complete Stormwater Pollution Prevention Plan (SWPPP) designed in accordance with requirements of the Town of Carmel, NYSDEC and the New York City Department of Environment Protection (NYCDEP) has been prepared for the project as depicted on the site plans and in the SWPPP report for the project.



W

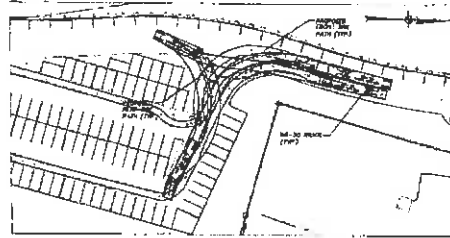
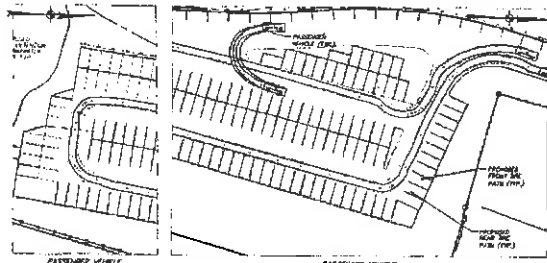
H

POLE-MOUNTED AREA LIGHT

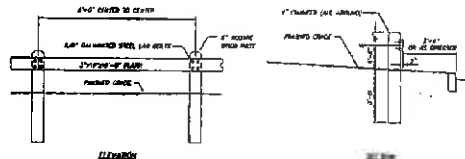
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#	2-20-2014	NAME	WILLIAM E. WISSE	PROJECT	010
#	5-13-2014	ADDRESS	60000 240TH AVE	PROJECT	010
DATE	04/01	CITY	MINNETONKA	PROJECT	010
INSITE					
LANDSCAPING, SUPPLYING & LANDSCAPE ARCHITECTURE, P.C.					
PROJECT: MEADOWS AND EXTENSION 271 1/2 AC. SITE & 1/2 AC. STONE CROWN DRIVE EXT. FOR RESIDENCE LIGHTING PLAN					
PROJECT ADDRESS	18244 152D	PROJECT NUMBER	JAN 01	REVISION NO.	SHEET
DATE	04-10-14	DATE	07.0		
SCALE	1" = 10'	SCALE	0.75"		
		SCALE	0.75"		

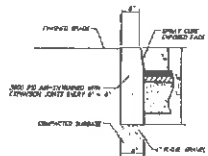
ALLEGATION OF RACE DISCRIMINATION, SPECIAL AGENT FOR CONDUCT OF A SURVEILLANCE PARTY STATIONED IN NEW YORK CITY, IN CONNECTION WITH THE JUNE 1964 ASSASSINATION OF THE PRESIDENT OF THE UNITED STATES



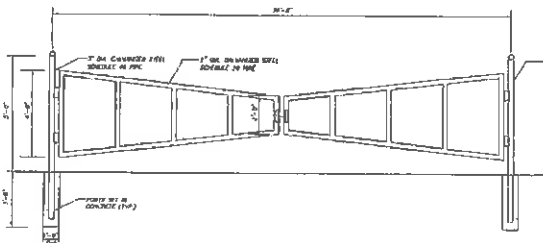
VEHICLE MANEUVERING STUDY



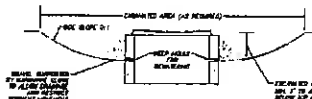
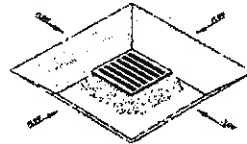
ELEVATION



CONCRETE CURB DETAIL

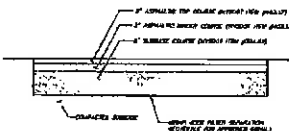


SECURITY GATE DETAIL



1. CLEAR THE AREA OF ALL OBSTACLES THAT WILL IMPAIR VISIBILITY.
2. PROVIDE APPROACH TO THE GATE (VEHICLE APPROACH) WITH A SLOPE OF 1:12.
3. PROVIDE APPROACH TO THE GATE (VEHICLE APPROACH) WITH A SLOPE OF 1:12.
4. PROVIDE APPROACH TO THE GATE (VEHICLE APPROACH) WITH A SLOPE OF 1:12.
5. PROVIDE APPROACH TO THE GATE (VEHICLE APPROACH) WITH A SLOPE OF 1:12.

EXCAVATED DROP INLET PROTECTION DETAIL

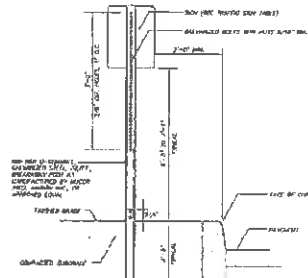


ASPHALT PAVEMENT DETAIL

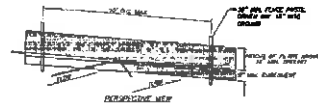


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4. PROVIDE APPROACH TO THE GATE (VEHICLE APPROACH) WITH A SLOPE OF 1:12.
5. PROVIDE APPROACH TO THE GATE (VEHICLE APPROACH) WITH A SLOPE OF 1:12.

TEMPORARY SIGN STOCKPILE DETAIL

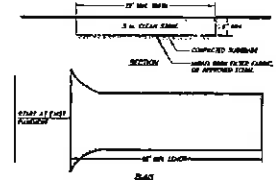


TRAFFIC SIGN DETAIL



1. PROVIDE APPROACH TO THE GATE (VEHICLE APPROACH) WITH A SLOPE OF 1:12.
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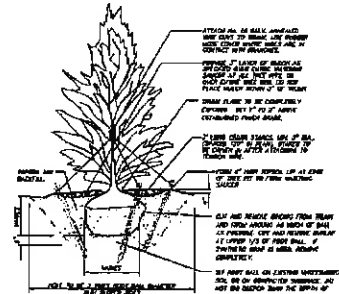
SILT FENCE DETAIL



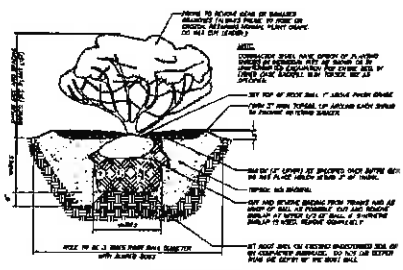
VEGETATION DETAIL

1. PROVIDE APPROACH TO THE GATE (VEHICLE APPROACH) WITH A SLOPE OF 1:12.
2. PROVIDE APPROACH TO THE GATE (VEHICLE APPROACH) WITH A SLOPE OF 1:12.
3. PROVIDE APPROACH TO THE GATE (VEHICLE APPROACH) WITH A SLOPE OF 1:12.
4. PROVIDE APPROACH TO THE GATE (VEHICLE APPROACH) WITH A SLOPE OF 1:12.
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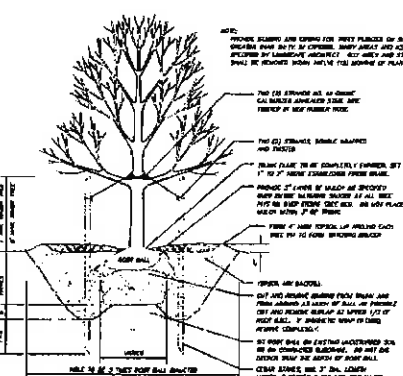
STABILIZED CONSTRUCTION ENTRANCE DETAIL



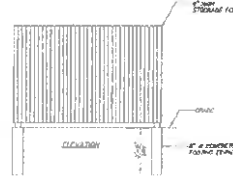
GEORGEAN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

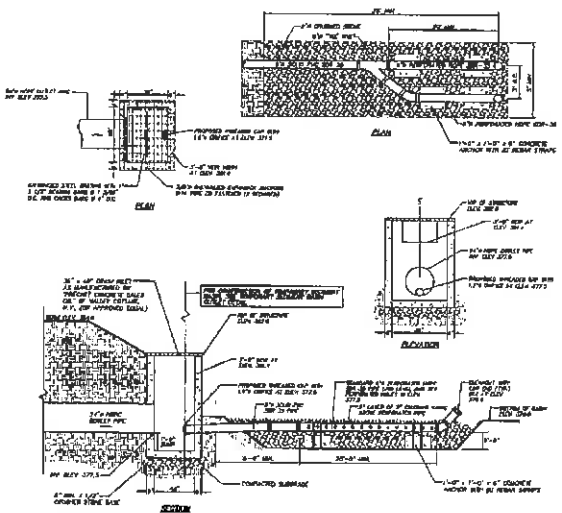


TREE PLANTING DETAIL

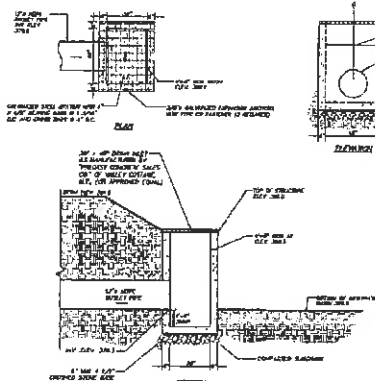


SIDWALK FENCE DETAIL

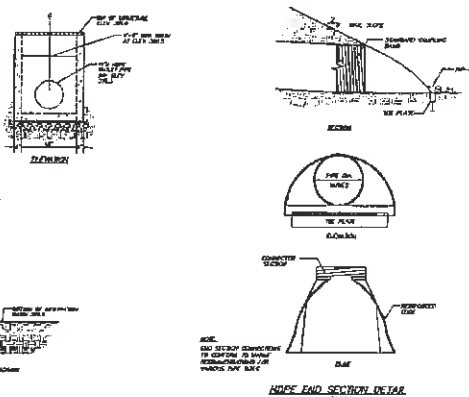
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EXTENDED DETENTION DRY PRETREATMENT BASIN 1.1P
OUTLET STRUCTURE DETAIL



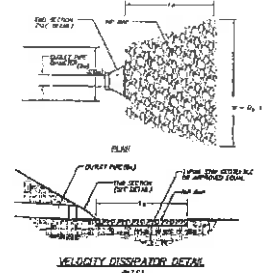
INFILTRATION BASIN 1.2 IN OUTLET STRUCTURE DETAIL



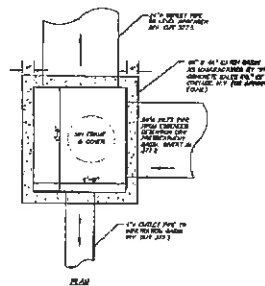
HOPE END SECTION DETAIL

**EXTENDED DETENTION DRY
PRETREATMENT BASIN & INFILTRATION
OUTLET NOTES**

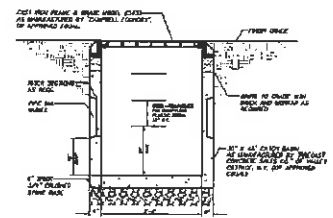
1. THE BASIN IS DESIGNED TO BE A PART OF THE PRETREATMENT BASIN AND INFILTRATION BASIN.
2. THE BASIN IS DESIGNED TO BE A PART OF THE PRETREATMENT BASIN AND INFILTRATION BASIN.
3. THE BASIN IS DESIGNED TO BE A PART OF THE PRETREATMENT BASIN AND INFILTRATION BASIN.
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10. THE BASIN IS DESIGNED TO BE A PART OF THE PRETREATMENT BASIN AND INFILTRATION BASIN.



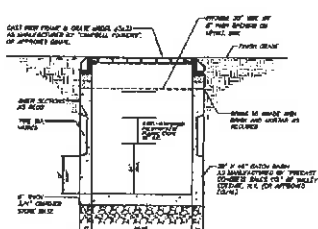
VELOCITY DISSIPATOR DETAIL



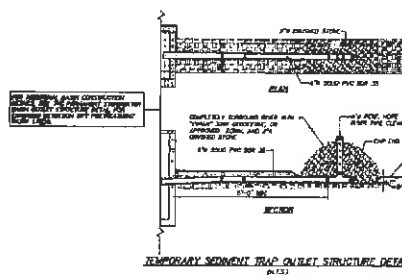
FLOW SPOUT FS-1 DETAIL



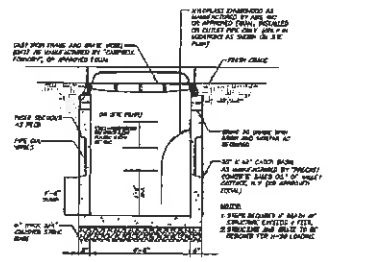
DRAIN OUTLET DETAIL



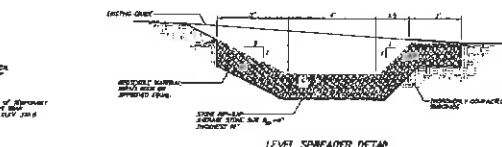
SIDE DRAIN INLET DETAIL



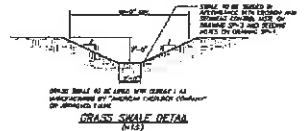
TEMPORARY SEDIMENT TRAP OUTLET STRUCTURE DETAIL



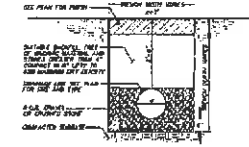
CATCH BASIN DETAIL



LEVEL SPREADER DETAIL



GRATE SCALE DETAIL



DRAINAGE LINE TRENCH DETAIL

7	0-20-18	STAY INVERT & DRAINAGE	D.V.
8	0-20-18	STAY INVERT & DRAINAGE	D.V.
9	0-20-18	STAY INVERT & DRAINAGE	D.V.
10	0-20-18	STAY INVERT & DRAINAGE	D.V.
11	0-20-18	STAY INVERT & DRAINAGE	D.V.
12	0-20-18	STAY INVERT & DRAINAGE	D.V.
13	0-20-18	STAY INVERT & DRAINAGE	D.V.
14	0-20-18	STAY INVERT & DRAINAGE	D.V.
15	0-20-18	STAY INVERT & DRAINAGE	D.V.
16	0-20-18	STAY INVERT & DRAINAGE	D.V.
17	0-20-18	STAY INVERT & DRAINAGE	D.V.
18	0-20-18	STAY INVERT & DRAINAGE	D.V.
19	0-20-18	STAY INVERT & DRAINAGE	D.V.
20	0-20-18	STAY INVERT & DRAINAGE	D.V.

PROJECT		HEADQUARTERS AND EXTENSION	
SHEET NO.		0-2	
DATE		10-1-18	
DRAWN BY		D.V.	
CHECKED BY		D.V.	
APPROVED BY		D.V.	
SCALE		AS SHOWN	
TYPICAL		12x4x100	
MATERIAL		CONCRETE	
FINISH		AS SHOWN	
NOTES		SEE SHEET 0-1 FOR DETAILS	