

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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

BOARD MEMBERS

Edward Barnett
Vincent Turano
John Starace

ENVIRONMENTAL CONSERVATION BOARD AGENDA

MARCH 2, 2017 – 7:30 P.M.

ELIGIBLE FOR A PERMIT

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Topal, Ronald	751 South Lake Blvd	75.42-1-19	Construct Addition
2. Meadowland Extension	1979 Route 6	55.15-1-20	Site Plan (Planning Board Referral) - Discussion

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

3. Matsoukas, Ulysses	837 South Lake Blvd	75.43-1-27	Construct Stone Retaining Wall, Patio and Shed
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ESCROW RETURN

4. Moskowitz, Jay	47 Tyler Court	64.15-1-65	Construct Dock
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MISCELLANEOUS

5. Minutes – 12/01/16, 01/19/17 & 02/02/17



February 28, 2017

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:

- Seven (7) sheet Site Plan Set, last revised February 24, 2017.
- Cut sheet for Catch Basin Inserts.
- NYSDEC Freshwater Wetland Permit, dated February 9, 2017.
- Final Site Plan Approval Resolution from the Town of Carmel Planning Board, dated November 9, 2016.
- SEQRA Negative Declaration from the Town of Carmel Planning Board, dated November 9, 2016.
- Memo from the Town of Carmel Engineer verifying the wetland delineation, dated February 23, 2017.

The project was last before the Board at their July 21, 2016 meeting. At that time, the Board voted to accept the application for a wetland permit with conditions (see responses below). Since that time, the public notice period was conducted with no comments received, the Planning Board adopted a Final Site Plan Approval Resolution and a SEQRA Negative Declaration Resolution, NYSDEC approved a freshwater wetland permit for the project. In addition, NYSDOT has approved the application for a highway work permit, with the permit expected any day and NYCDEP has deemed the application for SWPPP approval complete and completed their technical review, with the NYCDEP SWPPP approval expected any day.

The project was scheduled to come back to the Board for Issuance of the Wetland Permit, but we felt that it would be prudent to give the Board an update on the changes to the project since July while we are waiting for the outstanding permits from NYSDOT and NYCDEP.

Since the project was before the Board in July, the following changes have been made to the site plans to provide better protection and / or less impact due to development of the site, to the wetlands and wetland buffer area, in response to comments from the NYSDEC and the NYCDEP:

- The entire row of parking stalls along the southwest corner of the parking lot (closest to the wetland) has been removed, resulting in a reduction of proposed parking spaces from 338 spaces to 324 spaces. In addition, the section for the adjacent swale and slope grading have been tightened to minimize wetland buffer disturbance. Because of this change, the swale and associated berm have shifted further east resulting in a reduction in on-site impervious cover outside the wetland buffer and a reduction in impacts due to site grading within the wetland buffer by approximately 25%.
- The NYCDEP was concerned that runoff from the level spreaders located up slope discharging to 10% slopes would result in channelization and erosion below the level spreader. Therefore, northerly level spreaders were moved further downslope, closer to the wetlands to discharge onto flatter slopes. The upslope drainage will discharge from a pipe at the top of the slope into

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

a rip rap swale. By moving these further down slope, and utilizing a rip rap swale in lieu of further piping, the velocity of runoff is further reduced before it enters the level spreader and therefore the swale will act as an extension of the level spreader, providing further protection of the wetland.


In response to specific comments / conditions from the Board at their meeting on July 21, 2016, we offer the following:

1. A catalog cut sheet is included with this submission for the catch basin inserts.
2. Maintenance of the catch basin inserts has been added to the Permanent Stormwater Practice Maintenance Schedule on Drawing SP-2.
3. The Town Engineer has confirmed the wetland delineation. Refer to attached letter.
4. All permits /approvals for the project have been received with the exception of the permit from NYSDOT and the SWPPP approval from NYCDEP. These are expected prior to the Board's meeting on March 16, 2017.

Please place the project on the March 2, 2017 meeting agenda for a discussion of the project with the Board, in anticipation of a permit for the project at the meeting on March 16, 2017.

Very truly yours,

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

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

Enclosures

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

Insite File No. 15244.100



ENVIROHOOD STRUCTURE

The Nyloplast® EnviroHood™ is an innovative stormwater management device attached to the inside of a catch basin or manhole designed to prevent the outflow of floating debris and oil.

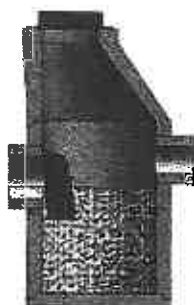
The need for cleaner stormwater has caused municipal leaders to demand forward-thinking solutions to improve their overall water quality. The EnviroHood offers lower installed costs and less intrusive installations than competitive devices.

ENGINEERED FOR OPTIMAL PERFORMANCE

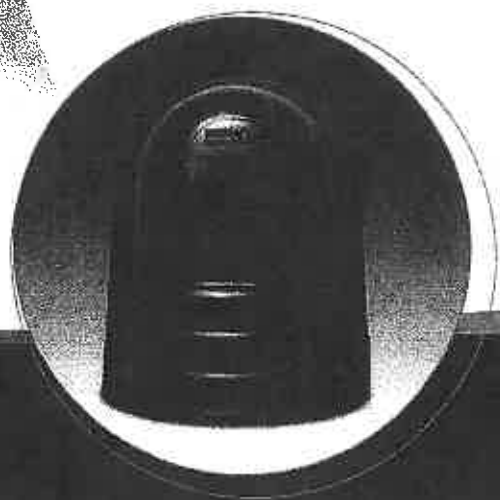
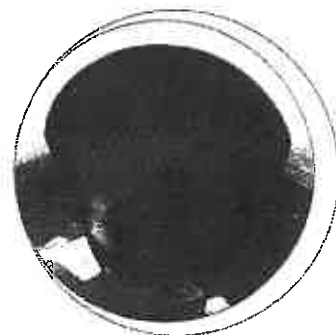
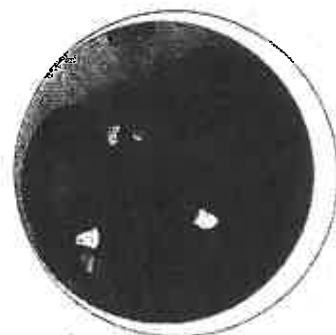
The innovative design incorporates the same proven corrugation technology used on ADS N-12® pipe products. This delivers maximum strength to weight ratio and ensures the structure is capable of supporting the hydraulic forces of a rainfall event.

FEATURES & BENEFITS:

- Molded from High Density Polyethylene (HDPE) for lightweight and sturdy design
- Corrugated design eliminates flat surfaces and provides increased structural capacity
- Effective low-cost solution for storm water treatment
- Easy to clean
- Highly corrosion-resistant for long service life



ADS Service: ADS representatives are committed to providing you with the answers to all your questions, including specifications, installation and more.



The Most Advanced Name in Drainage Systems



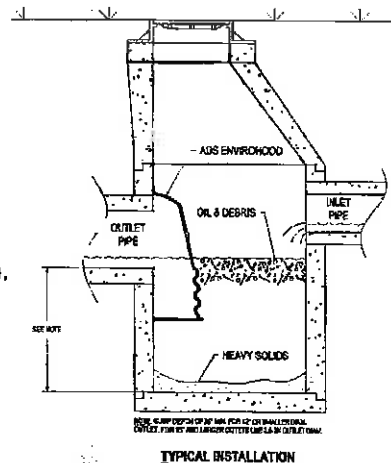
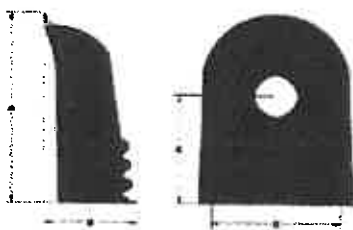
NYLOPLAST ENVIROHOOD SPECIFICATION

SCOPE

This specification describes the EnviroHood for use in stormwater conveyance systems.

REQUIREMENTS

- All hoods shall be constructed of polyethylene.
- The size and position of the hood shall be determined by the outlet pipe size as per manufacturer's recommendation.
- The bottom of the hood shall extend downward a minimum distance of 6" (15 cm) for pipes < 12" (30 cm).
- Installation hardware and instructions shall be provided by manufacturer.
- Installation shall be in accordance with Nyloplast installation procedures and those issues by local building/construction regulations.



STRUCTURE TYPE	OUTLET COVERED	PART NUMBER*	GENERAL DIMENSIONS in. (cm)			
			A	B	C	D
48" (120 cm) Round Concrete	up to 18" (45 cm)	5818AGR	30.2 (75)	14.9 (35)	17.2 (45)	20.5 (50)
48" 54" (120 135 cm) Round Concrete	up to 24" (60 cm)	5824AGR	41.7 (105)	18.0 (45)	26.9 (70)	26.9 (70)
54" 60" (135 150 cm) Round Concrete	up to 30" (75 cm)	5830AGR	48.7 (120)	20.5 (50)	30.5 (75)	33.1 (85)
Flat Concrete	up to 18" (45 cm)	5818AGF	30.2 (75)	11.8 (30)	17.2 (45)	20.4 (50)
Flat Concrete	up to 24" (60 cm)	5824AGF	41.8 (105)	15.3 (40)	26.9 (70)	27.0 (70)
Flat Concrete	up to 30" (75 cm)	5830AGF	48.8 (120)	18.3 (45)	30.5 (75)	34.0 (85)
18" (45 cm) Nyloplast	up to 12" (30 cm)	5818AG0412	19.4 (50)	9.8 (25)	12.3 (30)	13.8 (35)
24" (60 cm) Nyloplast	up to 15" (40 cm)	5824AG0415	26.5 (65)	12.8 (30)	14.5 (35)	20.0 (50)
30" (75 cm) Nyloplast	up to 18" (45 cm)	5830AG0418	32.8 (85)	15.4 (40)	18.7 (45)	26.0 (65)

*Includes installation hardware

For more information on EnviroHood and other ADS products, please contact our Customer Service Representatives at 1-800-821-6710

ADS "Terms and Conditions of Sale" are available on the ADS website, www.ads-pipe.com

The ADS logo, the Green Stripe, EnviroHood™ and N-12™ are registered trademarks of Advanced Drainage Systems, Inc. Nyloplast® is a registered trademark of Nyloplast.

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BRO 10853 07/12



Advanced Drainage Systems, Inc.
4640 Truman Blvd., Hilliard, OH 43026
1-800-821-6710 www.ads-pipe.com





PERMIT
Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To:
1979 ROUTE 6 LLC
1952 RTE 6
CARMEL, NY 10512
(845) 225-8468

Facility:
MEADOWLAND EXTENSION
1979 RTE 6
CARMEL, NY 10512

Facility Location: in CARMEL in PUTNAM COUNTY

Facility Principal Reference Point: NYTM-E: 611.865 NYTM-N: 4585.332
Latitude: 41°24'42.3" Longitude: 73°39'41.5"

Authorized Activity: Grading approximately 26,800 square feet of the state regulated 100 foot adjacent area of Freshwater Wetland LC-55 (Class II) for the purpose of constructing a paved outdoor vehicle storage area (with 324 parking spaces) and associated stormwater management structures, in accordance with plans referenced in Natural Resource Condition #1 and as conditioned by this permit.

Permit Authorizations

Freshwater Wetlands - Under Article 24

Permit ID 3-3720-00443/00001

New Permit

Effective Date: 2/9/2017

Expiration Date: 12/31/2020

NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: SCOTT BALLARD, Deputy Regional Permit Administrator
Address: NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY 12561

Authorized Signature:

 Date 2/8/17

Distribution List

KELLY MCKEAN
JASON COPPOLA, NYCDEP
INSITE ENGINEERING



Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Permit Attachments

Permit Sign

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: FRESHWATER WETLANDS

1. **Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., titled "Meadowland Extension, 1979 U.S. Route 6, Town of Carmel, Putnam County, New York", dated 2/10/2016, last revised 2/3/2017 (7 sheets).
2. **Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.
3. **Notice of Intent to Commence Work** The permittee shall notify Kelly McKean, DEC Bureau of Habitat, via electronic mail (kelly.mckean@dec.ny.gov) at least 48 hours in advance of the time of commencement.
4. **Install Controls as Shown on Plans** Prior to commencement of the activities authorized herein, the permittee shall install securely anchored silt fencing and/or continuous staked straw bales as shown on the plans or drawings referenced in this permit. These erosion control devices shall be maintained until all disturbed land is fully vegetated to prevent any silt or sediment from entering the freshwater wetland or its adjacent area. Silt fencing, hay bales and any accumulated silt or sediment shall be completely removed for disposal at an appropriate upland site.
5. **No Wetland Disturbance** No disturbance to the wetland is authorized.
6. **Clean Fill Only** All fill material utilized for this project shall consist of uncontaminated earthen materials only. Acceptable fill materials include gravel, rock, overburden, topsoil and similar natural mineral resources.



7. Seed, Mulch Disturbed Areas All areas of soil disturbance resulting from this project shall be seeded with an appropriate perennial grass, and mulched with straw immediately upon completion of the project, within two days of final grading, or by the expiration of the permit, whichever is first. Mulch shall be maintained until suitable vegetative cover is established to the department's satisfaction.

8. Use Only Biodegradable Slope Stabilization Products If necessary, a biodegradable ground stabilization fabric, erosion blanket, or filter fabric shall be used on the steep slopes to insure retention and prevent erosion. The use of a non-biodegradable geotextile stabilization product is not authorized by this permit.

9. Invasive Species (Non-native Vegetation) To prevent the unintentional introduction or spread of invasive species, the permittee must ensure that all construction equipment be cleaned of mud, seeds, vegetation and other debris before entering any approved construction areas within the state regulated freshwater wetland or its 100 foot adjacent area.

10. Precautions Against Contamination of Waters All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.

11. State May Order Removal or Alteration of Work If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

12. State May Require Site Restoration If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

13. State Not Liable for Damage The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.



GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. Facility Inspection by The Department The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

2. Relationship of this Permit to Other Department Orders and Determinations Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. Applications For Permit Renewals, Modifications or Transfers The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC Region 3 Headquarters
21 S Putt Corners Rd
New Paltz, NY12561

4. Submission of Renewal Application The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Freshwater Wetlands.



5. Permit Modifications, Suspensions and Revocations by the Department The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;
- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;
- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Transfer Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.



NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits

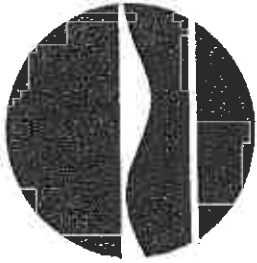
The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights

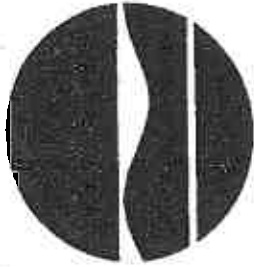
This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

Item E: SEQR Unlisted Action, No Significant Impact Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as an Unlisted Action with Carmel Town Planning Board designated as the lead agency. It has been determined that the project will not have a significant effect on the environment.

New York State
Department of Environmental Conservation



NOTICE



The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of work approved and any Department conditions on it, contact the DEC at 845/256-3054. Please refer to the permit number shown when contacting the DEC.

Permittee: 1979 Route 6 LLC Permit No. 3- 3720-00443/mo1

Effective Date: 2/9/2017 Expiration date: 12/31/2020

☐ Applicable if checked. No instream work allowed between October 1 & April 30

NOTE: This notice is **NOT** a permit.

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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

IMPORTANT NOTICE TO ALL PERMITTEES

The permit you requested is enclosed. Please read it carefully and note the conditions that are included in it. The permit is valid for only that activity expressly authorized therein; work beyond the scope of the permit may be considered a violation of law and be subject to appropriate enforcement action. Granting of this permit does not relieve the permittee of the responsibility of obtaining any other permission, consent or approval from any other federal, state, or local government which may be required.

Please note the expiration date of the permit. Applications for permit renewal should be made well in advance of the expiration date (minimum of 30 days) and submitted to the Regional Permit Administrator at the above address. For SPDES, Solid Waste and Hazardous Waste Permits, renewals must be made at least 180 days prior to the expiration date.

The DEC permit number & program ID number noted on page 1 under "Permit Authorization" of the permit are important and should be retained for your records. These numbers should be referenced on all correspondence related to the permit, and on any future applications for permits associated with this facility/project area.

If a permit notice sign is enclosed, you must post it at the work site with appropriate weather protection, as well as a copy of the permit per General Condition 1.

If the permit is associated with a project that will entail construction of new water pollution control facilities or modifications to existing facilities, plan approval for the system design will be required from the appropriate Department's regional Division of Water or delegated local Health Department, as specified in the State Pollutant Discharge Elimination System (SPDES) permit.

If you have any questions on the extent of work authorized or your obligations under the permit, please contact the staff person indicated below or the Division of Environmental Permits at the above address.

Joseph A. Murray

Division of Environmental Permits, Region 3
Telephone (845) 256-3040

- ☐ Applicable only if checked. Please note all work authorized under this permit is prohibited during trout spawning season commencing October 1 and ending April 30.
- ☒ Applicable only if checked for **STORMWATER SPDES INFORMATION**. We have determined that your project requires coverage under the General Stormwater SPDES Permit. You must file a Notice of Intent to obtain coverage under the General Permit. This form can be downloaded at <http://www.dec.ny.gov/chemical/43133.html>.
- ☒ Applicable only if checked: **MS4 Areas**. This site is within an MS4 area (Municipal Separate Storm Sewer System); therefore the SWPPP must be reviewed and accepted by the municipality. The MS-4 Acceptance Form must be submitted in addition to the Notice of Intent.

Send the completed form(s) to: NYS DEC, Stormwater Permitting, Division of Water, 625 Broadway, Albany, New York 12233-3505; in addition, DEC requests that you provide one electronic copy of the approved SWPPP directly to NYS DEC, 100 Hillside Avenue - Suite 1W, White Plains, NY 10603-2860.



Department of
Environmental
Conservation



December 11, 2015

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

1979
RE: 1976 Route 6 Site
1976 US Route 6
Tax Map No. 55.15-1-20

Dear Chairman Laga and Members of the Board:

Please find enclosed Drawing WV-1 "NYSDEC Wetland Validation Map" for the above referenced site.

A portion of a town regulated wetland is located at the southern edge of the site and a portion of NYSDEC FWW LC-55 is located on the western side of the site. The wetlands were delineated by Jim Bates of Ecological Analysis in August 2015. The delineation for the portion of the NYSDEC wetland was field verified by Kelly McKean of the NYSDEC on November 25, 2015.

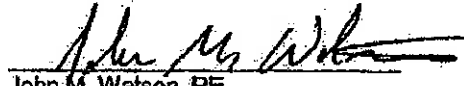
The enclosed map is being submitted to the Board to request that the Town Wetland Inspector conduct a site visit at his earliest convenience to verify the wetland delineations as presented on the map.

We trust the enclosed information will be found adequate. Should you require additional copies or information, Please let us know.

Very truly yours,

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

By:


John M. Watson, PE
Principal Engineer

djm

Enclosures

cc: Kenn Volz, w/enclosures

Insite File No. 15244.100

Richard J. Franzetti, P.E.
Town Engineer




(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

MEMORANDUM

To: Environmental Conservation Board

From: Richard J. Franzetti P.E. Town Engineer 

Date: February 23, 2017

Re: 55.15-1-20 - Meadowland Extension Wetland Inspection

In response to the attached request by the above applicant, a representative of the Engineering Department (Department) performed a field inspection of the referenced property on February 23, 2017 to confirm the delineation of the wetlands.

The wetland flagging shown on the drawing is correct.

The Town of Carmel should be informed five days prior to start of construction to observe the installed erosion control devices.

I trust that this is adequate for your needs. If you have any questions, please don't hesitate to contact me.

Tel: (845) 628-1500 Fax: (845) 628-7085 email rjf@ci.carmel.ny.us

G:\Engineering\Planning Board\55.15-1-20- Meadowlands Extension\Wetlands\02-23-17 - 55.15-1-20 - Meadowlan Extension
Wetland inspection .doc

**RESOLUTION OF THE
PLANNING BOARD OF THE TOWN OF CARMEL
#16-29 November 9, 2016**

Tax Map #55.15-1-20

**MEADOWLAND EXTENSION
1979 ROUTE 6
FINAL SITE PLAN APPROVAL**

WHEREAS, an application for final site plan approval has been submitted by Volz Automotive (hereinafter referred to as the "Applicant"); and

WHEREAS, the site is located at 1979 Route 6, within C/BP – Commercial/Business Park Zoning District and is more specifically known and designated as Tax Map #55.15-1-20 (hereinafter referred to as the "Site"); and

WHEREAS, the proposed action involves the construction of a 338 space outdoor vehicle storage area for the Meadowland at Carmel auto dealership. Associated improvements include a new driveway curb cut onto Route 6, a new access driveway, lighting, landscaping and stormwater management facilities. (hereinafter referred to as the "Project"); and

WHEREAS, the Final Site Plan consists of the following drawings prepared by Insite Engineering, Surveying & Landscape Architecture, P.C., dated February 10, 2016, last revised September 29, 2016 (hereinafter referred to as the "Final Site Plan"):

- | | |
|------|---------------------------------|
| SP-1 | Layout Plan |
| SP-2 | Grading & Drainage Plan |
| SP-3 | Erosion & Sediment Control Plan |
| LP-1 | Lighting Plan |
| D-1 | Site Details |
| D-2 | Site Details |
| EP-1 | NYSDOT Entrance Plan |

WHEREAS, the proposed action has been determined to be an Unlisted Action pursuant to SEQR 6 NYCRR Part 617; and

WHEREAS, on November 9, 2016 the Planning Board, serving as Lead Agency for the SEQR review of this application, adopted a Negative Declaration; and

WHEREAS, on May 26, 2016, The Town of Carmel Zoning Board of Appeals granted variances to allow for the Project as proposed; and

*Meadowlands Extension
Final Site Plan Approval
Resolution # 16-29
November 9, 2016*

WHEREAS, a public hearing was held pursuant to Section 276 of the Town Law on the proposed site plan at Town Hall, Mahopac. All persons wishing to speak on the application were provided an opportunity to be heard; and

WHEREAS, the Planning Board has considered the Final Site Plan, and all other materials submitted by the Applicant in support of this proposal, the comments of Town staff and consultants made via memoranda to the Planning Board (which memoranda are incorporated herein by reference) the verbal commentary made during the entire course of the Planning Board's meetings pertaining to the review for Final Site Plan approval and evaluation of the proposed action, and the comments of the public; and

WHEREAS, the requirements for final site plan approval contained in the Town of Carmel Zoning Ordinance have been met by said application for Final Site Plan approval, with the exception of those items waived per §156-61 of the Town of Carmel Zoning Code; and

NOW THEREFORE BE IT RESOLVED, that the application of approval of the Final Site Plan submitted by Volz Automotive, as depicted on the plans identified above is hereby granted subject to the following conditions:

1. This Final Site Plan approval authorizes the Applicant to undertake only the activities specifically set forth herein, in accordance with this resolution of approval and as delineated on the Final Site Plan as endorsed by the Planning Board Chairman. *Any change in use, alteration or modification to the Final Site Plan, or to the existing or approved facilities and site shall require the review and approval by the Planning Board of the Town of Carmel.*
2. The Applicant shall furnish the Planning Board with the required number of sets of the site plan as described above, for endorsement by the Planning Board Chairman, subject to the satisfaction of all approval conditions, which shall then be recorded as the approved Final Site Plan:
3. No changes, additions, erasures, modifications or revisions shall be made to the Final Site Plan following endorsement by the Planning Board Chairman. Any changes detected after endorsement of the Final Site Plan as final, shall result in the immediate termination and revocation of this resolution of approval, thereby making it null and void.
4. Authorized issuance of a Building Permit by the Building Inspector shall be fully based on, and in accordance with this resolution of approval and the signed and filed Final Site Plan. The Building Inspector shall include reference to the Final Site Plan and this resolution of approval on any Building Permit.
5. A performance bond, prepared in form to the satisfaction of the Planning Board Attorney, and in the amount of Eight Hundred and Seventy Two Thousand Dollars (\$872,000.00), in accordance with the requirements set forth in §156-61 J of the Zoning Ordinance, shall be provided to assure the completion of all improvements.

6. An engineering inspection fee in the amount of Forty Three Thousand Six Hundred Dollars (\$43,600.00), in accordance with the requirements set forth in §156-61 J of the Zoning Ordinance shall be paid to the Town of Carmel.
7. The Applicant shall file an execute with the Putnam County Clerk a "Stormwater Control Facility Maintenance Agreement" as specified in §156-85 to assure the long term maintenance of the Site's stormwater treatment facilities.
8. All outstanding comments of the Town Engineer shall be satisfactorily addressed.
9. The Site will not be utilized by customers. No sales, customer service or pick-up/delivery of customer vehicles will be conducted on-site.
10. All customer vehicles will be dropped off and picked up at the established areas at the main dealership facility across Route 6, and shuttled to and from the Site by Meadowland staff.
11. "No Public Access" sign shall be posted at the Route 6 driveway.
12. No vehicles shall be stored outside of the security gate or within 100' of the Route 6 driveway entrance.
13. Stored vehicles shall not be displayed for sale, with hood up, or with balloons, streamers, pennants or any other colorful, eye-catching advertising/signage.
14. The hours of construction activity shall take place in conformance with the applicable Town Regulations.
15. All new site utilities shall be installed underground.
16. All landscaping shall be installed in accordance with the Layout Plan (SP-1). Any substitutions to listed plant materials shall be submitted to the Building Inspector prior to installation of same. Should the Building Inspector determine that the substitutions constitute a substantive change to the approved Planting Plan, the Applicant shall file an application for Amendment to the Site Plan Approval, which shall be reviewed and approved by the Planning Board, prior to the installation of the landscaping materials.
17. All site landscaping shall be maintained in a healthy state; should any plantings become damaged or die, said plantings shall be immediately replaced in-kind.
18. Prior to initiation of construction the Applicant or his representative will meet with the design engineer, Town Engineer, Highway Superintendent, Building Inspector, Site Contractor and/or any additional outside agencies that may have jurisdiction over aspects of the Project for a preconstruction conference to review all facets of construction and required inspections.

19. Prior to the commencement of any site work or construction activity, erosion and sedimentation controls shall be installed in accordance with the Erosion & Sediment Control Plan (SP-3) and the requirements of the Town and shall be subject to continual inspection and maintenance and any additional controls that may be required by the Building Inspector and/or Town Engineer. Stormwater runoff shall be controlled at all times during construction to prevent erosion of the site area under construction and to prevent sedimentation and dust dispersal upon areas not under construction, particularly off-site locations. Silt fencing, hay bales, anti-tracking aprons and all other required erosion and sedimentation control measures shall be regularly inspected and maintained in an orderly and functioning manner. Additional supplies of silt fencing and hay bales shall be kept on the site during construction for immediate use if needed.
20. A NYSDEC Freshwater Wetland Permit is required for encroachments into Freshwater Wetland LC-55, and the Project shall comply with all conditions of the Wetland Permit.
21. All comments of the ECB and conditions of the wetland permit are hereby incorporated by reference.
22. A NYSDOT Highway Work Permit is required for the Project.
23. The Applicant shall remove existing non-native, invasive plant species from the upland portion of the Site.
24. A clean and legible copy of this Resolution (as signed by the Planning Board Chairman) and a copy of the signed Final Site Plan shall be maintained at the subject property at all times.
25. Prior to the issuance of a Certificate of Occupancy by the Building Inspector, an "As-Built" Plan showing the installed and completed improvements, certified by a New York State licensed Land Surveyor shall be prepared at the sole expense of the Applicant. Said As-Built Plan shall be provided to the Building Inspector, documenting satisfactory completion of all approved and authorized construction activities and zoning compliance.
26. Failure to comply with any of the conditions set forth herein shall be deemed a violation of this approval, which may lead to the revocation of the Approval and/or Certificate of Occupancy, in accordance with the applicable provisions of the Town of Carmel.
27. The applicant shall obtain all other applicable permits and approvals and shall pay all other fees as a part of the execution of the final site plan.

BE IT FURTHER RESOLVED, that this Final Site Plan Approval shall remain valid for a period of one (1) year from the date of its approval. This Final Site Plan Approval shall become null and void on November 9, 2017 unless construction is commenced pursuant to an authorized Building Permit.

BE IT FINALLY RESOLVED that this Final Site Plan approval resolution shall have an effective date of November 9, 2016.

**PLANNING BOARD
TOWN OF CARMEL**

Harold Gary
Chairman

11/9/16
Dated:

This Resolution Was Thereupon Duly Adopted

**RESOLUTION OF THE
PLANNING BOARD OF THE TOWN OF CARMEL
#16-28 November 9, 2016**

Tax Map #55.15-1-20

**MEADOWLAND EXTENSION
1979 ROUTE 6
SEQR DETERMINATION OF SIGNIFICANCE
NEGATIVE DECLARATION**

WHEREAS, the Planning Board of the Town of Carmel is conducting an Uncoordinated SEQR Review of an Unlisted Action, known as the Meadowland Extension site plan; and

WHEREAS, the proposed action involves the construction of a 338 space outdoor vehicle storage area for the Meadowland at Carmel auto dealership. Associated improvements include a new driveway curb cut onto Route 6, a new access driveway, lighting, landscaping and stormwater management facilities.

WHEREAS, on April 27, 2016, the Planning Board of the Town of Carmel designated its intent to serve as Lead Agency; and

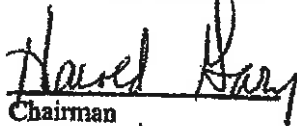
WHEREAS, the Lead Agency Notice of Intent was circulated to all Involved Agencies; and

WHEREAS, no objections to the Planning Board designation to serve as Lead Agency were received.

NOW THEREFORE BE IT RESOLVED, that pursuant to Part 617 of the SEQR Regulations, Planning Board of the Town of Carmel hereby confirms its designation to serve as the Lead Agency for the SEQR Review of this Unlisted action.

BE IT FURTHER RESOLVED, that pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law, the Lead Agency has determined that the proposed Unlisted Action will not have a significant effect on the environment for the reasons enumerated in the attached Negative Declaration Form.

**PLANNING BOARD
TOWN OF CARMEL**


Chairman

11/9/16
Dated:

SEQR

617.21
Appendix F
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number _____

Date November 9, 2016

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Carmel Planning Board as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action:

Meadowlands Extension Site Plan

SEQR Status:

Type I ☐

Unlisted ☒

Conditioned Negative Declaration:

Yes ☐

No ☒

Description of Action:

The proposed action involves the construction of a 338 space outdoor vehicle storage area for the Meadowland at Carmel auto dealership. Associated improvements include a new driveway curb cut onto Route 6, a new access driveway, lighting, landscaping and stormwater management facilities.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Site is located at 1979 Route 6, Town of Carmel, Putnam County, Tax Map #55.15-1-20.

REASONS SUPPORTING THIS DETERMINATION:

See attached.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: Rose Trombetta, Planning Board Secretary
Address: Town Hall, Mahopac, NY 10541
Telephone Number: 845-628-1500

For Type I Actions and Conditioned Negative declarations, a Copy of the Notice sent to:

Commissioner, Dep't of Environmental Conservation, 625 Broadway, Albany, NY 12233
NYSDEC Region 3, 21 South Putt Corners Road, New Paltz, NY 12561
Supervisor, Town of Carmel, Town Hall, Mahopac, NY 10541

REASONS SUPPORTING THIS DETERMINATION

The proposed action involves the construction of a 338 space outdoor vehicle storage area for the Meadowland at Carmel auto dealership. Associated improvements include a new driveway curb cut onto Route 6, a new access driveway, lighting, landscaping and stormwater management facilities.

Potential impacts relating to the proposed development by the applicant include the following:

1. The Site lies within the C/BP-Commercial Business Park Zoning District. The use of the site to support accessory parking for the Meadowlands at Carmel auto dealership located across Route 6, without an on-site principal use, is prohibited. The Town of Carmel Zoning Board of Appeals granted a variance for this non-conformity on May 26, 2016.
2. The project complies with the "New & Used Car Lot" conditional use criteria set forth in §156-29. No adverse impacts are anticipated.
3. The project complies with the C/BP-Commercial Business Park zoning district bulk and area requirements. No adverse impacts are anticipated.
4. On May 26, 2016, the Zoning Board of Appeals granted areas variances for the minimum building size, parking space width, length and traffic aisle width. No adverse impacts are anticipated.
5. The construction of the parking area and associated site improvements will result in temporary air quality impacts during construction. These temporary impacts to air quality will be carefully monitored by the Building Department and will be controlled through the implementation of a construction management plan and site development protocol that will be submitted with the Building Permit application, as well as through a continual reliance on construction Best Management Practices and continued equipment repair and maintenance. The approved construction management plan and site development protocol will emphasize minimizing fugitive dust. Employing these measures will assure that the proposed Action will not result in any significant adverse environmental impacts to air quality.
6. The Proposed Action will result in the addition new impervious surfaces. A full stormwater pollution prevention plan (SWPPP) has been submitted in support of this application. New subsurface stormwater drainage facilities are proposed. Approval of the SWPPP will assure that the stormwater is properly managed and that the post-development rate of runoff will not increase beyond existing levels. The proposed action will not result in any significant adverse environmental impacts to stormwater conditions and surface water features.
7. The proposed development of the site involves grading and excavation. During the site grading and excavation process, a potential for soil erosion and sedimentation will exist. This situation will be controlled through the use and

installation of temporary soil stabilization and erosion and sediment control devices. All devices shall be designed and installed in accordance with New York Guidelines for Urban Erosion and Sediment Control, and New York Standards and Specifications for Urban Erosion and Sediment Control. The Erosion and Sediment Control Plan minimizes the downstream erosion hazard by controlling runoff at its source, minimizing runoff from disturbed areas and de-concentrating stormwater runoff. This plan shall be implemented under the strict supervision of the Town Engineer. As a result, no adverse impacts are anticipated.

8. Long-term noise impacts are not anticipated as a result of the accessory vehicle storage parking lot. No activities associated with the project will result in noise generation beyond background ambient noise levels.

Short-term noise impacts associated with the construction of the parking lot will occur. It is anticipated that worst-case construction activities are anticipated to generate short-term noise levels in the vicinity 85dBA measured at 50' from the noise source.

Short-term noise impacts shall be controlled by maintaining construction equipment in good working order and providing mufflers. Construction shall be limited to times specified in the Town ordinance. As a result, these controlled, short-term noise impacts will not result in a significant adverse environmental impact.

9. It is not anticipated that a significant volume of solid waste will be generated at this site. No significant vehicle maintenance will occur at the site. No adverse impacts are anticipated.
10. The accessory vehicle storage parking lot will not generate any demand for water, or result in the generation of sewage. No adverse impacts will result from the project.
11. The project is not located within a 100-year floodplain as designated by FEMA. No floodplain impacts will result from the project as proposed.
12. The proposed action will result in minor encroachments into the on-site state regulated wetland (LC-55), including grading and tree removal. No fueling or maintenance of construction equipment will occur within the wetland and wetland buffer, and the site development contractor shall be maintain a spill kit on-site at all times during construction. Subject to the issuance of the NYSDEC wetland permit, and approval from the Town of Carmel ECB, the proposed action will not result in any negative impacts on wetland resources.
13. There will be no impact on a significant habitat area as a result of this project. No threatened or endangered species of animals or the habitat of such species have been identified on the site according to the NYS Natural Heritage Inventory, with the exception of the Northern Long-Eared Bat. As mitigation for potential impacts to this species, all tree clearing for the project shall occur within the acceptable breeding time frame. NYSDEC approval shall be required for clearing during periods when impacts may result.

14. The proposed action will not result in the generation of peak hour traffic. The site will be used to store vehicle inventory for the Meadowlands at Carmel auto dealership located across Route 6. The site will not be used by customers, and all customer pick-up and drop off will occur at the main site. Vehicles will be shuttled between the site by employees only. As a result, it can be concluded that no significant adverse traffic impacts are anticipated.
15. The proposed action will not affect any building, site, or place of historic or archaeological value. No such facility on or in the immediate vicinity of the Site is listed on the State or national registers of historic place. It can be concluded that the proposed action will not result in any adverse impacts to historic or archaeologically important resources.
16. The proposed action will result in a change in the way energy is currently used on the site. New site lighting is proposed, that will be designed to conform to all New York State Building Code requirements, including stringent energy-compliance standards. It is not anticipated that the project will overburden existing utility resources, and no adverse impacts are anticipated.
17. The proposed project does not present any opportunity to adversely affect public safety nor would it create a hazard to human health.
18. The action will not result in changes in two or more elements of the environment, which alone would not have a significant effect on the environment, but when considered together, would result in a substantial adverse impact on the environment.
19. The proposed action is not related to another action which would be funded or approved by an agency which, when considered cumulatively, would meet one or any of the aforementioned criteria

Site Plan

Approval hereby granted this _____ day of _____
if building permit is not issued within 12 months from the above
date, this approval becomes null and void.

Team of Corral Planning Board

Signed this _____ day of _____ by _____
Chairman _____
Secretary _____

The undersigned hereby certifies as represented on this bill and hereby certifies that the bill is a true and correct copy of the original as submitted by the applicant.

DATE: 12/19/1914 BY: [Signature]

12-16

C&P ZONE REQUIREMENTS			
	REQUIRED	PROPOSED	
Minimum Lot Area	3 AC	12.89 AC	
Minimum Lot Width	200'	800' ±	
Minimum Lot Depth	200'	1,212' ±	
Minimum Setbacks			
Principal Bldg.	Front Yard	50'	N/A
	Side Yard	45'	N/A
	Rear Yard	50'	N/A
Maximum Building Height		45'	N/A
Minimum Building Foot Area		3,000 sq. ft.	2.31 ±
Maximum Building Coverage		40%	N/A

VEHICLE STORAGE SPACES PROVIDED:

VEHICLE STORAGE SPACES PROVIDED:
Outside Public Storage Areas: = 128 spaces provided

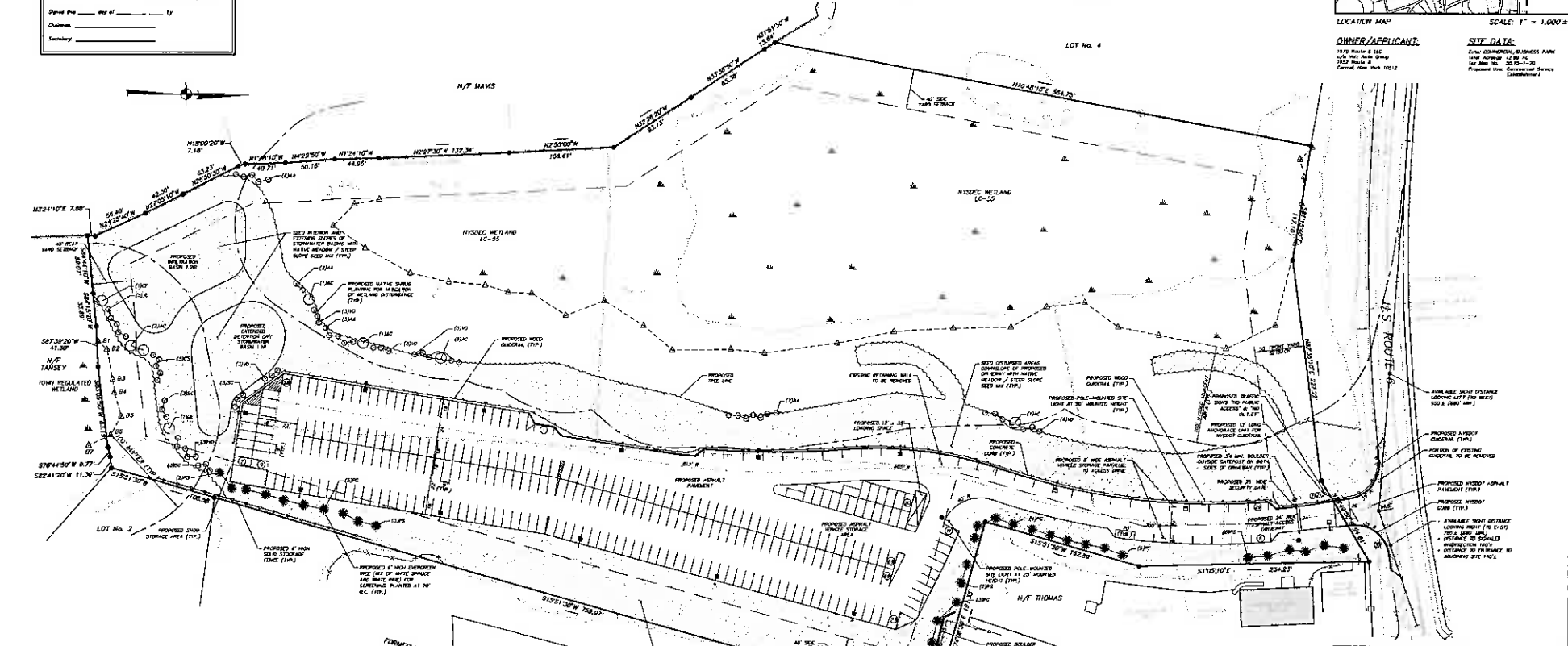
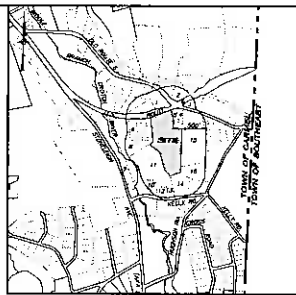
1040MG 584056 6804050-

1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

Accounting Source: X 1 2009 PRO-0007

1. The defendant's employment as a union member from 1/20/01 to present was not "Terminated" or "Resigned" as stated in the complaint. Plaintiff's own records reflect that Plaintiff was "Terminated" by Defendant on 1/20/01, and Plaintiff was "Hired" by Defendant on 1/20/01.
2. The defendant's employment as a union member is stated from a "Voluntary Release" and Plaintiff's records reflect that Plaintiff was "Hired" by Plaintiff-Supplemental Claims, after Defendant terminated Plaintiff on 1/20/01.
3. The "HRCRC" released Plaintiff and the Team of General Counsel of Plaintiff-Supplemental Claims released Plaintiff on 1/20/01. Plaintiff-Supplemental Claims released Plaintiff on 1/20/01, and Plaintiff-Supplemental Claims released Plaintiff on 1/20/01.
4. Plaintiff was not "Terminated" or "Resigned" as stated in the complaint. Plaintiff was "Terminated" by Defendant on 1/20/01, and Plaintiff was "Hired" by Defendant on 1/20/01.
5. Plaintiff was not "Terminated" or "Resigned" as stated in the complaint. Plaintiff was "Terminated" by Defendant on 1/20/01, and Plaintiff was "Hired" by Defendant on 1/20/01.
6. Plaintiff was not "Terminated" or "Resigned" as stated in the complaint. Plaintiff was "Terminated" by Defendant on 1/20/01, and Plaintiff was "Hired" by Defendant on 1/20/01.
7. Plaintiff was not "Terminated" or "Resigned" as stated in the complaint. Plaintiff was "Terminated" by Defendant on 1/20/01, and Plaintiff was "Hired" by Defendant on 1/20/01.
8. Plaintiff was not "Terminated" or "Resigned" as stated in the complaint. Plaintiff was "Terminated" by Defendant on 1/20/01, and Plaintiff was "Hired" by Defendant on 1/20/01.
9. Plaintiff was not "Terminated" or "Resigned" as stated in the complaint. Plaintiff was "Terminated" by Defendant on 1/20/01, and Plaintiff was "Hired" by Defendant on 1/20/01.
10. Plaintiff was not "Terminated" or "Resigned" as stated in the complaint. Plaintiff was "Terminated" by Defendant on 1/20/01, and Plaintiff was "Hired" by Defendant on 1/20/01.
11. Plaintiff was not "Terminated" or "Resigned" as stated in the complaint. Plaintiff was "Terminated" by Defendant on 1/20/01, and Plaintiff was "Hired" by Defendant on 1/20/01.
12. Plaintiff was not "Terminated" or "Resigned" as stated in the complaint. Plaintiff was "Terminated" by Defendant on 1/20/01, and Plaintiff was "Hired" by Defendant on 1/20/01.

1. N/A Brainerd Manufacturing Capital
2. N/A Dunbar Water Supply LLC
3. N/A WSP Realty
4. N/A 82 Old Main St. LLC
5. N/A Honey Do Inn, LLC
6. N/A Anton Link
7. N/A Plymouth City Nat Bank of Can
8. N/A West First Management Corp.
9. N/A Xogen
10. N/A Eric Ferrara
11. N/A West First Management Corp.
12. N/A John J. Duran Wreckable Rest
13. N/A Paul & Laura Finco
14. N/A Anthony G. Vaccaro
15. N/A County of DeKalb



2. All jump means and matches for both temporary and permanent subbasins will not contain any non-native invasive species.

2. Identify final grading and placement of liquid and any required soil amendments, access to receive permanent vegetation cover in combination with suitable health of soils.

- must meet nutrient per acreage and timing needs
- fertilizer applied at the manufacturer's recommended rate using a 10-10-10 seed starter fertilizer or equivalent
- no fertilizer is to be used in stormwater basins. Nutrient requirements shall be met by incorporation of acceptable organic matter.

- much, sell hay or grain grain alone applied at a rate of 80 lbs./1000 sq. ft. or 2 tons/acre, be applied and broadcast according to New York State Standards and Specifications for Design and Placement Control, August 2003.
- if the person prevents the establishment of a permanent vegetation cover, the disturbed area will be mulched with straw or equivalent.

3. Seeding should begin immediately upon completion of trash greening and seed bed excavation while soil is still friable and before weeds can emerge. If seedling crop is crushed or composted, it should be recovered by sifting or lifting. If weeds are present, they should be mowed short and removed or killed under before seed is applied.

4. Seed mixture shall be planted between March 21 and May 21, or between August 13 and October 13 or as directed by project representatives. The seed ratios as specified on these drawings are as follows:

4. Temporary Seed lots for temporary seedling shall be annual or perennial ryegrass in spring, summer or early fall at a rate of 30 lbs. per acre or winter type (crimson type) in late fall or early winter at a rate of 100 lbs. per acre.

0000 Penn First Conservation Seeds of Monoculture, PA

ALTERNATION OF THIS DOCUMENT, UNLESS UNDER THE SUPERVISION
OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF
SECTION 7709 OF ARTICLE 145 OF THE EDUCATION LAW

1. All plantings shall be installed per section 142 of the Town of Cornwall Code. The National Inspector should be notified 10 days prior to site preparation and installation of landscape plantings to ensure that the proper procedures are followed.
2. All arborvitae planting beds to receive a 12" min. depth of loam. Soil amendments and fertilizer application rates shall be determined based on specific foliage of trees.

3. Any new valve added will be grounded or required by results of soil testing and placed using a method that will not cause corrosion.
4. No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be cited in a fertilization or amendment basin monitor.

5. All plants related to be nursery stock.

10. The location and layout of landscape plants shown on the site plan shall have precedence in any determination between the availability of water shown on the site plan.

12. Provide a 1" layer of shredded bark mulch (or an equivalent) over entire watering saucer at all of the pits or over entire planting bed. Do not place mulch in 3" of live or shrub stands.

12. For non-employee personnel, name and classification as a Consulting Agreement or per diem, full time or temporary, specify gross immediately be received "in kind" by the contractor (during assigned period) or project owner.

1. New shrub plantings will be monitored periodically for general health and evidence of dieback due to deer browse. Plantings are to be monitored monthly for the first year after initial planting and quarterly thereafter.















2. Dead or diseased plants shall be replaced in-kind based on the approved site plan.
3. Should damage due to deer beores be evident, the following protocol shall apply:
 - a. Severely damaged (reduction of 50% or greater of original size of shrub) or dead

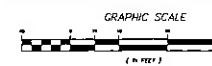
b. A quarterly survey program shall be implemented in accordance with the manufacturer's recommendations utilizing a product such as "User Selection" or "Time Classroom," from www.mhhe.com, or equivalent source.

Source: The authors. *Note:* The authors are grateful to the referees for their helpful comments.

SCHEMATIC PLANT LIST FOR SITE LANDSCAPING				
SYN	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
SHADE & FLOWERING TREES				
AC	8	<i>Amelanchier canadensis</i> / Shadblow	8" EYE - 14' H	6 x 8
CF	2	<i>Cornus florida</i> / White Flowering Dogwood	2" CAL	8 x 8
FLOWERING TREES				
PS	4	<i>Prunella sp.</i> / White Spirea	2" - 7" H	8 x 8
PS	24	<i>Prunella chinensis</i> / Chinese White Spirea	7" - 8" H	8 x 8
SHRUBS				
AA	12	<i>Artemisia arbuscula</i> / Red Chamaecyparis	18" - 24" H	41 CONE
CC	3	<i>Cornus amomifera</i> / Redding Dogwood	18" - 24" H	41 CONE
SC	9	<i>Sambucus racemosa</i> / Common Elderberry	18" - 24" H	41 CONE
MI	10	<i>Myrica asplenifolia</i> / Blue Myrica / Arrowwood Shrub	18" - 24" H	41 CONE

LEGEND

-  Ending Property Line
-  Ending Utility Pole Line
-  Ending Street
-  Ending AT&T and/or T-1 Line
-  Applicable National Line and Pole
-  100' AT&T National Adjacent
-  100' AT&T National Adjacent
-  Existing Buffer
-  Existing Buffer Relating Mill
-  Ending Fence
-  Proposed Gateway
-  Proposed Fence
-  Proposed Landscaping
-  Proposed Area Around the Lighting



#1	2-26-17	REVISED PER STEPHEN COMMENTS	ENC
#2	2-3-17	REVISED PER STEPHEN COMMENTS	ENC
#3	2-14-17	REVISED PER STEPHEN COMMENTS	ENC
#4	11-18-16	REVISED PER STEPHEN COMMENTS	6/20
#5	9-29-16	REVISED PER STEPHEN COMMENTS	CMP
#6	9-15-16	REVISED PER STEPHEN COMMENTS	2/10
#7	8-17-16	REVISED PER RENE & NITZOLD COMMENTS	NEW
#8	8-16-16	REPAIR, REVISIO & NITZOLD SUBMISSION	REV
#9	5-13-16	NITZOLD SUBMISSION	W/1
#10	4-1-16	REVISED PER RENE COMMENTS	W/1
#11	2-17-16	ADDED DATE LIGHTING & LANDSCAPING	W/1
NO	DATE	REVISION	BY

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

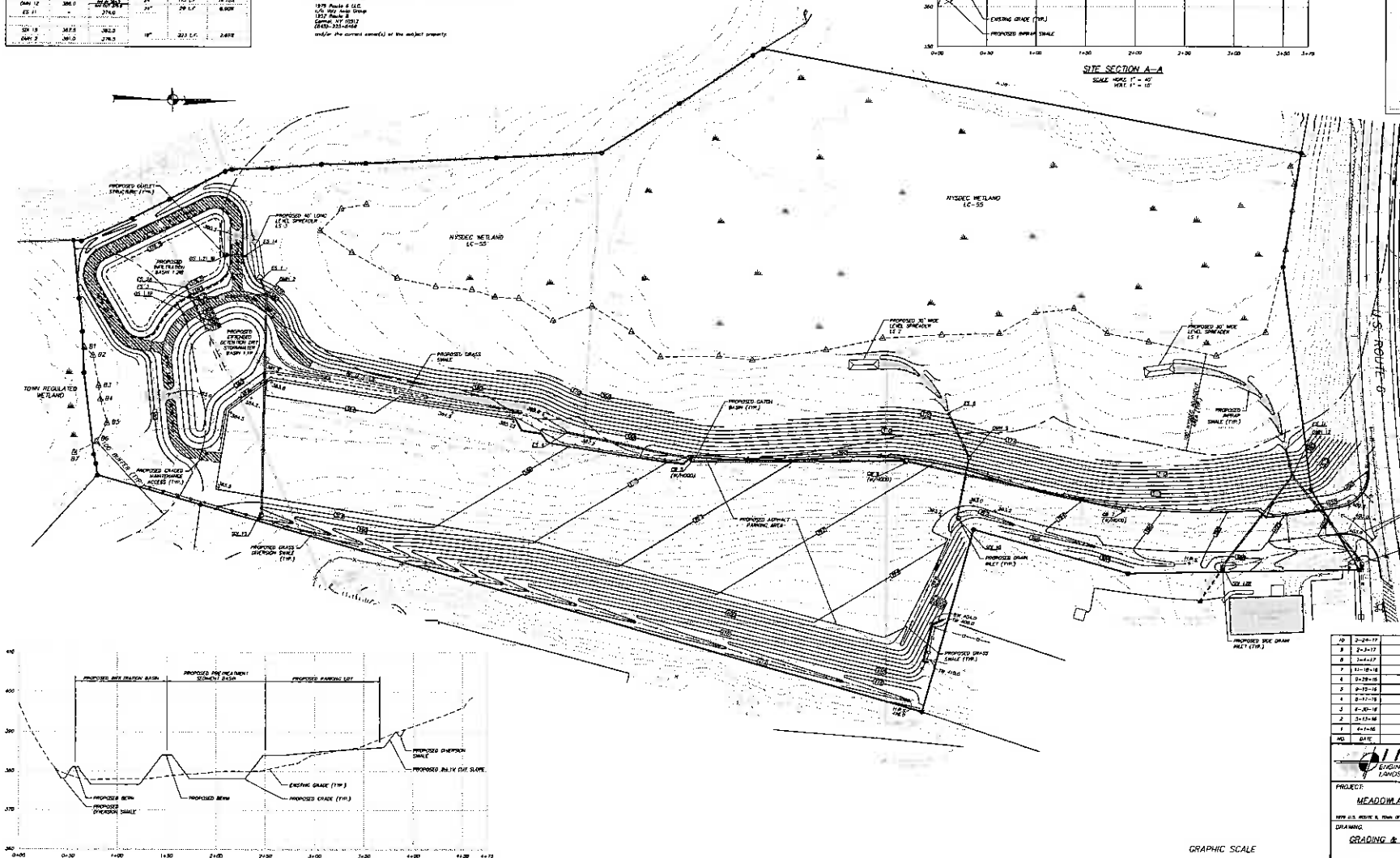
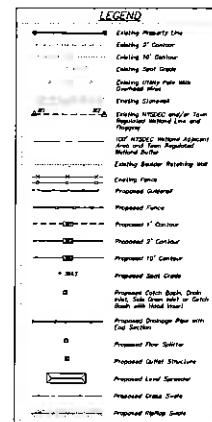
3 Cornell Place
Carmel, NY 10512
(845) 725-8890
(845) 325-9773 fax
www.insite-nyc.com

PROJECT: MEADOWS AND EXTENSION

1979 U.S. ADVICE & CONSENT OF CONSENT, NEW YORK

LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER	15244 TDD	PROJECT MANAGER	JM W.	TRAINING NO.		SHEET	
DATE	2-10-16	DRAWN BY	C.T.O.	SP-1			

[illegible][illegible]

ALLOCATION OF THIS DOCUMENT, SUBJECTS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION FOUR OF ARTICLE I, A.A.C. 101-01-0001.

SITE SECTION B-B
SCALE: HORIZ 1" = 40'
VERT. 1" = 10'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft

JO	2-24-77	REVISED PER READER COMMENTS	C
3	2-2-77	REVISED PER READER COMMENTS	C
8	2-2-77	REVISED PER READER COMMENTS	C
7	11-10-76	REVISED PER READER COMMENTS	C
4	8-28-76	REVISED PER READER COMMENTS	C
2	8-17-76	REVISED PER READER COMMENTS	C
1	8-17-76	REVISED PER JMW & READER COMMENTS	C
J	6-30-76	TOWNS REVISED & READER SUBMISSION	C
2	3-13-76	REVISION SUBMITTED	J
1	4-4-76	REVISED PER TOWNS COMMENTS	A
MD	DATE	REVISION	

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

3 Carroll Place
Coral Gables, FL 33134
(305) 225-9630
(305) 225-9777 fax
www.hobbs-eng.com

PROJECT:	MEADOWLAND EXTENSION
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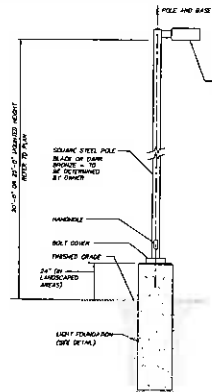
1979 U.S. HOUSE OF REPRESENTATIVES, HYDRAULIC DIVISION, NEW YORK

GRADING & DRAINAGE PLAN

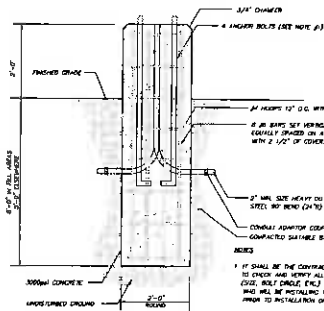
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PROJECT NUMBER	75244 100	PROJECT MANAGER	J. B. W.	DRAWING NO.	SHEET
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DATE	2-10-16	DRAWN BY	C.T.O.	SP-2
SCALE	1" = 10'	CHECKED	C.T.O.	



POLE-MOUNTED LIGHTING DETAIL (N.T.S.)

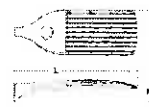


LIGHTING FOUNDATION DETAIL (N.T.S.)



D-Series Size 2 LED Area Luminaire

Specifications
 Length: 48"
 Width: 24"
 Height: 12"
 Weight: 15 lbs.



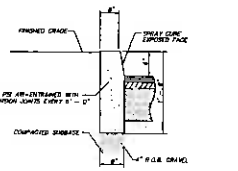
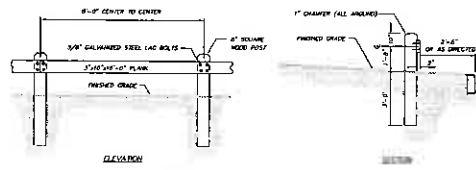
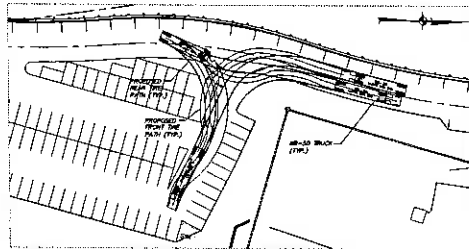
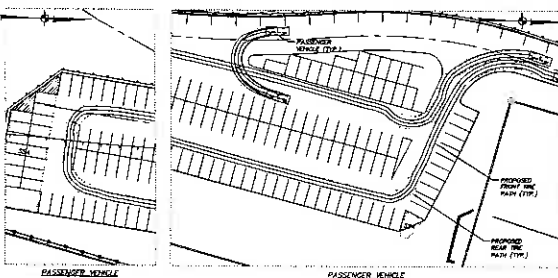
POLE-MOUNTED AREA LIGHT (N.T.S.)

Introduction

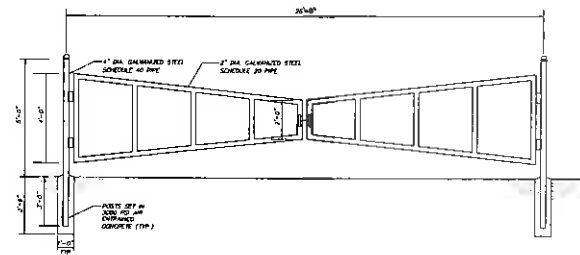
The D-Series Size 2 LED Area Luminaire is a high-quality, energy-efficient lighting fixture designed for use in a variety of applications. It features a durable, weather-resistant housing and a long-life LED light source. The luminaire is available in two mounting options: pole-mount and wall-mount. The pole-mount version is shown in this document. The luminaire is designed to provide uniform, high-quality illumination for a wide range of outdoor spaces, including parking lots, walkways, and public areas. The luminaire is available in two color temperatures: 3000K (warm white) and 5000K (cool white). The luminaire is also available in two beam angles: 30° and 60°. The luminaire is designed to be easy to install and maintain. The luminaire is also available in a variety of finishes, including black, white, and bronze. The luminaire is designed to be a long-lasting, reliable lighting solution for your outdoor space.

LIGHT CONTOUR LEGEND

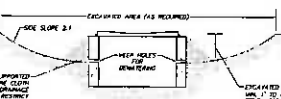
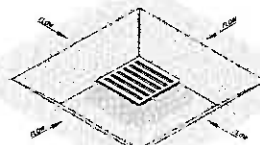
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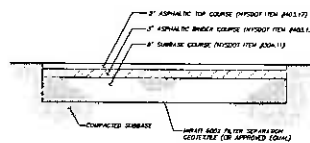
TYPICAL GEOTEXTILE ANCHORING DETAIL



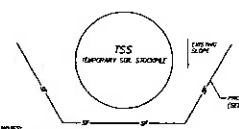
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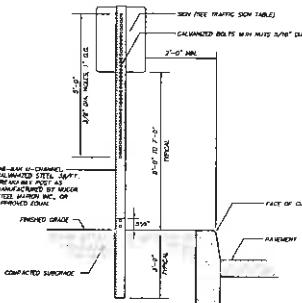
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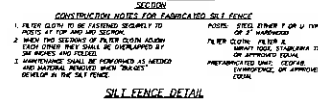
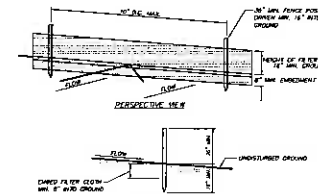
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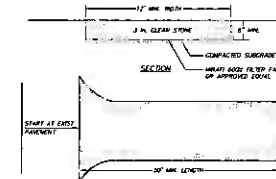
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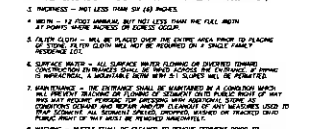
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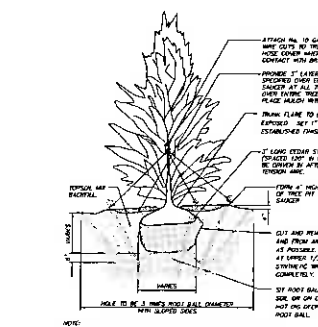
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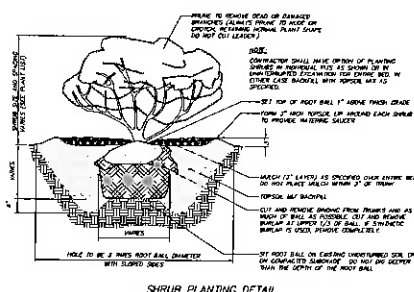
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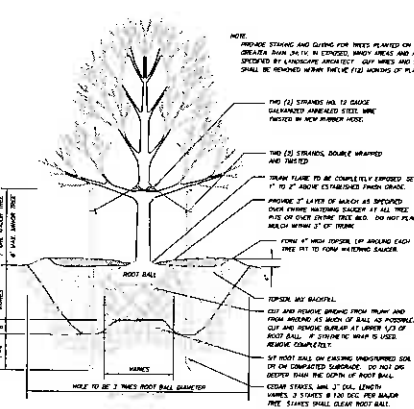
STOCKADE FENCE DETAIL



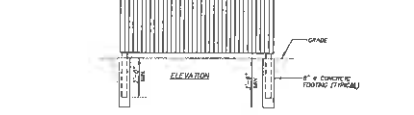
EVERGREEN TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

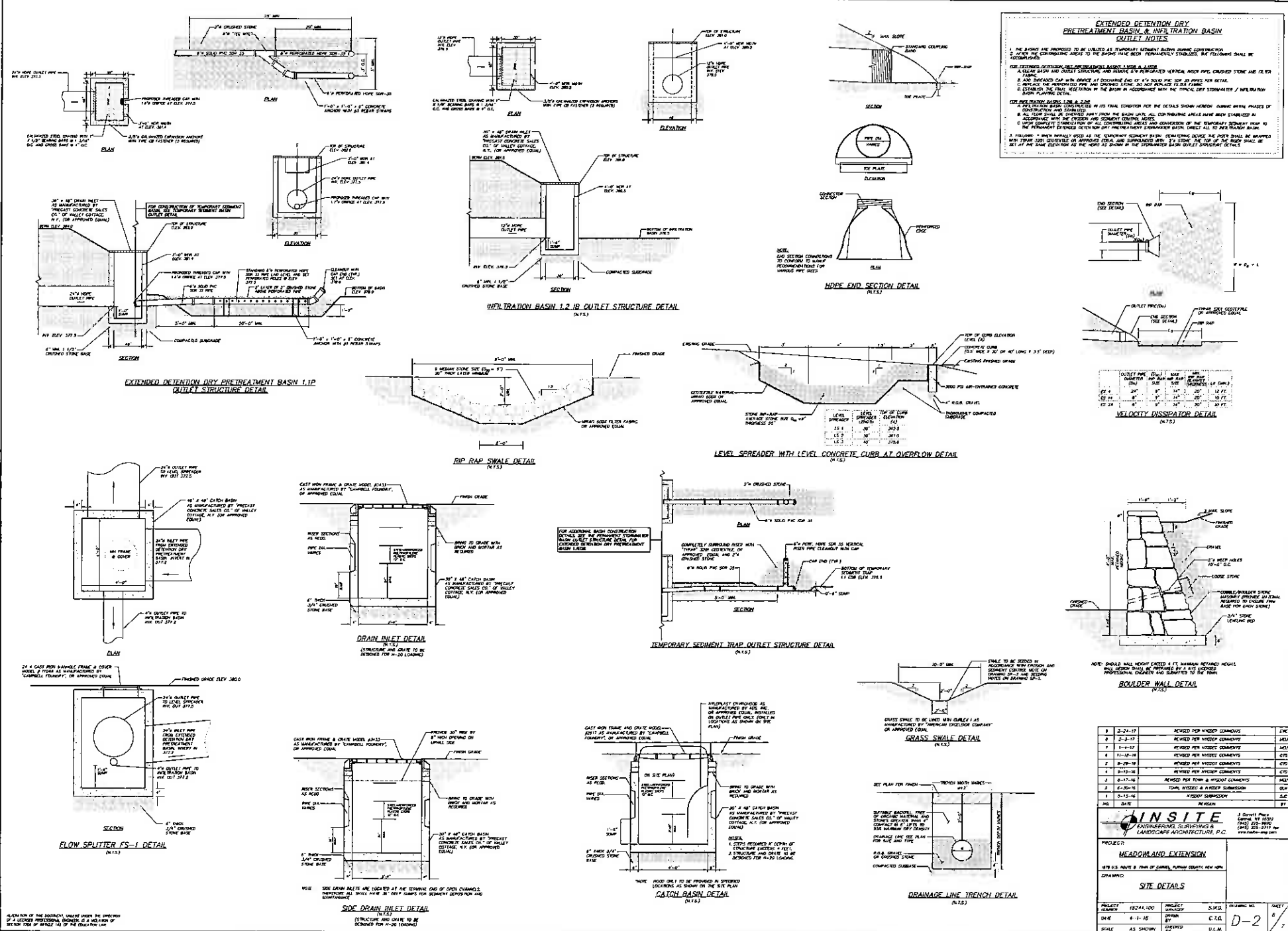


STOCKADE FENCE DETAIL

NO.	DATE	REVISION
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3	3-1-11	REVISED PER ARCHITECT COMMENTS
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8	3-1-11	REVISED PER ARCHITECT COMMENTS
9	3-1-11	REVISED PER ARCHITECT COMMENTS
10	3-1-11	REVISED PER ARCHITECT COMMENTS

PROJECT: MEADOWLAND EXTENSION
DRAWING: SITE DETAILS

PROJECT NUMBER	DATE	SCALE	PROJECT NO.	SHEET NO.
132-44-100	4-1-11	AS SHOWN	010	1
132-44-100	4-1-11	AS SHOWN	010	1



EXTENDED DETENTION DRY PRETREATMENT BASIN 1.1P OUTLET STRUCTURE DETAIL
(N.12)

1. THE BASIN IS PROPOSED TO BE UTILIZED AS TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION. AFTER THE CONSTRUCTION OF THE BASIN, THE FOLLOWING SHALL BE ACCOMPLISHED:

A. A DRAINAGE LINE SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

B. A DRAINAGE CURB SHALL BE INSTALLED AT THE END OF THE DRAINAGE LINE TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

C. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

D. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

E. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

F. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

G. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

H. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

I. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

J. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

K. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

L. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

M. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

N. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

O. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

P. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

Q. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

R. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

S. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

T. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

U. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

V. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

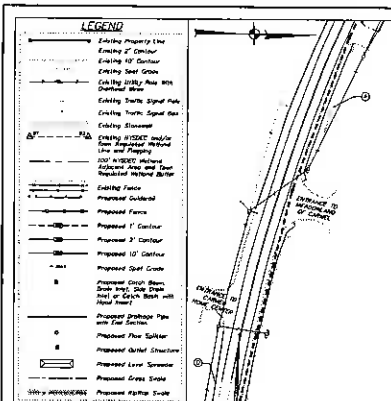
W. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

X. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

Y. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

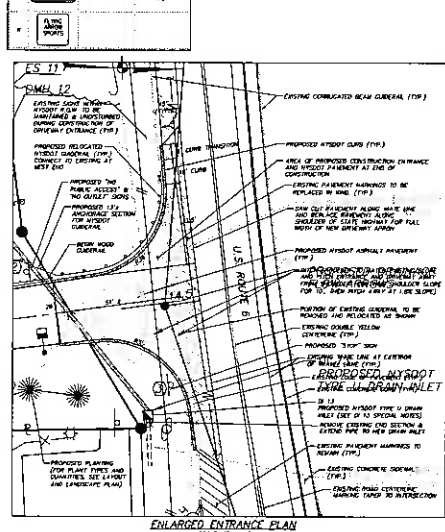
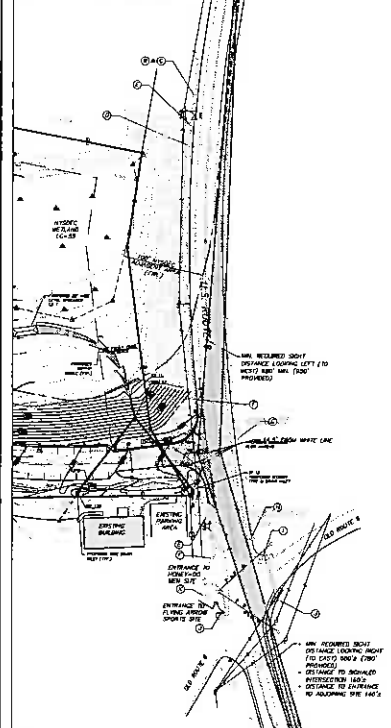
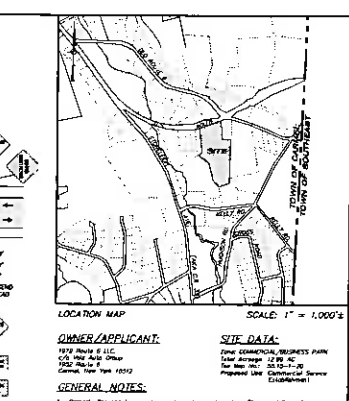
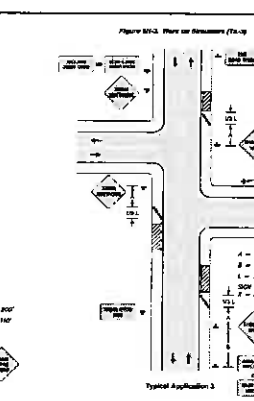
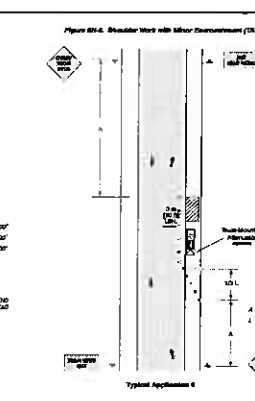
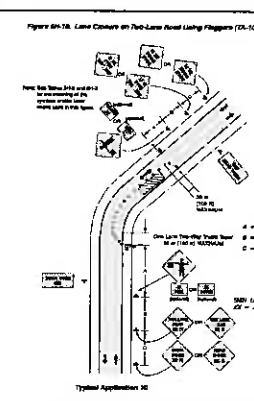
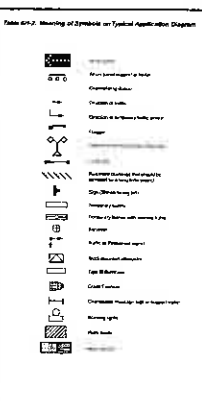
Z. THE DRAINAGE CURB SHALL BE INSTALLED IN THE BASIN TO REMAIN OPEN DURING CONSTRUCTION AND AFTER.

INSITE			
LANDSCAPE ARCHITECTURE, P.C.			
PROJECT	MEADOWLAND EXHIBITION	PROJECT NO.	12244.100
DATE	6-1-16	DESIGNER	C.F.O.
SCALE	AS SHOWN	CHECKED BY	D.E.M.
SITE DETAILS		SHEET 8/7	

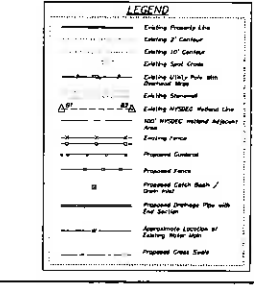
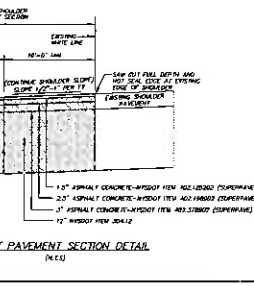
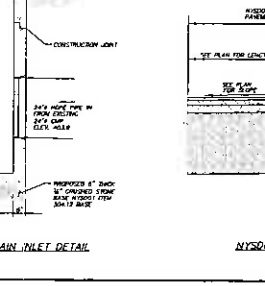
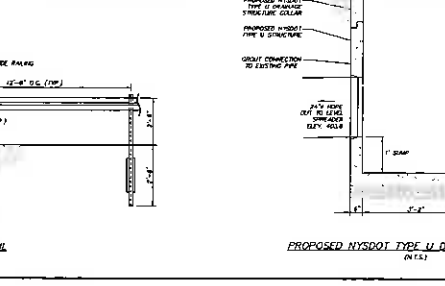
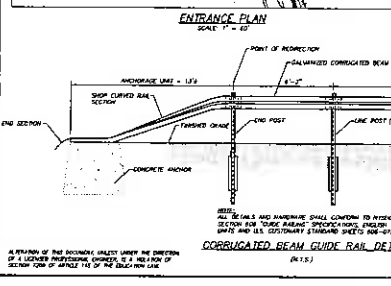
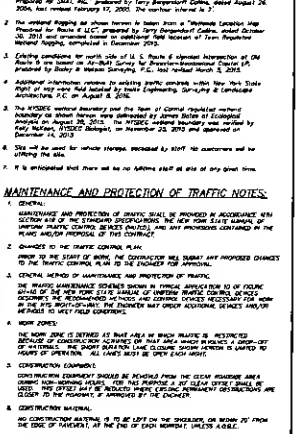
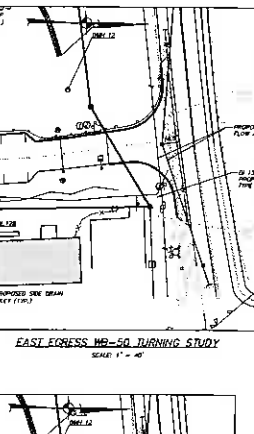
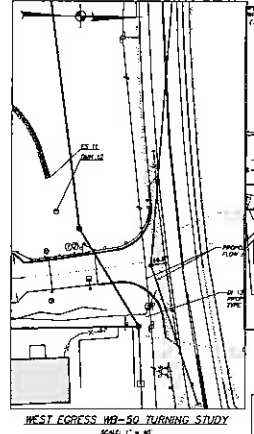
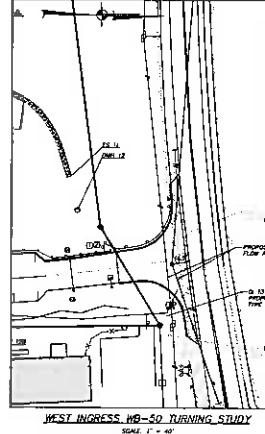


EXISTING SIGN DATA TABLE

NO.	TEXT	SIZE OF SIGN	DESCRIPTION
1	W 100	36" x 36"	W 100
2	W 100	36" x 36"	W 100
3	W 100	36" x 36"	W 100
4	W 100	36" x 36"	W 100
5	W 100	36" x 36"	W 100
6	W 100	36" x 36"	W 100
7	W 100	36" x 36"	W 100
8	W 100	36" x 36"	W 100
9	W 100	36" x 36"	W 100
10	W 100	36" x 36"	W 100
11	W 100	36" x 36"	W 100
12	W 100	36" x 36"	W 100
13	W 100	36" x 36"	W 100
14	W 100	36" x 36"	W 100
15	W 100	36" x 36"	W 100
16	W 100	36" x 36"	W 100
17	W 100	36" x 36"	W 100
18	W 100	36" x 36"	W 100
19	W 100	36" x 36"	W 100
20	W 100	36" x 36"	W 100



- CONSTRUCTION SEQUENCE**
1. REMOVE EXISTING AND CONSTRUCTION WITHIN THE INTERSECTION.
 2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE FOR EXISTING AND PROPOSED STRUCTURES.
 3. BEGIN CONSTRUCTION AND MAINTAIN EXISTING ENTRANCE WITH EXISTING AND PROPOSED STRUCTURES.
 4. BEGIN CONSTRUCTION AND MAINTAIN EXISTING ENTRANCE WITH EXISTING AND PROPOSED STRUCTURES.
 5. BEGIN CONSTRUCTION AND MAINTAIN EXISTING ENTRANCE WITH EXISTING AND PROPOSED STRUCTURES.
 6. BEGIN CONSTRUCTION AND MAINTAIN EXISTING ENTRANCE WITH EXISTING AND PROPOSED STRUCTURES.
 7. BEGIN CONSTRUCTION AND MAINTAIN EXISTING ENTRANCE WITH EXISTING AND PROPOSED STRUCTURES.
 8. BEGIN CONSTRUCTION AND MAINTAIN EXISTING ENTRANCE WITH EXISTING AND PROPOSED STRUCTURES.



INSITE

MEADOWLAND EXTENSION

NYS DOT ENTRANCE PLAN

NO.	DATE	DESCRIPTION	BY
1	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
2	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
3	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
4	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
5	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
6	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
7	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
8	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
9	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
10	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
11	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
12	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
13	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
14	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
15	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
16	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
17	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
18	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
19	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW
20	2-24-17	REVISED NEW NYS DOT COMMENTS	CHW

ROBERT LAGA
Chairman

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



ROSE TROMBETTA
Secretary

DAVID KLOTZLE
Wetland Inspector

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

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Ulysses Matsoukas

Address of Applicant: 230 Creamery Road Hopewell Junct. N.Y. 12532

Email: ulysses.matsoukas@gmail.com

Telephone# 5 Name and Address of Owner if different from Applicant:

Property Address: 837 South Lake Boulevard Tax Map # 75.43.1.27

Agency Submitting Application if Applicable: n/a

Location of Wetland: Lake Mahopac

Size of Work Section & Specific Location: 1200 sq ft

Will Project Utilize State Owned Lands? If Yes, Specify: No

Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A brief description of the regulated activity (attach supporting details).

Construction of an approximately 32 ft by 36" max height stone retaining wall and installation of an approximately 15 ft by 10 ft permeable power patio.

Proposed Start Date: ASAP Anticipated Completion Date: _____ Fee Paid \$225.00

CERTIFICATION

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

Ulysses Matsoukas
SIGNATURE

1/17/2017
DATE

PROJECT NARRATIVE

1/17, 201~~8~~7

1/17, 201~~8~~7

RE: Matsoukas
Wetland Permit
837 East Lake Boulevard
Tax Map No. 75.43-1-27

Existing Conditions

The subject property is owned by Ulysess V. Matsoukas and Gina M. Matsoukas and is located at 837 South Lake Boulevard in the Town of Carmel. The property fronts Lake Mahopac on its northeastern side and is delineated by an existing stonewall. There is a stone retaining wall located on the southern portion of the property. The proposed erosion and sediment control is a wire backed silt fence running from the eastern property line to the western property line. The silt fence shall continue southwest along the property line to the southern property line.

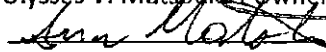
Proposed Conditions

The owners wish to construct a property improvement of a stone retaining wall at a maximum height of approximately thirty six inches. The proposed wall is to run approximately thirty two feet from the western property line southeast with an approximate southern return of eight feet. The owners wish to construct a fifteen foot by twenty foot permeable paver patio and install an eight foot by twelve foot storage shed. All construction is to be done by hand with as little disturbance as possible to the existing property. The proposed improvement is not anticipated to have any adverse impacts to Lake Mahopac, the surrounding wildlife habitat, or any subsurface water resources. An erosion and sediment control shall be in place to control runoff during construction. The proposed construction completion time is approximately seven days.

Respectfully,



Ulysess V. Matsoukas-Owner/Applicant



Gina M. Matsoukas-Owner/Applicant
230 Creamery Road
Hopewell Junction, NY 12533

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

1/17, 201~~6~~⁷

RE: Matsoukas
Wetland Permit
837 East Lake Boulevard
Tax Map No. 75.43-1-27

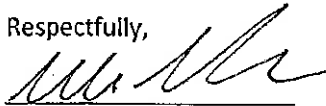
Dear Chairman Laga and Members of the Board:

Enclosed are four(4) copies of the following:

- ❖ Application for Wetland Permit, dated November 28, 2016
- ❖ Short Environmental Assessment Form, date 1/17, 201~~6~~⁷
- ❖ Area(Location) Map
- ❖ Drawing "Site Plan"
- ❖ Application Fee in the amount of \$225.00 (Check no. 154), dated 1/17, 201~~6~~⁷
- ❖ Copy of the Deed

The enclosed documents are being respectfully submitted in support of a wetland Permit for a minor project pertaining to the construction of a stone retaining wall, a permeable paver patio, and a 8ftX12ft shed at the above listed property. The proposed improvement is located within the 100' Buffer Area of Lake Mahopac. All construction within the property is proposed to be completed by hand. We respectfully request this project be placed on the 3/2, 201~~6~~⁷ Environmental Conservation Board agenda for discussion of the Wetland Permit.

Respectfully,



Ulysses V. Matsoukas-Owner/Applicant



Gina M. Matsoukas-Owner/Applicant
230 Creamery Road
Hopewell Junction, NY 12533



Putnam County Consumer Affairs

110 Old Route 6, Building #3, Carmel, New York 10512
Phone No. 845-808-1617 EXT 46024

8/15/2016

Dear Scott Honigsberg,

Enclosed is your Putnam County Home Improvement ID Card and Certificate. Please notify this office of any changes made to your name, address or business information.

This card and Certificate will expire 7/31/2018.

If you have any questions, please do not hesitate to call our office.

Please Remove This Card And Keep It With You On All Putnam County Job Sites

Linda DiBella

Consumer Services Assistant/Home Improvement

Scott Honigsberg
Eastern Jungle Gym, Inc.
30 Commerce Drive
Carmel, NY 10512

Putnam County New York

Registered Home Improvement Contractor

Eastern Jungle Gym, Inc.

Scott Honigsberg
30 Commerce Drive
Carmel, NY 10512
(845) 878-9800



PC #
PC6714

Valid Until
7/31/2018

110 Old Route 6, Bldg #3, Carmel NY 10512

**REGISTERED HOME IMPROVEMENT CONTRACTOR
PUTNAM COUNTY NEW YORK**

Eastern Jungle Gym, Inc.

Eastern Jungle Gym, Inc.
30 Commerce Drive Carmel, NY 10512

is hereby duly registered according to the provisions of Putnam County Code - Chapter 135 - to engage in business as a Home Improvement Contractor within the following specialties:

Miscellaneous Home Improvement Projects Installation & Repair of Sheds/Garages/Pole Buildings

Within the County of Putnam, State of New York.

This registration is non-transferable.

Putnam County Registered Home Improvement Contractor Number: **PC6714**

I hereby certify that the foregoing is a true copy.

PUTNAM COUNTY DEPARTMENT OF CONSUMER AFFAIRS

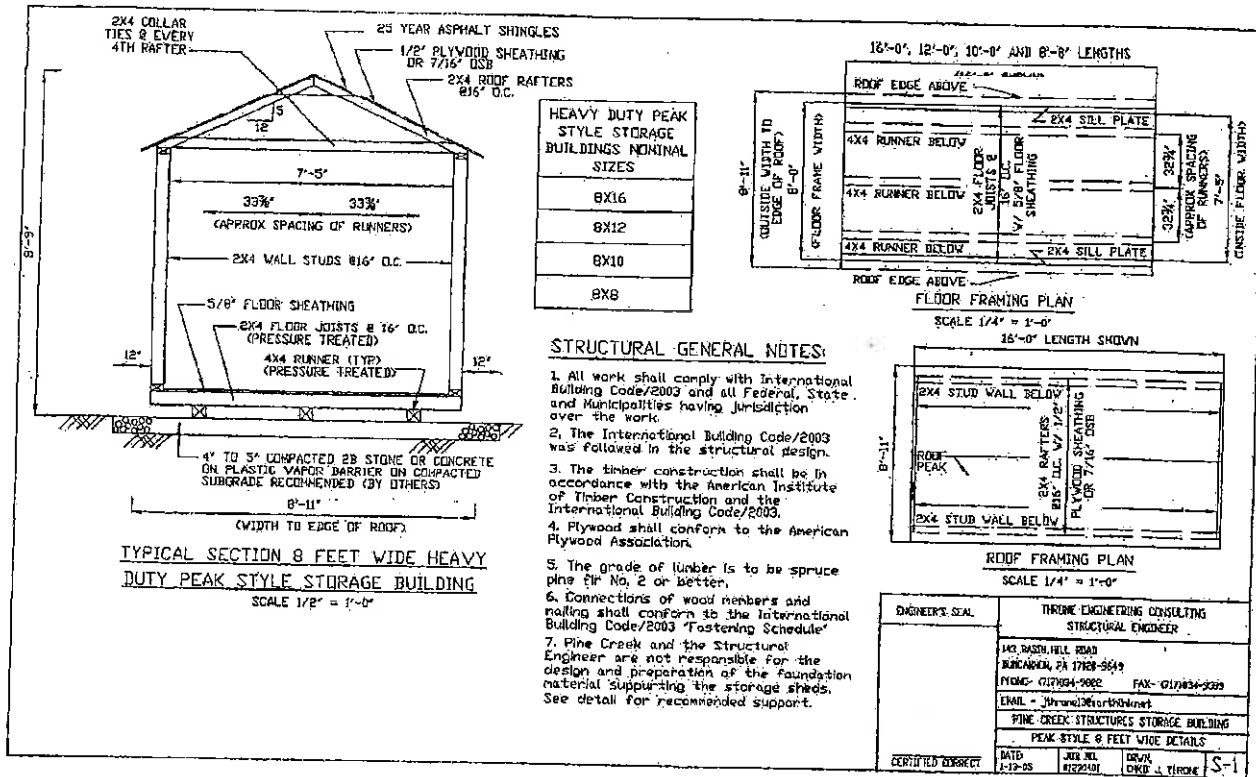
110 Old Route 6, Carmel, NY 10512

Date

Monday, August 15, 2016

This Registration Expires On 7/31/2018

Attested:
Michael Budzinski
Michael Budzinski, PE
Director



AREA MAP

PROJECT: Matsoukas

Project Address:

837 South Lake Boulevard

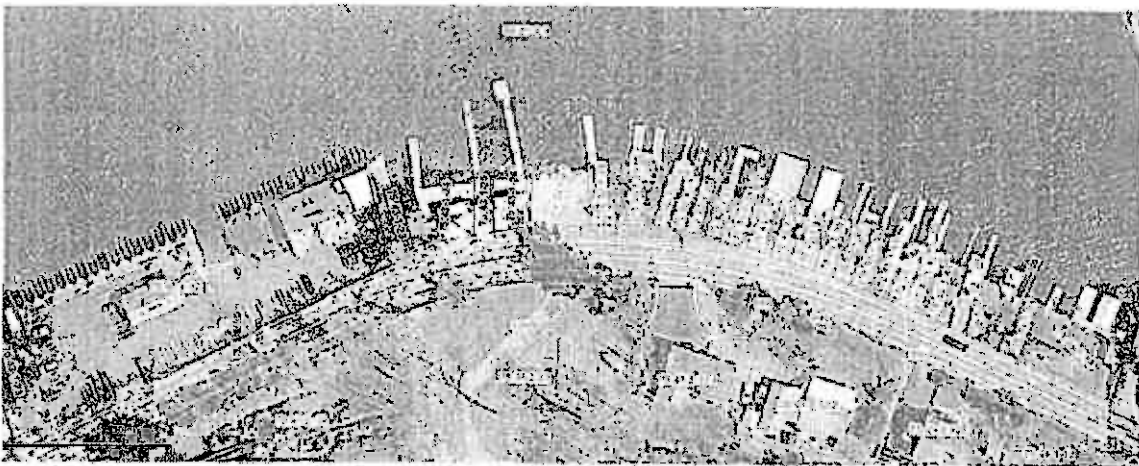
Mahopac NY 10541

Tax Map No: 75.43 -1-27

SITE LOCATION



SITE LOCATION



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.

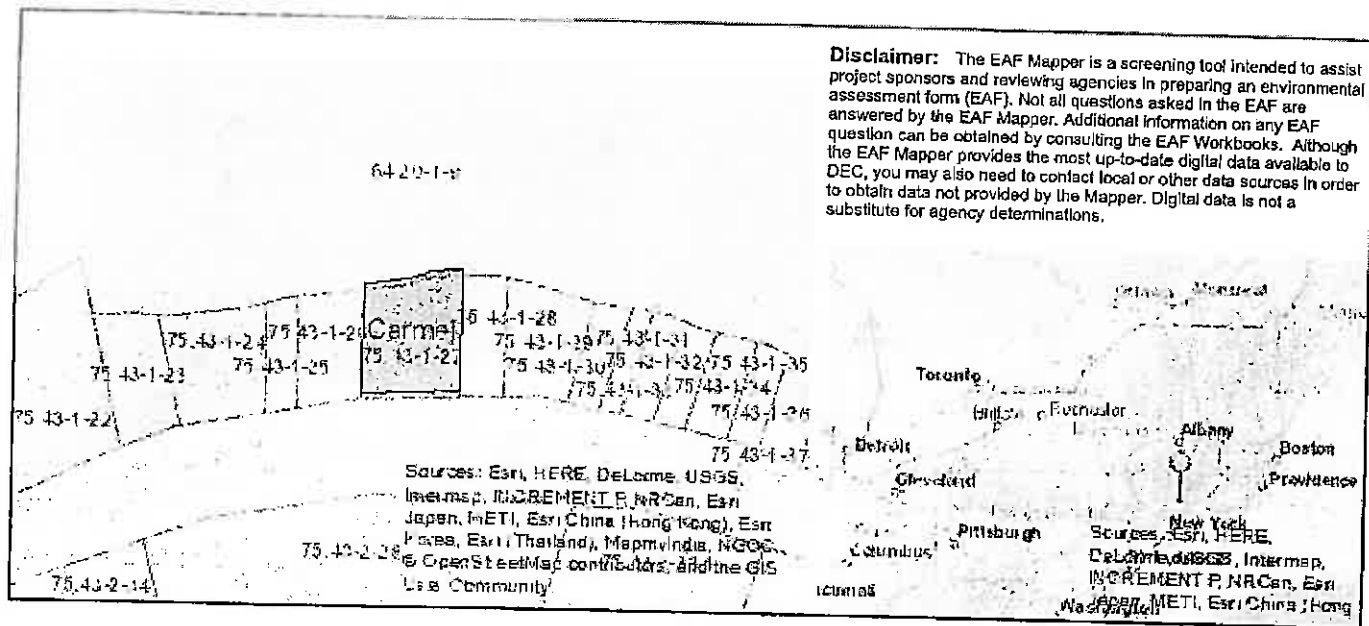
Part 1 - Project and Sponsor Information			
Ulysses & Gina Matsoukas			
Name of Action or Project: Wetland Permit for the construction of a stone wall, permeable paver patio, and 10ftX12ft shed.			
Project Location (describe, and attach a location map): 837 South Lake Boulevard, Town of Carmel. TAX MAP# 75.43.1.27			
Brief Description of Proposed Action: Construct an approximately 32ft by 36"maximum height stone retaining wall. Construct a 15ft by 20ft permeable paver patio. Construct a 10ft by 12ft wooden storage shed.			
Name of Applicant or Sponsor: Ulysses Matsoukas Gina Matsoukas		Telephone: _____ E-Mail: _____	
Address: 230 Creamery Road			
City/PO: Hopewell Junction		State: New York	Zip Code: 12533
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <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 Zoning Board		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		.10 acres	
b. Total acreage to be physically disturbed?		.03 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.10 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input 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	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input type="checkbox"/>	<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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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	YES	
	<input checked="" type="checkbox"/>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Ulisses Matsoulas</u> Date: <u>1/17/17</u> Signature: <u>[Signature]</u>		

EAF Mapper Summary Report

Tuesday, November 22, 2016 11:39 AM



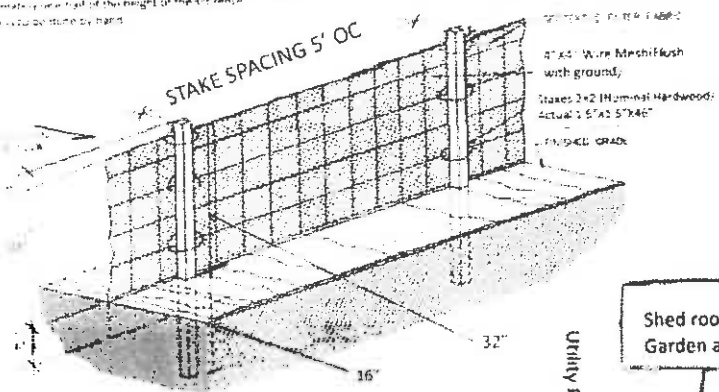
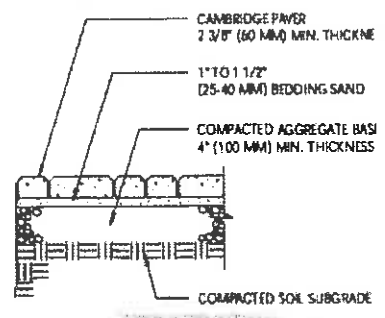
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies 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]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

Down Railroad for Fence Detail

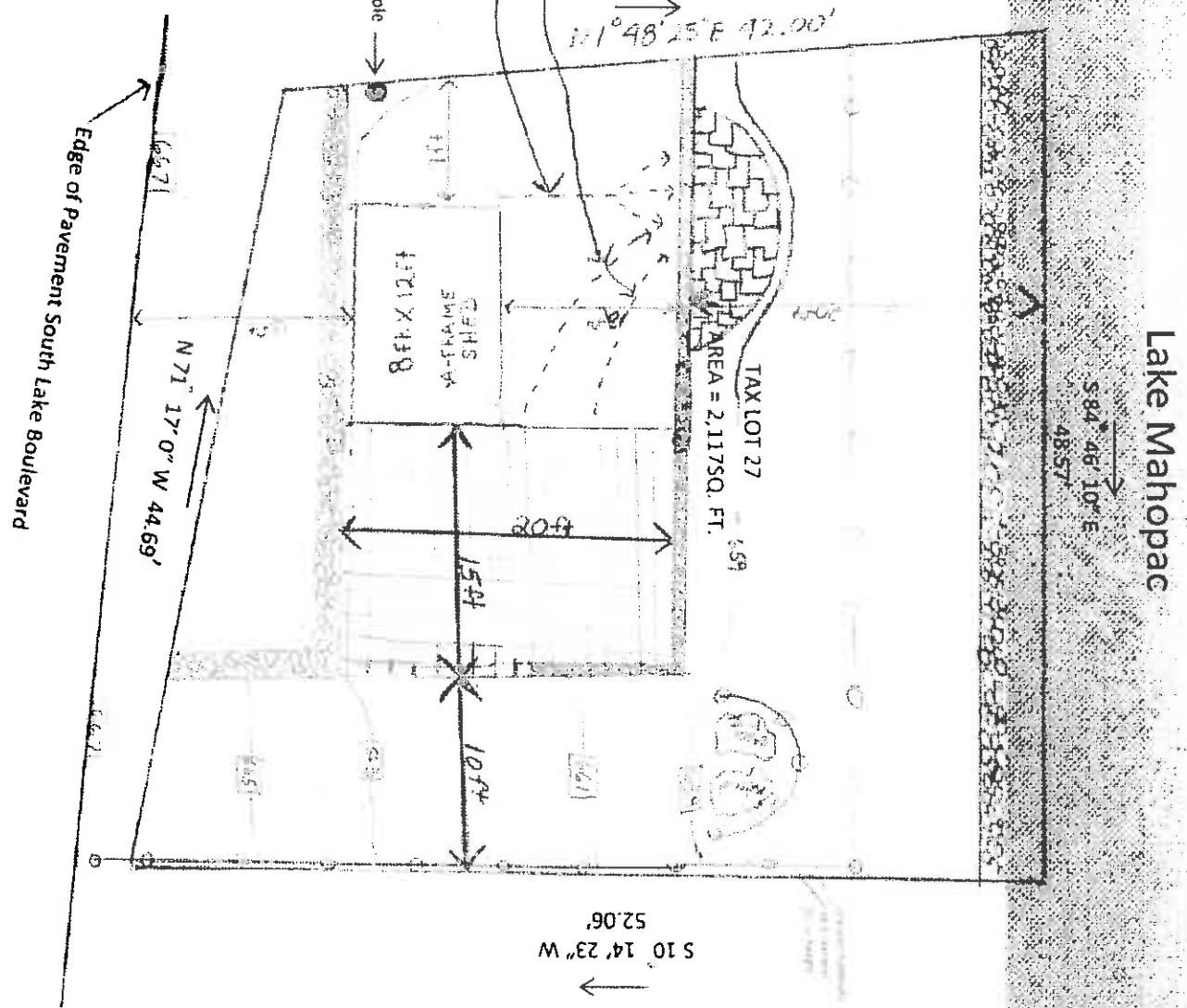
1. The fence shall be constructed with a vertical and horizontal tie to that with the ground. The fence shall be constructed with a vertical and horizontal tie to that with the ground. The fence shall be constructed with a vertical and horizontal tie to that with the ground.

Wire or Zip Ties to Secure Fabric to Post And Stained Between Ties

Patio Paver Detail



Shed roof leaders and runoff to be directed to the rain Garden at a non-erosive gradient (2%) through site grading.

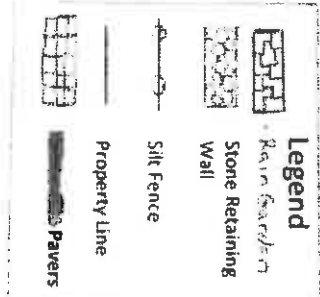
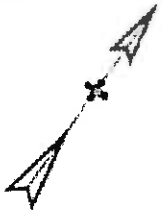


NOTES:
Total Area of disturbance = Approximately 1200 SQ. FT.
All work to be performed by hand/low machinery.
Entire Property is located within the 100' buffer of Lake Mahopac.

Scale
1" = 10 Ft.

SITE PLAN
(Proposed)

PROJECT: Matsoukas
Project Address:
837 South Lake Boulevard
Mahopac NY 10541
Tax Map No: 75.43-1-27



Lake Mahopac

(Proposed)

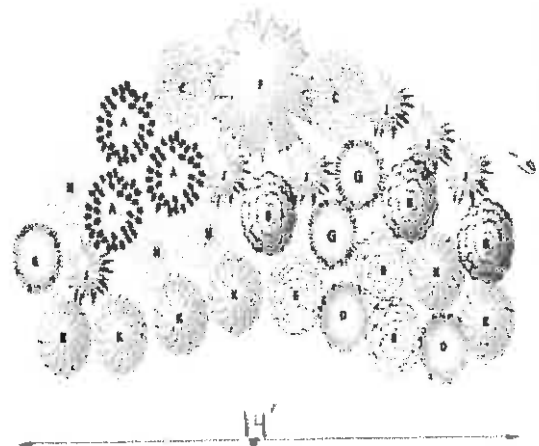
(396 Sq/Ft. of Impervious area (.009Acres)) (Rain Garden planting pattern)

Shed > 8'X12=96' +Patio>15'X20'=300'

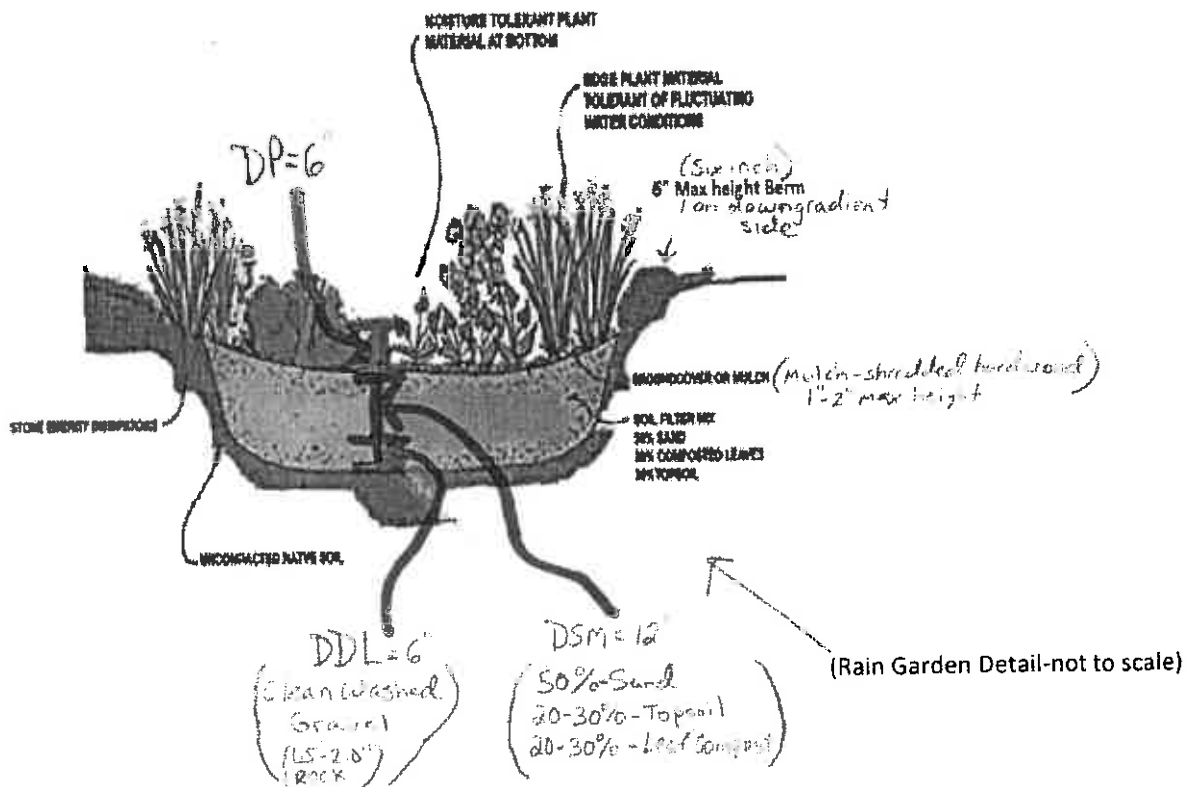
Enter Site Data for Drainage Area to be Treated by Practice							
Catchment Number	Total Area (Acres)	Impervious Area (Acres)	Percent Impervious (%)	R _i	WQV (ft ³)	Precipitation (in)	Detention Volume (ft ³)
1	0.01	0.01	1.00	0.95	73.63	3.10	
Enter Watershed Area Reduced by Disconnection of							
Soil Information							
Soil Group	C						
Using Underdrains	No						
Infiltration Rate	1.00 in/hr						
Rain Garden Parameters							
Enter number of Rain Gardens	1						
Enter area of each Rain Garden	84						
Enter Rain Garden Surface area	ARG	84	s/f				
Enter depth of Soil Media	DSM	1.00	ft	1 to 1.50			
Enter depth of drainage layer	DDL	0.50	ft	≥ 0.50 ft			
Enter ponding depth above surface	DP	0.50	ft	≤ 0.50			
Enter porosity of Soil Media	nSM	0.20	≥ 20%, enter as a decimal				
Enter porosity of Drainage Layer	nDL	0.40	≥ 40%, enter as a decimal				
Volume Provided In Soil Media	VSM	17	ft ³				
Volume Provided in Drainage Layer	VDL	17	ft ³				
Volume Provided In Ponding Area		42	ft ³				
Total Volume Provided		76	ft ³				
Determine Infiltration Reduction							
Percent Reduction	40%						
Runoff Reduction	29						
WQV ≤ VSM + VDL + (DP x ARG) Y	OK						

PLANTING PLAN

32 Plant Rain Garden for medium soils in full sun



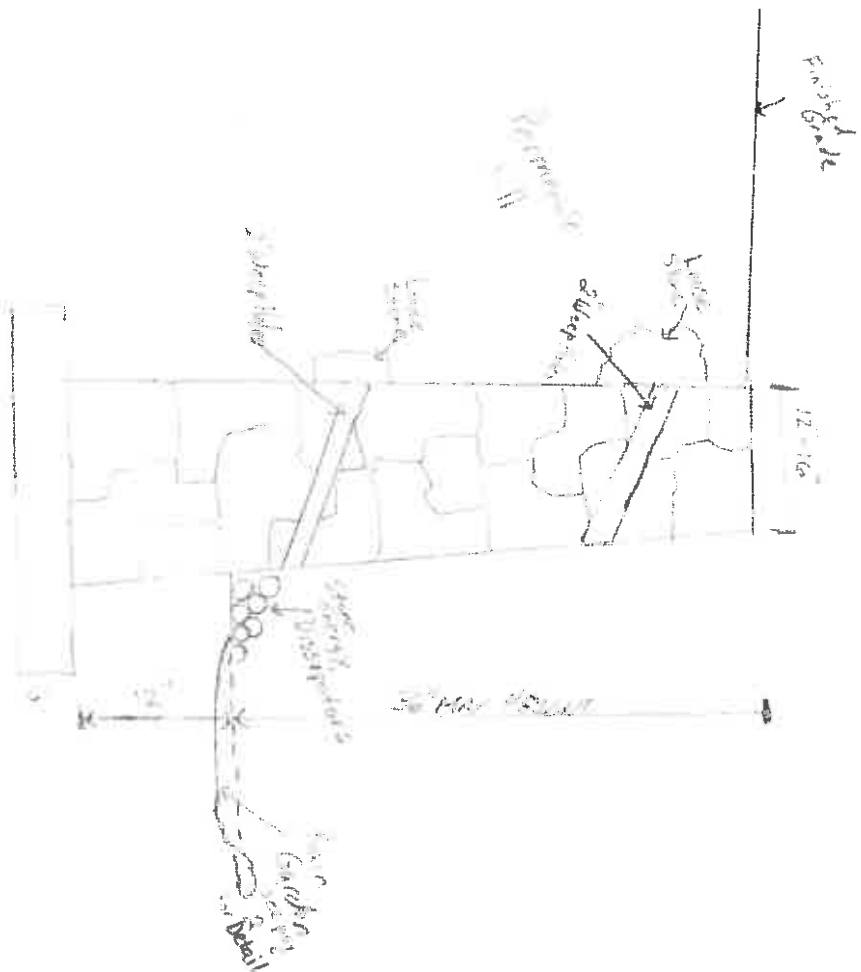
- A) Red Milkweed (3)
- B) Crooked Stem Aster (3)
- C) Bergamot (2)
- D) Smooth Penstemon (2)
- E) Marsh Fox (3)
- F) Cupplant (1)
- G) Ohio Goldenrod (3)
- H) Culver's Root (3)
- I) Palm Sedge (6)
- J) Fox Sedge (6)



Finished Example



Stone Retaining Wall



From: [Trombetta, Rose](#)
To: [Franzetti, Richard](#)
Subject: 02-14-17 - Escrow Return for Moskowitz dock
Date: Tuesday, February 14, 2017 12:09:36 PM

Rose Trombetta

Planning Office
Carmel Town Hall
60 McAlpin Ave
Mahopac, NY 10541
845-628-1500 Ext. 190
Office Hours Mon – Wed 10:30 – 3:30 pm
Thurs – 11:30 – 3:00 pm
Fri – Closed

-----Original Message-----

From: JAY MOSKOWITZ [<mailto:tipstrader@gmail.com>]
Sent: Tuesday, February 14, 2017 12:02 PM
To: Trombetta, Rose
Subject: Escrow

Rose-

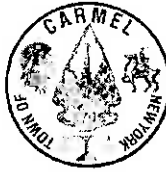
I have completed the work in constructing my dock at 47 Tyler Court in accordance with the permit which I received from the Town of Carmel Environmental Control Board in January 2016. Please return my \$500 escrow fee to:

Jay Moskowitz
838 West End Ave
Apt 12B
New York, NY 10025

Thank you

Jay Moskowitz

Richard J. Franzetti, P.E.
Town Engineer




(845) 628-1500
(845) 628-2087
Fax (845) 628-7085

Office of the Town Engineer
60 McAlpin Avenue
Mahopac, New York 10541

MEMORANDUM

To: Environmental Conservation Board

From: Richard J. Franzetti P.E. Town Engineer 

Date: February 23, 2017

Re: 47 Tyler Court – TM 64.15-1-65 – Escrow Return

In response to the attached request by the above applicant, a representative of the Engineering Department (Department) performed a field inspection of the referenced property on February 23, 2017 to evaluate the current status of the site construction, for the purpose of determining whether a bond return was warranted.

All of the site improvements required pursuant to the Environmental Board approval have now been completed and the escrow can be returned.

I trust that this is adequate for your needs. If you have any questions, please don't hesitate to contact me.