

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](http://www.ci.carmel.ny.us)

**BOARD MEMBERS**

Edward Barnett  
Vincent Turano  
John Starace

**ENVIRONMENTAL CONSERVATION BOARD AGENDA**

**NOVEMEBER 2, 2017 – 7:30 P.M.**

**ELIGIBLE FOR A PERMIT**

<b><u>APPLICANT</u></b>	<b><u>ADDRESS</u></b>	<b><u>TAX MAP #</u></b>	<b><u>COMMENTS</u></b>
1. Central Hudson Gas & Electric Corp.	340 Bullet Hole Rd	53.17-1-38	Site Plan (Planning Board Referral)

**SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION**

2. Inzano, Mario	188 Bullet Hole Rd	63.-1-16.2	Construct Driveway
3. Pulte Homes – Lot 5	Terrace Drive	55.14-1-11.3	Achieve Grading for Approved Site Plan

**MISCELLANEOUS**

4. Minutes – 10/05/17

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**APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION**

Name of Applicant: Mario Inzano

Address of Applicant: 15335 Shoshone Trl  
Brooksville FL 34604 Email: \_\_\_\_\_

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

Property Address: 188 Bullethead Rd Tax Map # 63-1-16-2

Agency Submitting Application if Applicable: \_\_\_\_\_

Location of Wetland: west side of property

Size of Work Section & Specific Location: see site plan

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).

250 ft driveway in buffer zone

Proposed Start Date: 11/1/17 Anticipated Completion Date: 8/1/18 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.

Mario Inzano  
SIGNATURE

10/6/17  
DATE

## Short Environmental Assessment Form

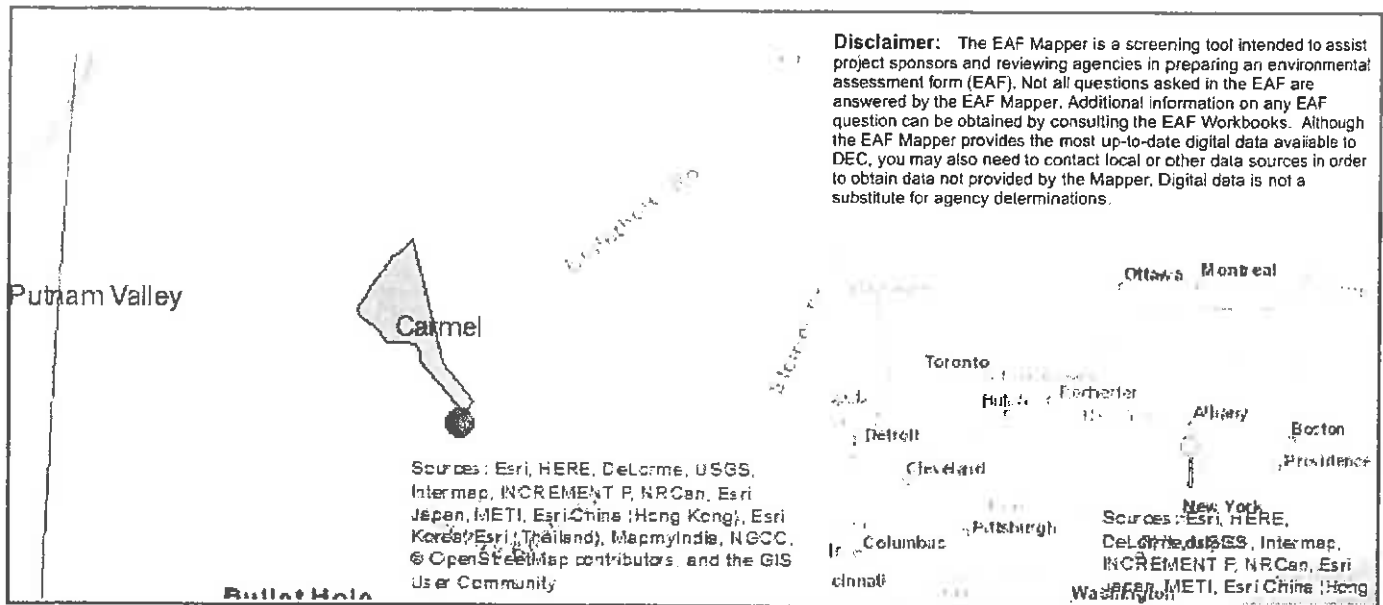
### Part 1 - Project Information

#### Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project:							
Project Location (describe, and attach a location map): 188 Bullel Hole Road, Mahopac, NY 10541							
Brief Description of Proposed Action: Construction of driveway.							
Name of Applicant or Sponsor: Mario Inzano		Telephone: _____					
		E-Mail: _____					
Address: 15335 Shoshone Trl							
City/PO: Brooksville		State: FL	Zip Code: 34604				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? <span style="float: right;">4.8 acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">0.83 acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">4.8 acres</span>							
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 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							



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



**35 YEARS D.E.C.**

*Wetlands Delineation and Endangered Species Habitat Evaluation*

**JOSEPH A. STEELEY JR.**

412 Pleasant Ridge Rd.

Poughquag, New York 12570

(845) 724-4423

December 8, 2003

Mr. Roy Fredrickson;  
P.O. Box 950  
Mahopac, N.Y. 10541

Dear Sir;

The following bill is for wetlands delineation services rendered at the property of Mr. John Jordano in the Town of Carmel, Putnam County on Dec. 4, 2003. The time billed includes travel and office time expended.

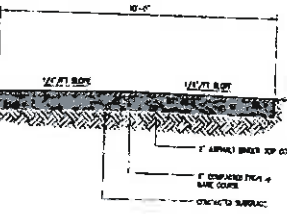
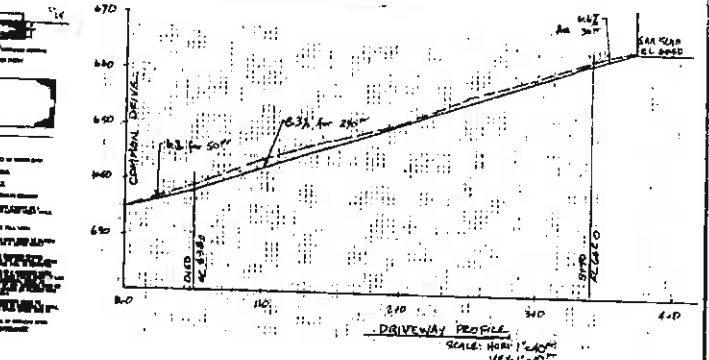
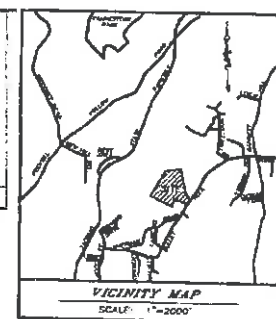
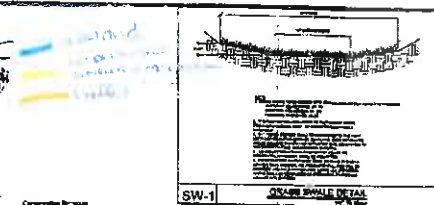
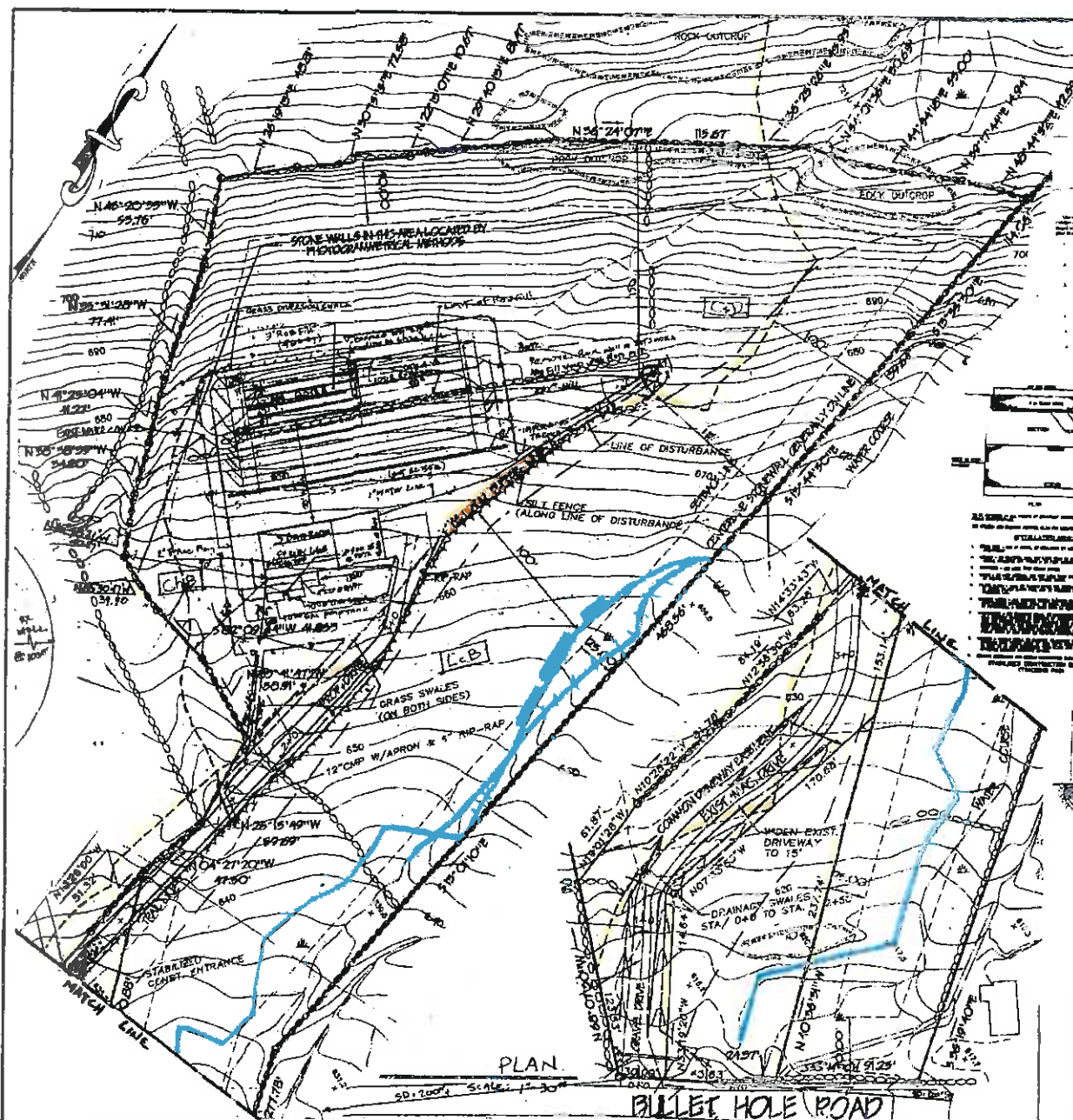
Time Billed                      4 hrs @ \$50./hr.

Total Billed                      \$200.00

pd. 12/17/03.  
ck 195.  
from John JORDANO

Sincerely yours;

*Joseph A. Steeley Jr.*  
Joseph A. Steeley Jr.



**NOTES:**

1. PRIOR TO DISTURBANCE, SET CURBLINE OF OCCUPANCY THE EXISTING SWALE. A CURBLINE OF OCCUPANCY CURBLINE IN DRIVWAY THAT AN EXISTING SWALE ON THE EXISTING DRIVEWAY. SET CURBLINE OF THE SWALE COMPLETED SUBSTANTIALLY IN COMPLIANCE WITH THE SAME.
2. EXISTING DRIVEWAY EXISTENCE OF THE SWALE APPROVED BY THE TOWN OF CARME. FOR THIS SURVEYING THE PROPOSED IMPROVED DRIVEWAY AREAS ARE APPROXIMATELY EQUAL TO THAT WHICH WAS APPROVED AS NOTED.
3. AREA OF DISTURBANCE = 36,000 SF (0.8 A.)
4. AREA OF IMPROVED SURFACE = 6,000 SF

### DRIVEWAY DETAIL - PAVED



<b>ROY FREDRIKSEN, PE</b> Professional Engineer Design Planning & Construction		
<b>INTEGRATED PLOT PLAN</b>		
1234 BULLET HOLE RD BULLET HOLE, CA 94501	100 BULLET HOLE RD TOWN OF CARME	
AS NOTED	100 BULLET HOLE RD TOWN OF CARME	



October 19, 2017

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

Re: Pulte Homes  
Lot #5 – Wetland Permit

Dear Chairman Laga and Members of the Board:

Based on our discussion at the October 5<sup>th</sup> meeting and reviewing the meeting minutes from when we last appeared before the Board, the following is submitted for your review:

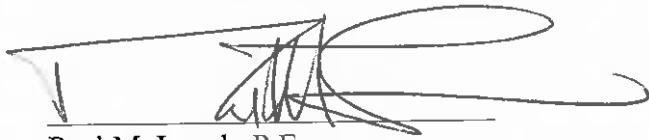
1. A copy of the Approved S.W.P.P.P. for the project (dated 5/15/14).
2. Copy of The Planning Board Public Hearing minutes for the project.
3. Stormwater site inspection reports from 5/13/17 to 7/24/17.
4. Mitigation statement.
5. Statement from Tim Miller Associates regarding the intermittent stream.
6. Maintenance Plan – statement of planned activity and zero use of phosphorous noted.
7. The request to indicate a double row of silt fencing has been indicated on Sheet C-160.
8. The spill kit is noted to be in the trailer and is found on Sheet C-160.
9. The staging area and sequence of work is indicated on Sheet C-160.
10. The fueling area is shown on Sheet C-160.
11. The areas of disturbance are labelled and tabulated on Sheet C-130.
12. Town wetland markers are shown at 50' spacing on Sheet C-120.
13. Wetland marker detail is found on Sheet C-320.
14. The site maintenance schedule for drainage improvement is found on Sheet C-161.
15. The zero use of phosphorous notation is on Sheet C-160.
16. The Carmel Corporate Centre Final Plat – Riparian Corridor notes was added to Sheet C-120.

(L01760)

17. The Putnam County Health Department Approval of the As-Built sewer and water distribution system is pending. Copy of the approvals will be forwarded to the ECB once received by our office.
18. As requested, our arborist has reviewed our proposed plantings and their letter is attached.
19. We have provided the Bond Estimate as requested.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in dark ink, appearing to read 'Paul M. Lynch', is written over a horizontal line.

Paul M. Lynch, P.E.  
PML/tal

Enclosures



**LOT 5 PULTE HOME**

**WETLAND BUFFER MITIGATION**

**BOND CALCULATIONS FOR FIVE (5) GROWING SEASONS**

<b>Quantity</b>	<b>Tree</b>	<b>Size</b>	<b>Unit Cost</b>	<b>Total Cost</b>
22	Sugar Maples	3.5" – 4" Caliper	\$385.00	\$8,470.00
6	Shading Hickory	2.5" Caliper	\$350.00	\$2,100.00
7	America Sycamore	3.5" Caliper	\$385.00	\$2,695.00
3	Red Maples	3.5" – 4" Caliper	\$385.00	\$1,155.00
3	Pin Oaks	3.5" – 4" Caliper	\$385.00	\$1,155.00
6	White Spruce	10'-12' Height	\$300.00	\$1,800.00
1	Red Chokeberry	3'-3.5' Height	\$40.00	\$40.00
			<b>Total =</b>	<b>\$17,415.00</b>

**Labor Cost to Install =** **\$16,600.00**  
**With 1-year guarantee**

**Total Installation =** **\$34, 015.00**

**Bond Amount to be 2 x Total Installation =** **\$68,030.00**

(FM01716-Rv\_10\_30\_17))

***PUTNAM ENGINEERING, PLLC. Engineers and Architects***

**4 OLD ROUTE 6, BREWSTER, NEW YORK 10509 • (845) 279-6789 • FAX (845) 279-6769**

Delbert F. Lee / Owner  
ISA Certified Arborist NY 5384A

ISA CERTIFIED ARBORIST NY5284A

Cell: 845 - 416 - 0831  
Office: 845 - 225 - 4259  
del@shenandoehlandscaping.com  
shenandoehlandscaping.com

CE  
NY



311 Blue Hill Rd. Hopewell Jct., NY 12539

to all Concerned,

Upon Surveying property in  
Question: we have concluded that all  
trees on this List are compatible for  
Area and Zone, with the exception of the  
White Spruce which is Not Native to this  
planting Zone.

Therefore our Recommendation  
will be to replace with a Norway Spruce.

Sugar Maple

Shagbark Hickory

American Sycamore

Red Maple

pin OAK

White Spruce - Not Native - Recommend - Norway Spruce

Red chokeberry

To Be Planted At:  
The Retreat At Carmel  
& Terrace Dr  
Carmel, NY 10512

Sincerely  
Delbert F. Lee

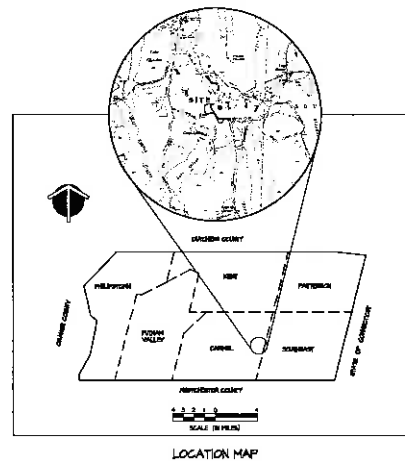
Allen JOE

FAX 845-225-7767

AMENDED SITE PLAN PREPARED FOR:

# CARMEL CENTRE SENIOR HOUSING CARMEL CORPORATE CENTER LOT #5

TERRACE DRIVE  
TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK



LOCATION MAP

## DRAWING SCHEDULE

DRAWING NO.	SHEET NO.	DRAWING TITLE
0-00	1	COVER SHEET
0-01	2	CONCRETE CONCRETE AND REINFORCEMENT PLAN
0-02	3	PROPOSED SITE LAYOUT PLAN
0-03	4	PROPOSED FLOORING AND DRAINAGE PLAN
0-04	5	PROPOSED FLOORING PLAN
0-05	6	PROPOSED LANDSCAPE PLAN
0-06	7	TYPICAL COTTAGE UNIT PLANNING PLAN
0-07	8	PROPOSED TRAIL PLAN
0-08	9	PROPOSED TRAIL PLAN
0-09	10	PROPOSED TRAIL PLAN
0-10	11	PROPOSED TRAIL PLAN
0-11	12	PROPOSED TRAIL PLAN
0-12	13	PROPOSED TRAIL PLAN
0-13	14	PROPOSED TRAIL PLAN
0-14	15	PROPOSED TRAIL PLAN
0-15	16	PROPOSED TRAIL PLAN
0-16	17	PROPOSED TRAIL PLAN
0-17	18	PROPOSED TRAIL PLAN
0-18	19	PROPOSED TRAIL PLAN
0-19	20	PROPOSED TRAIL PLAN

## OWNER / APPLICANT

PUTNAM COUNTY OF NEW YORK, LLC  
222 HART AVE. ROAD  
SHARON, NEW YORK 10764

## CARMEL PLANNING BOARD APPROVAL

APPROVAL, HEREBY GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE BOARD OF CARMEL PLANNING BOARD, IN WITNESS WHEREOF, THE BOARD HAS HEREUNTO SET ITS HANDS AND SEALS AT CARMEL, NEW YORK.

DATE OF CARMEL PLANNING BOARD: \_\_\_\_\_

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_

SECRETARY: \_\_\_\_\_

COVER SHEET

6-100

SHEET 1 OF 20

PUTNAM COUNTY OF NEW YORK, LLC  
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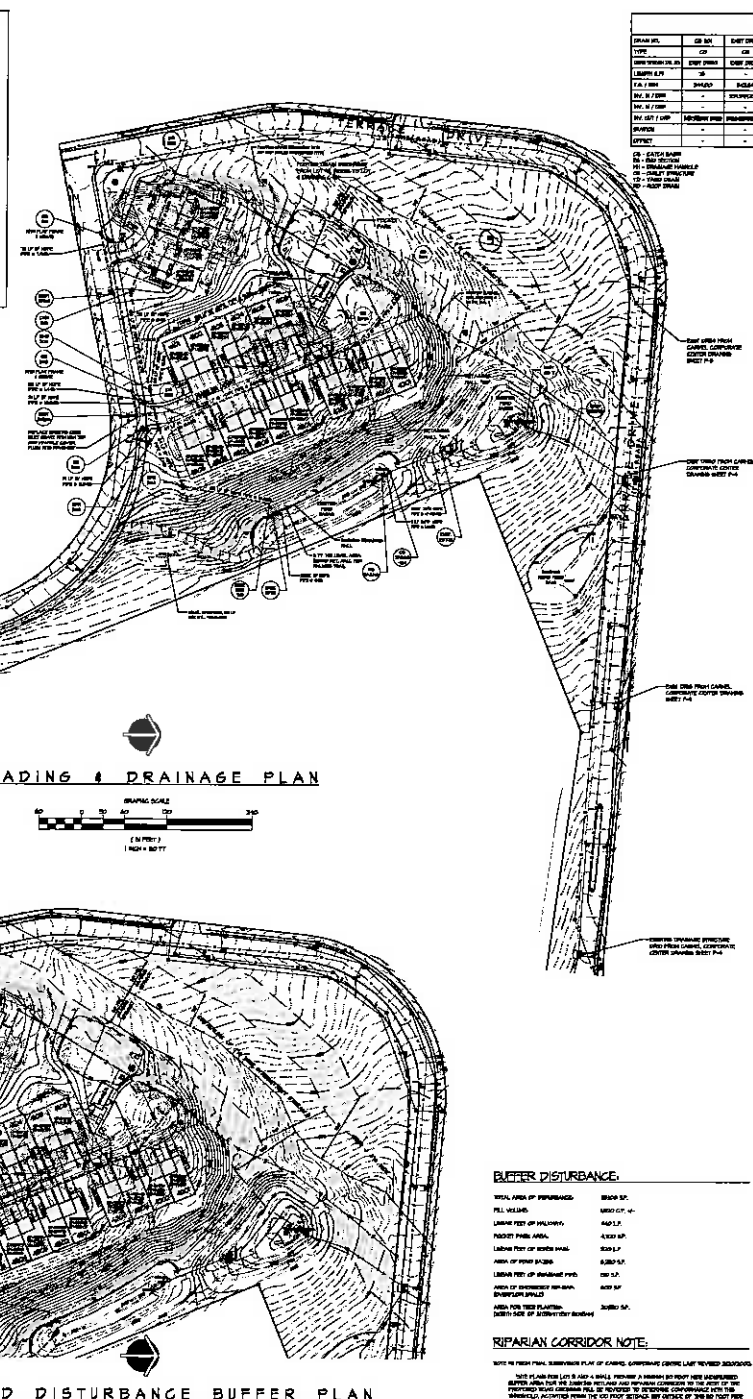
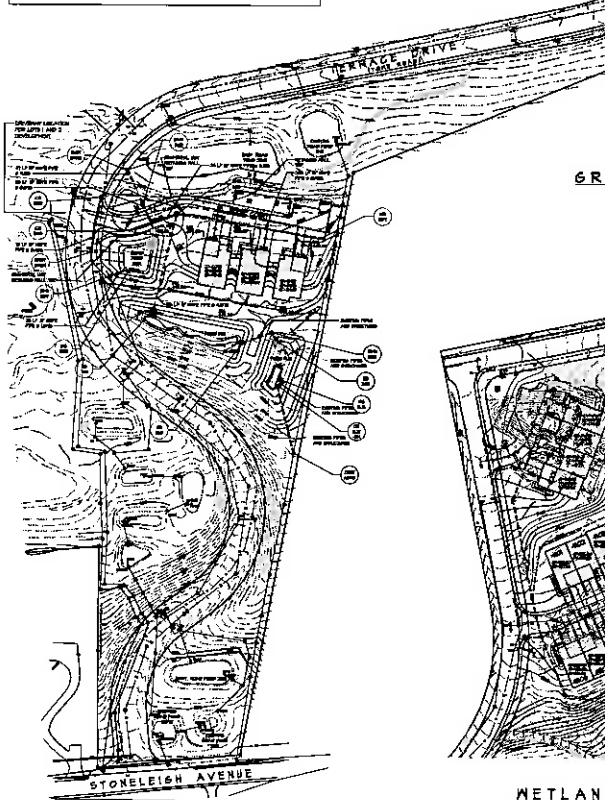
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[illegible]

DRAINAGE STRUCTURE SCHEDULE										
ITEM NO.	1	2	3	4	5	6	7	8	9	10
TYPE	1	2	3	4	5	6	7	8	9	10
ESTIMATED QTY	1	2	3	4	5	6	7	8	9	10
UNIT	1	2	3	4	5	6	7	8	9	10
DESCRIPTION	1	2	3	4	5	6	7	8	9	10
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142	143	144	145	146	147	148	149	150	151	152
143	144									

[illegible][illegible]

FLOW SPLITTER SCHEDULE		
CRASH NO.		CRASH
TYPE		Base/Top Ps.
TOP/SHOULDER W/ BASE		TOP/SHOULDER + CRASH
Unseparated		1.5' CRASH
TOUCH RIGHT		+ CRASH
BASE, IN DRIVE		4.0' CRASH + CRASH
BASE, IN DRIVE		4.0' CRASH
BASE, CRASH DRIVE		4.0' CRASH
NOISE		4.0' CRASH
BASE, SHOULDER		4.0' CRASH

CURB W.	SIZE (S.D. - 15" MAX. & MINIMUM 10" W.)
2'-0" TO 2'-6"	18" x 9"
2'-6" TO 3'-0"	24" x 9"
3'-0" TO 3'-6"	30" x 9"

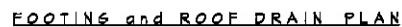
WALDS NOTED ABOVE, THE TYPICAL SIZE FOR A CATCH BASIN SHALL BE 2'-0" X 4'-0" OR LARGER AND A DRAINAGE MANHOLE SHALL BE 4'-0" DIA.

FOND NAME	2014	2015	2016	2017-18	2018-19
BEPH FUND	\$40.00	\$40.00	\$40.00	\$40.00	\$13.00
BUTTERN BLVD.	\$40.00	-	\$40.00	-	-
QUALITY BLVD.	\$4.00	\$4.00	\$40.00	\$75.00	\$40.00

[illegible][illegible]

TOTAL AREA OF PREFERENCE	8360 SQ. FT.
PILL VOLUMES	5800 CUB. FT.
LEADING FEET OF WALLWORK	440 L.F.
POCKET PILES AREA	4500 SQ. FT.
LEADING FEET OF BRICK WALL	3200 L.F.
AREA OF POWER BAYS	2800 SQ. FT.
LEADING FEET OF STEELWORK PILE	280 L.F.
AREA OF EXTERIOR ROOFING MATERIALS	6000 SQ. FT.
SHOULDER PILES	
AREA FOR TIE PLANTING	30000 SQ. FT.
ROCKY SOIL OF ADDITIONAL BRIDGE	

[illegible][illegible]



SEWER STRUCTURE SCHEDULE			
STRUCTURE NO.	EXIST. DIA. (IN)	PROJ. DIA. (IN)	PROJ. DIA. (IN)
TYPE	MAN	MAN	MAN
CONCRETE/BRICK/BOX	EXIST. DIA.	EXIST. DIA. (IN)	PROJ. DIA.
PIPE	8"	8"	8"
LENGTH (FT)		0	0
MAN. ELEV.	+66.30	+66.30	+66.30
MAN. IN 7' TYPICAL DIA.	48" (CONCRETE)	48" (CONCRETE)	
MAN. IN 7' TYPICAL DIA.	48" (CONCRETE)	48" (CONCRETE)	
MAN. DIA. AT TOP	48" (CONCRETE)	48" (CONCRETE)	48" (CONCRETE)

TRENCH EXCAVATION Dewatering Notes

1. THE CONTRACTOR SHALL MINIMIZE SURFACE IMPACT FROM THESE DEMONSTRATIONS AND SHALL MAINTAIN BEST PRACTICE IN ACCORDANCE WITH THE SLOPEY TRIMMING GUIDE.
2. THE CONTRACTOR SHALL KEY ALL PATTERN SETS ACCORDING TO DEMONSTRATIONS ON AT SUBGRADE LEVEL AND SHALL PROVIDE AND MAINTAIN DEMONSTRATION SYSTEM COMPONENTS NECESSARY TO CONVEY WATER FROM THESE DEMONSTRATIONS.
3. WATER REMOVED FROM THE DEMONSTRATION SHALL BE CONVEYED VIA PIPE, HOSE OR FLEXIBLE DRAINAGE CANAL TO AN APPROVED RECEIPT BASIN(S), AND WATER SHALL BE

#### UTILITIES NOTES:

- [illegible]

### UTILITIES LEGEND:

- [illegible]

PLANT LIST FOR MITIGATION PLANTINGS.

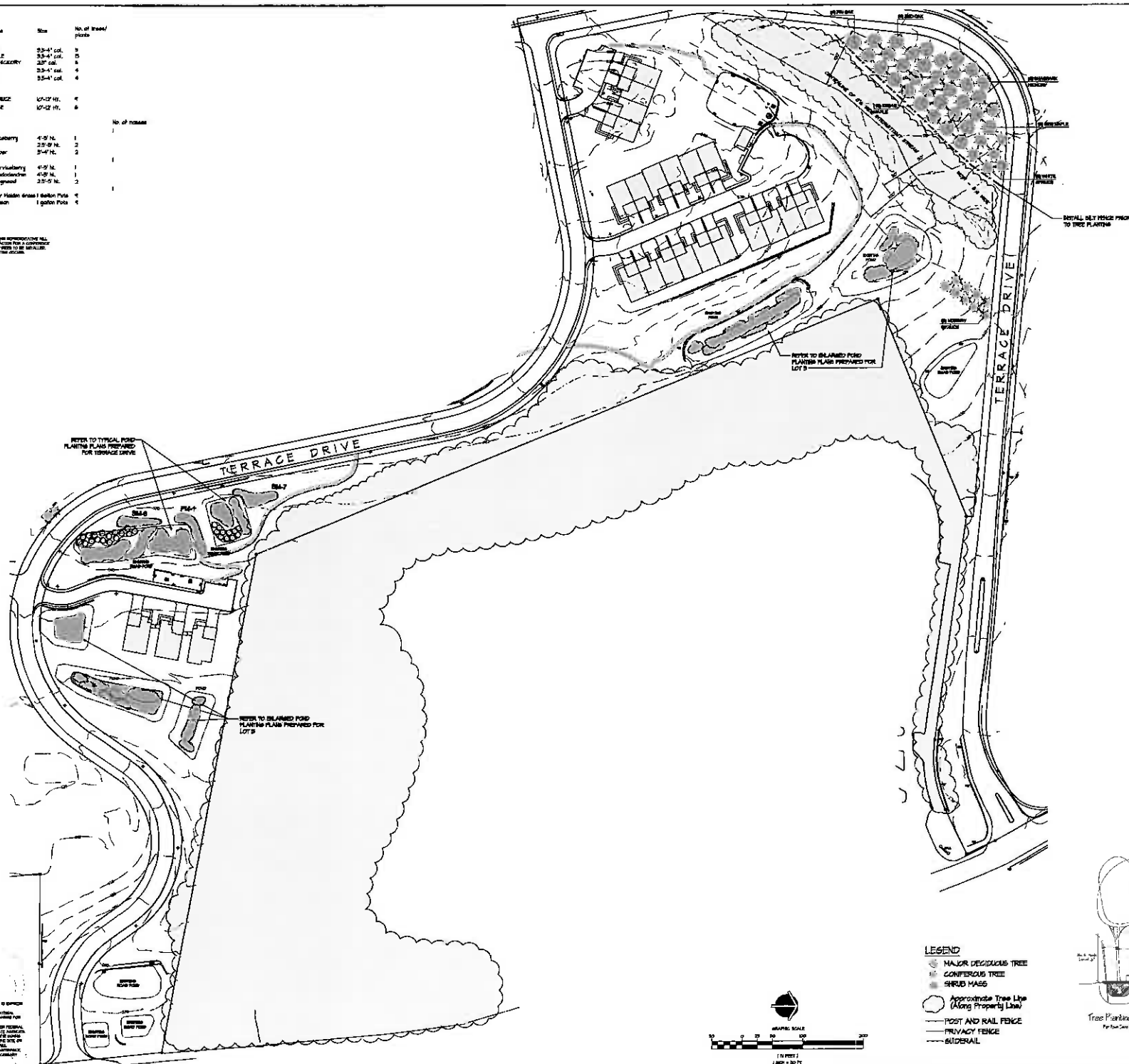
Botanical Name	Common Name	Size	No. of trees/plants
<b>LEGUMINOSAE TREES</b>			
ACER RUBRUM	RED MAPLE	3.5-4' col.	3
ACER SACCHARINUM	SWEET MAPLE	3.5-4' col.	15
CARYA ORATA	SHAGBARK HICORY	20' col.	8
QUERCUS PALLIDISTRIS	PIN OAK	3.5-4' col.	4
QUERCUS RUBRA	RED OAK	3.5-4' col.	4

PREDOMINANT TREES			
POCA ABIES	NORWAY SPRUCE	10-12 FT.	9
POCA BLAUA	WHITE SPRUCE	10-12 FT.	6

SEMI 1 PERSONAL HYGIENE		
NAME		
AA	Amador Arizona	Davy Serviceberry 4:05 N. 1
AB	Ann Kizora	Idarry 2:05 N. 2
AC	Janet Cornette	Condon Jarper 3:45 N. 2
NAME		
AD	Sharon Kozakowski	Davy Serviceberry 4:05 N. 1
AE	Wendelene Martin	Reading Roadster 4:05 N. 1
AF	Carla Serico	Reading Roadster 2:05 N. 2
NAME		
AG	Martha Ann "Brenda"	Older Feather Horse class 1 Seaton Pota 6
HA	Ruthless Wingo	Black Box Swan 1 Seaton Pota 6

**Notes:**

1. PRIOR TO THE INSTALLATION OF PLUMBING, THE APPLICANT OR HIS REPRESENTATIVE WILL MEET WITH THE DESIGN ENGINEER, TOWN ENGINEER AND SITE CONSTRUCTION FOR A CONFERENCE TO REVIEW THE SPECIFIC DRAINAGE SPACING AND LOCATION OF TREES TO BE INSTALLED.



1. ALL BASE DATA BY SOURCE, OR SUBSTANTIAL OR INCOMPLETE OR OMISSION OR IMPLOYING AS TO ACCURACY OF SAME.
2. THE LANDSCAPE DESIGN PLAN FOR ILLUSTRATION OF PLANT MATERIALS, PLANTINGS ONLY, PLANTING SCHEDULE, OR COMMENTS ON PLANTING PLANNING FOR ALL OTHER SITE DATA AND SITE PLANNING INFORMATION.
3. ALL ENVIRONMENTAL, ENGINEERING SUBJECT TO LOCAL, STATE AND/OR FEDERAL ADOPTION HAVE BEEN REVIEWED AND APPROVED BY APPROPRIATE AGENCIES.
4. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING A SET OF PLANTING CONSTRUCTION AND CARE PLANS, PLANTING CARE, TREE POSITIONING OF THE DATE OF PLANTING THEREOF, AT ALL TIMES THE WORK BEING DONE. THESE WILL BE RESPONSIBLE FOR PLANT MAINTENANCE A SAME SET THROUGH PLANTING PERFORMANCE, REPLACEMENT AND REPLACEMENT OF PLANT MATERIALS, AS NECESSARY.





**TYPICAL COTTAGE PLANTING PLAN - SHADE I**

[illegible]

TYPICAL COTTAGE PLANTING PLAN - SHADE 2

[illegible]

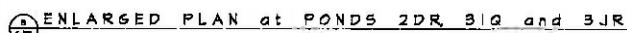
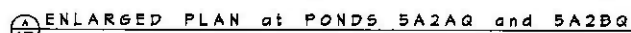
TYPICAL COTTAGE PLANTING PLAN - SUN!  
SCALE: 1/4" = 1'-0"

[illegible]

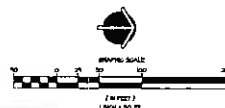
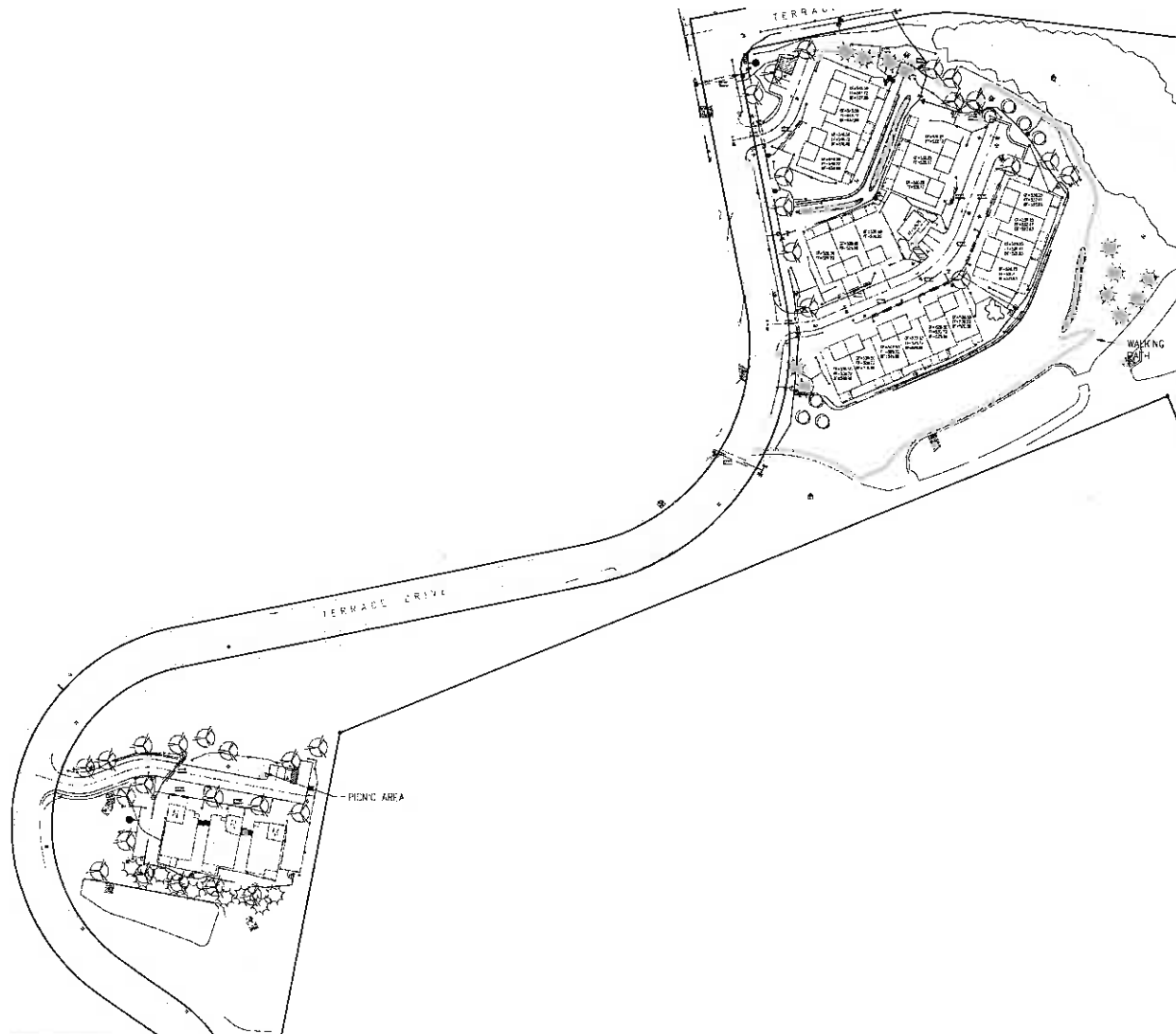
TYPICAL COTTAGE PLANTING PLAN - SUN 2  
SCALE: 1/4" = 1'-0"

SOUTH A WEST PAGES B&W PLANT LIST:					UNIT PLANTING GRID	
COMMON NAME	SCIENTIFIC NAME	HT.	SPR.	SIZE	LOCATION	PLANT NUMBER
WINDMILL PALM	TRICHOSPERMA DAVALLII	2	7	2 GAL.	4000	20
RED TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4001	20
GLASS TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4002	20
BLACK AND WHITE	HAEMODORUS SP.	3	4	1 GAL.	4003	20
PURPLE CORN COBBLE	HAEMODORUS SP.	3	4	1 GAL.	4004	20
SAFARI LILY	HAEMODORUS SP.	3	4	1 GAL.	4005	20
NAMES OF PLANT GROUPS						
PERENNIALS	PERENNIALS	0	1	1 GAL.	PLANT NUMBER	QUANTITY
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4006	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4007	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4008	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4009	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4010	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4011	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4012	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4013	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4014	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4015	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4016	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4017	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4018	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4019	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4020	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4021	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4022	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4023	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4024	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4025	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4026	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4027	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4028	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4029	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4030	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4031	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4032	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4033	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4034	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4035	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4036	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4037	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4038	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4039	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4040	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4041	20
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SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4046	20
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SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4051	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4052	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4053	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4054	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4055	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4056	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4057	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4058	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4059	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4060	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4061	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4062	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4063	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4064	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4065	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4066	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4067	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4068	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4069	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4070	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4071	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4072	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4073	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4074	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4075	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4076	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4077	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4078	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4079	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4080	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4081	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4082	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4083	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4084	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4085	20
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SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4098	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4099	20
SPRING TIGER LILY	HAEMODORUS SP.	3	4	1 GAL.	4100	20

PRIOR TO THE INSTALLATION OF PLANTING, THE APPLICANT OR HIS REPRESENTATIVE WILL MEET WITH THE DESIGN CHAIRMAN, PLUM DISPATCH AND SITE CONTRACTOR FOR A CONFERENCE TO REVIEW THE IMPACT, QUANTITIES, SPECIES AND LOCATIONS OF TREES TO BE REMOVED. INSTALLATION OF TREES SHALL NOT BE PERMITTED UNTIL SUCH MEETING OCCURS.



C-153



- Legend:**
- Rainbird 5004 Rotary Head
  - Rainbird 1800 Series Spray
  - (1) Rainbird PEB Electric Valve w/Decoder
  - (2) Hunter ACC Controller
  - (3) Hunter Rain Sensor
  - Hunter Communication Cable (ie 1" conduit)
  - Class 200, SDR21 PVC Main Line (size as noted)
  - 100psi Polyethylene Lateral Pipe
  - Line Size Isolation Valve
  - PVC Sleeves (size as noted)
  - ⊙ Well
  - ▼ Winterization Port

IRRI-GATION SHOP DRAWING PREPARED BY:

**AQUA MIST IRRIGATION**

28 James Street  
South Hackensack, N.J. 07606

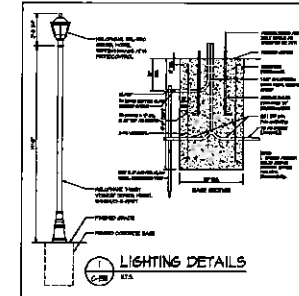
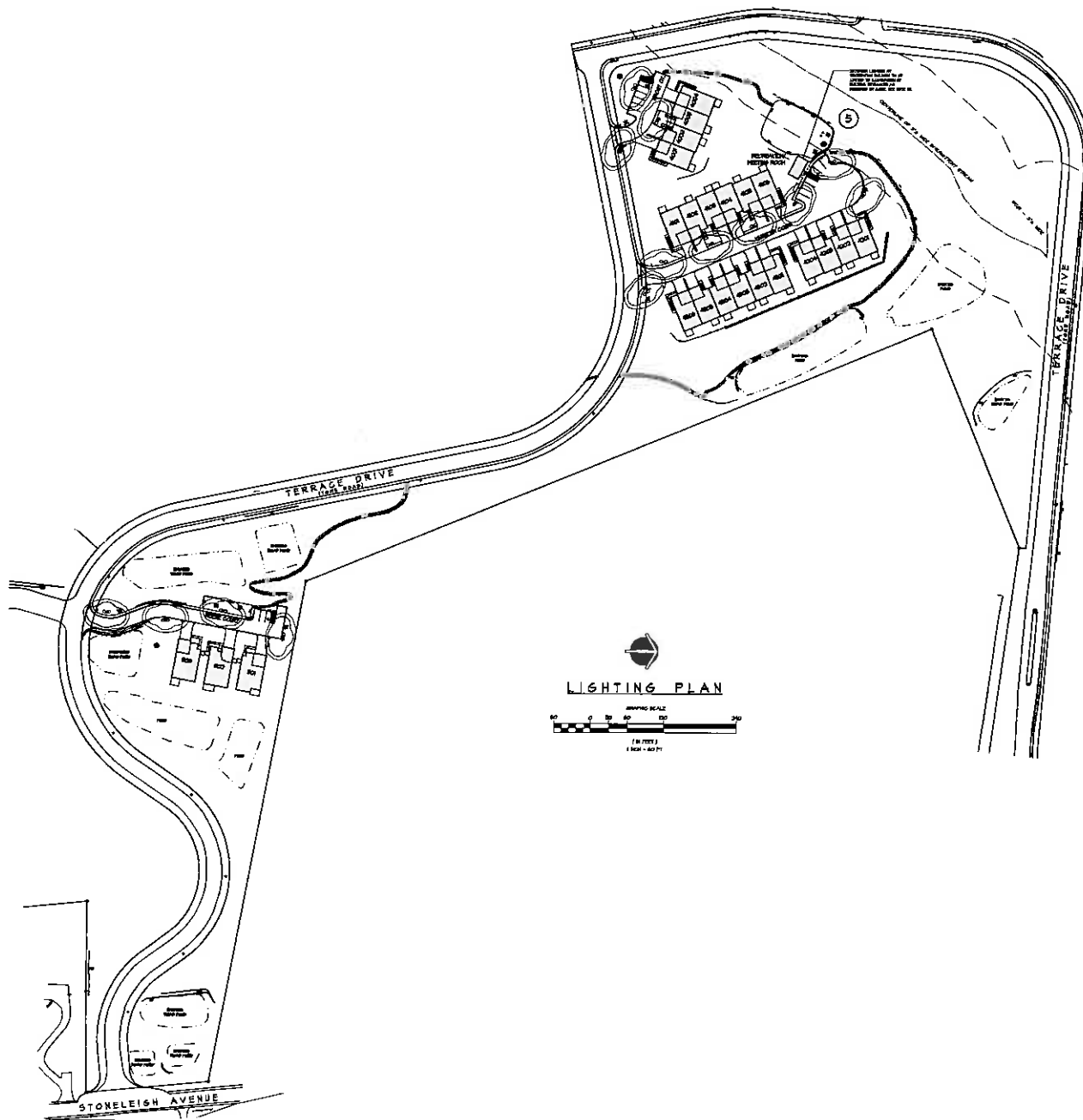
203-489-2061 NJ LIC # 15096

APPROVED BY: [Signature]  
CANABEL CENTRE SENIOR HOUSING  
CANABEL CORPORATE CENTER LOT 15  
CANABEL CORPORATE CENTER LOT 16  
PARKWAY BLVD LOT 17

IRRI-GATION SHOP  
DRAWING

C-154

**RAVENS**  
ENGINEERS - ARCHITECTS  
4 OLD ROUTE 1, WESTPORT, NY 10986  
(914) 234-2341 FAX (914) 234-2341



LUMINAIRE SCHEDULE									
Item	Label	Qty	Description	Manufacturer	Model	Watts	Foot Candles	Notes	Remarks
1	A	1	100Watt	OSRAM	PAR 30	100	100	100	100

- LIGHTING NOTES:**
- ALL LIGHTING FIXTURES SHALL BE OVERHEAD MOUNTED AND SHALL BE RESULT IN LIGHT SPILLAGE OFF THE SITE. FLOOD LIGHTS SHALL BE REFLECTED FROM OFF SITE.
  - NO OUTDOOR RECREATION SPACE SHALL BE LIMITED.
  - NO LIGHT AND SIGHT LIMITS SHALL BE EXCEEDED AND CONTROLLED THROUGH A LIGHTING SERVICE.
  - THE CITY PLANNING BOARD APPROVAL PROCESS IS BASED ON PHOTOGRAPHIC EVIDENCE OF THE PROPOSED PROJECT. FOR SHORTER TERM USE, APPROVALS, PHOTOGRAPHIC EVIDENCE, AND/OR AS THE CITY PLANNING BOARD APPROVAL.

**LIGHTING PLAN LEGEND:**



REVISION	DATE	BY	DESCRIPTION
1	11/11/11	JL	ISSUED FOR PERMIT
2	11/11/11	JL	ISSUED FOR PERMIT
3	11/11/11	JL	ISSUED FOR PERMIT
4	11/11/11	JL	ISSUED FOR PERMIT
5	11/11/11	JL	ISSUED FOR PERMIT
6	11/11/11	JL	ISSUED FOR PERMIT
7	11/11/11	JL	ISSUED FOR PERMIT
8	11/11/11	JL	ISSUED FOR PERMIT
9	11/11/11	JL	ISSUED FOR PERMIT
10	11/11/11	JL	ISSUED FOR PERMIT

APPROVED BY: J. L. PERKINS, INC.  
CARROLL CENTRE SENIOR HOUSING  
CARROLL CENTRE SENIOR LOT 15  
TOWN OF CARROLL  
TOWN OF CARROLL  
TOWN OF CARROLL

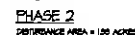
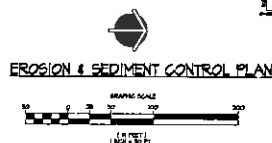
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DATE OF ISSUE	11/11/11
PROJECT NAME	1111
PROJECT ADDRESS	1111
PROJECT CITY	1111
PROJECT STATE	1111
PROJECT ZIP	1111
PROJECT PHONE	1111
PROJECT FAX	1111
PROJECT EMAIL	1111
PROJECT WEBSITE	1111

**LIGHTING PLAN**



1. ANALYZE WHY THE INCIDENT MAY HAVE OCCURRED AFTER ALL PREVIOUS ACTIONS WERE BEING PROBABLY FOLLOWED BY THE PARTICIPANTS OF THE INCIDENT.
2. IDENTIFY WHY THE INCIDENT MAY HAVE OCCURRED, IDENTIFYING THOSE WHO VIOLATED THE REQUIREMENTS TO PREVENT THE INCIDENT AND ATTACHMENT OF THE CONSEQUENCES TO THE FAILURE.
3. IT IS CERTAIN THAT THE FAILURE IS INADEQUATELY PREVENTED.
4. DEVELOP PROPOSED CORRECTIVE OR PREVENTIVE MEASURES.
5. ANALYZE WHETHER PROPOSED CORRECTIVE OR PREVENTIVE MEASURES ARE NECESSARY, IDENTIFY THEIR EFFECTS AND IDENTIFY THE INITIAL, LONG TERM CONSEQUENCES OF THE CORRECTIVE OR PREVENTIVE MEASURES.
6. REVIEW WHETHER PROPOSED CORRECTIVE OR PREVENTIVE MEASURES WOULD IMPROVE THE FAILURE PREVENTION.
7. REVIEW THE STATUS OF THE LOSS FROM THE RESULTS OF ANALYSIS OF THE LOSS.
8. IT IS NOT NECESSARY THAT THE LOSS BE ALLEVIATED IN THE SHORT.
9. REVIEW AND PLAN THE STATUS OF THE LOSS FROM THE RESULTS OF ANALYSIS OF THE LOSS.

SEVENTH GRADE 14 DISTRICT FORD BAZZAN  
CONTRIBUTION AREA- 3.1 AC  
ROUNDER VOLUME- 1600 OF FOR AGE 12.12 AGING 1 1/2% OF  
VOLUME PREPARED- 10/24/07

[illegible][illegible][illegible]

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

THIS INFORMATION IS THE PROPERTY OF ALL INFORMATION SYSTEMS MANAGEMENT AND SUPPORT POLICE  
THIS PAGE

INFORMATION

THIS MESSAGE AND SUPPORT POLICE OFFICE ONLY IS THE PROPERTY OF ALL INFORMATION AND SUPPORT POLICE  
AND SUPPORT POLICE OFFICE ONLY

- REMOVED "BETTER-GUY" OF FBI THRU.
- ADVISORY WILL BEING PROVIDED AND WILL NOT BE IN CONTACT WITH THE FBI FOR THE TIME BEING AS PART OF THE INVESTIGATION AT THE FBI.

- THE FACTS AS FURNISHED TO YOU WOULD BE FOR YOUR OWN USE AND NOT FOR THE USE OF ANY OTHER PERSON OR ENTITY.
- THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE BY A MARKING PAGE.

- **AVOID SHARP POINTS OR POINTS OF CONCENTRATION** ON THE SURFACE OF THE TUBES. IMPROPERLY LOCATED POINTS OF CONCENTRATION CAN BECOME HOT SPOTS AND CAUSE THE TUBES TO FAIL. THE LOCATION OF POINTS OF CONCENTRATION SHOULD BE DETERMINED FOR EACH TUBES. POINTS OF CONCENTRATION SHOULD BE MARKED BY STAMPING OR A PERMANENT MARK AND LISTS LISTED.
- **TESTING AND INSPECTION** SHOULD BE DONE AT THE END OF THE TUBES FOR EACH TUBES.

- JOHN PAULSON HASN'T VISITED ANY OF THE COMPANIES HE HASN'T VISITED SINCE HE LEFT THE BANK.
- INVESTORS WHO WERE SHOWN BY INVESTMENT BANKERS THAT THEY WERE NOT INVESTING IN THE BANK, AND THAT THE BANK WAS NOT INVESTING IN THEM, WERE NOT INVESTING IN THE BANK.

4. INDUSTRY AND COMMUNITY GROUPS SHOULD BE INVOLVED IN AN APPROPRIATE MANNER IN ORDER TO AVOID CONFLICTING INTERESTS AND TO ENHANCE THE CREDIBILITY OF THE STUDY.

- \* FEDERAL, STATE AND LOCAL, WASHINGTON SHOULD BE ADVISED FOR ANY FURTHER ACTION BEING TAKEN THERE.

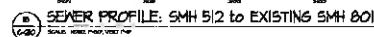
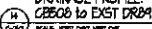
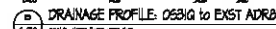
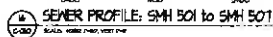
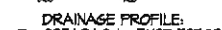
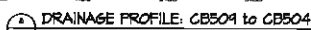
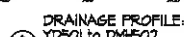
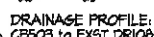
**DISPATCH AND HANDLING:**

- \* WHEN IN THE FUTURE CASES IN WHICH THE FBI is not the lead agency, it may be in the

- KEEP PEOPLE ADVISED OF ALL, ALTHOUGH MINOR, CHANGES
- IMMEDIATELY ADVISE OF ALL AND FREQUENT CHANGES OF COMPOSITION FOR THE CLIMATE

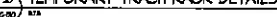
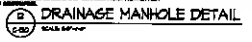
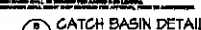
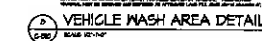
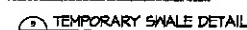
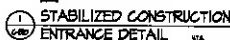
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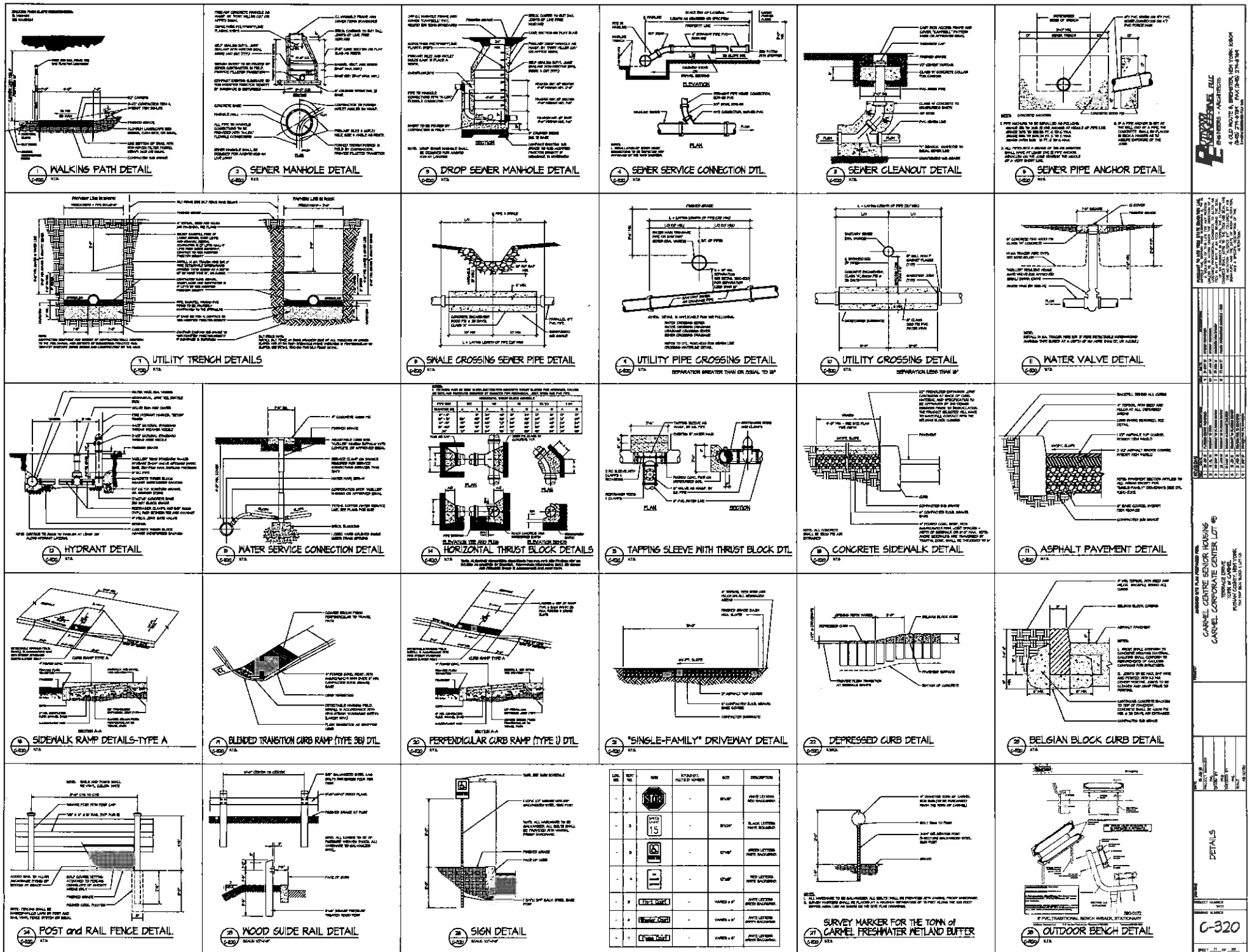
DATE AND LOCATION OF INCIDENT	INVESTIGATOR'S NAME	CHARGE
<p>1. DATE: 01/01/2024</p> <p>2. LOCATION: 1234 Main Street, City, State</p>	<p>1. NAME: [Redacted]</p> <p>2. TITLE: [Redacted]</p>	<p>1. CHARGE: [Redacted]</p> <p>2. [Redacted]</p>
<p>3. INCIDENT TYPE: [Redacted]</p> <p>4. [Redacted]</p> <p>5. [Redacted]</p> <p>6. [Redacted]</p> <p>7. [Redacted]</p> <p>8. [Redacted]</p> <p>9. [Redacted]</p> <p>10. [Redacted]</p> <p>11. [Redacted]</p> <p>12. [Redacted]</p> <p>13. [Redacted]</p> <p>14. [Redacted]</p> <p>15. [Redacted]</p> <p>16. [Redacted]</p> <p>17. [Redacted]</p> <p>18. [Redacted]</p> <p>19. [Redacted]</p> <p>20. [Redacted]</p> <p>21. [Redacted]</p> <p>22. [Redacted]</p> <p>23. [Redacted]</p> <p>24. [Redacted]</p> <p>25. [Redacted]</p> <p>26. [Redacted]</p> <p>27. [Redacted]</p> <p>28. [Redacted]</p> <p>29. [Redacted]</p> <p>30. [Redacted]</p> <p>31. [Redacted]</p> <p>32. [Redacted]</p> <p>33. [Redacted]</p> <p>34. [Redacted]</p> <p>35. [Redacted]</p> <p>36. [Redacted]</p> <p>37. [Redacted]</p> <p>38. [Redacted]</p> <p>39. [Redacted]</p> <p>40. [Redacted]</p> <p>41. [Redacted]</p> <p>42. [Redacted]</p> <p>43. [Redacted]</p> <p>44. [Redacted]</p> <p>45. [Redacted]</p> <p>46. [Redacted]</p> <p>47. [Redacted]</p> <p>48. [Redacted]</p> <p>49. [Redacted]</p> <p>50. [Redacted]</p> <p>51. [Redacted]</p> <p>52. [Redacted]</p> <p>53. [Redacted]</p> <p>54. [Redacted]</p> <p>55. [Redacted]</p> <p>56. [Redacted]</p> <p>57. [Redacted]</p> <p>58. [Redacted]</p> <p>59. [Redacted]</p> <p>60. [Redacted]</p> <p>61. [Redacted]</p> <p>62. [Redacted]</p> <p>63. [Redacted]</p> <p>64. [Redacted]</p> <p>65. [Redacted]</p> <p>66. [Redacted]</p> <p>67. [Redacted]</p> <p>68. [Redacted]</p> <p>69. [Redacted]</p> <p>70. [Redacted]</p> <p>71. [Redacted]</p> <p>72. [Redacted]</p> <p>73. [Redacted]</p> <p>74. [Redacted]</p> <p>75. [Redacted]</p> <p>76. [Redacted]</p> <p>77. [Redacted]</p> <p>78. [Redacted]</p> <p>79. [Redacted]</p> <p>80. [Redacted]</p> <p>81. [Redacted]</p> <p>82. [Redacted]</p> <p>83. [Redacted]</p> <p>84. [Redacted]</p> <p>85. [Redacted]</p> <p>86. [Redacted]</p> <p>87. [Redacted]</p> <p>88. [Redacted]</p> <p>89. [Redacted]</p> <p>90. [Redacted]</p> <p>91. [Redacted]</p> <p>92. [Redacted]</p> <p>93. [Redacted]</p> <p>94. [Redacted]</p> <p>95. [Redacted]</p> <p>96. [Redacted]</p> <p>97. [Redacted]</p> <p>98. [Redacted]</p> <p>99. [Redacted]</p> <p>100. [Redacted]</p>	<p>1. [Redacted]</p> <p>2. [Redacted]</p> <p>3. [Redacted]</p> <p>4. [Redacted]</p> <p>5. [Redacted]</p> <p>6. [Redacted]</p> <p>7. [Redacted]</p> <p>8. [Redacted]</p> <p>9. [Redacted]</p> <p>10. [Redacted]</p> <p>11. [Redacted]</p> <p>12. [Redacted]</p> <p>13. [Redacted]</p> <p>14. [Redacted]</p> <p>15. [Redacted]</p> <p>16. [Redacted]</p> <p>17. [Redacted]</p> <p>18. [Redacted]</p> <p>19. [Redacted]</p> <p>20. [Redacted]</p> <p>21. [Redacted]</p> <p>22. [Redacted]</p> <p>23. [Redacted]</p> <p>24. [Redacted]</p> <p>25. [Redacted]</p> <p>26. [Redacted]</p> <p>27. [Redacted]</p> <p>28. [Redacted]</p> <p>29. [Redacted]</p> <p>30. [Redacted]</p> <p>31. [Redacted]</p> <p>32. [Redacted]</p> <p>33. [Redacted]</p> <p>34. [Redacted]</p> <p>35. [Redacted]</p> <p>36. [Redacted]</p> <p>37. [Redacted]</p> <p>38. [Redacted]</p> <p>39. [Redacted]</p> <p>40. [Redacted]</p> <p>41. [Redacted]</p> <p>42. [Redacted]</p> <p>43. [Redacted]</p> <p>44. [Redacted]</p> <p>45. [Redacted]</p> <p>46. [Redacted]</p> <p>47. [Redacted]</p> <p>48. [Redacted]</p> <p>49. [Redacted]</p> <p>50. [Redacted]</p> <p>51. [Redacted]</p> <p>52. [Redacted]</p> <p>53. [Redacted]</p> <p>54. [Redacted]</p> <p>55. [Redacted]</p> <p>56. [Redacted]</p> <p>57. [Redacted]</p> <p>58. [Redacted]</p> <p>59. [Redacted]</p> <p>60. [Redacted]</p> <p>61. [Redacted]</p> <p>62. [Redacted]</p> <p>63. [Redacted]</p> <p>64. [Redacted]</p> <p>65. [Redacted]</p> <p>66. [Redacted]</p> <p>67. [Redacted]</p> <p>68. [Redacted]</p> <p>69. [Redacted]</p> <p>70. [Redacted]</p> <p>71. [Redacted]</p> <p>72. [Redacted]</p> <p>73. [Redacted]</p> <p>74. [Redacted]</p> <p>75. [Redacted]</p> <p>76. [Redacted]</p> <p>77. [Redacted]</p> <p>78. [Redacted]</p> <p>79. [Redacted]</p> <p>80. [Redacted]</p> <p>81. [Redacted]</p> <p>82. [Redacted]</p> <p>83. [Redacted]</p> <p>84. [Redacted]</p> <p>85. [Redacted]</p> <p>86. [Redacted]</p> <p>87. [Redacted]</p> <p>88. [Redacted]</p> <p>89. [Redacted]</p> <p>90. [Redacted]</p> <p>91. [Redacted]</p> <p>92. [Redacted]</p> <p>93. [Redacted]</p> <p>94. [Redacted]</p> <p>95. [Redacted]</p> <p>96. [Redacted]</p> <p>97. [Redacted]</p> <p>98. [Redacted]</p> <p>99. [Redacted]</p> <p>100. [Redacted]</p>	











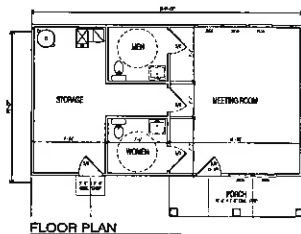
**CARMEL ENGINEERING, INC.**  
ENGINEERS - ARCHITECTS  
4 OLD ROUTE 91, SUITE 200  
CARMEL, NY 12024  
TEL: (518) 277-8391 FAX: (518) 274-9194

NO.	DATE	DESCRIPTION
1	10/1/00	ISSUED FOR PERMIT
2	10/1/00	ISSUED FOR PERMIT
3	10/1/00	ISSUED FOR PERMIT
4	10/1/00	ISSUED FOR PERMIT
5	10/1/00	ISSUED FOR PERMIT
6	10/1/00	ISSUED FOR PERMIT
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27	10/1/00	ISSUED FOR PERMIT
28	10/1/00	ISSUED FOR PERMIT

APPROVED FOR THE TOWN OF CARMEL  
CARMEL ENGINEERING, INC.  
CARMEL, NY 12024  
TEL: (518) 277-8391 FAX: (518) 274-9194

**DETAILS**  
C-320



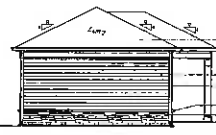


FLOOR PLAN

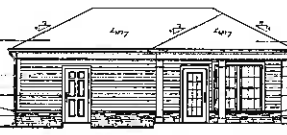
NOTES: 1. MEETING ROOM WITH UNBLOCKED AIR CONDITIONING  
2. ELEVATOR TO MEETING ROOM  
3. MEETING ROOM WITH AIR CONDITIONING

RECREATION/MEETING ROOM FLOOR PLAN & ELEVATIONS

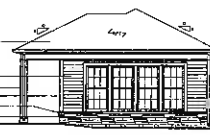
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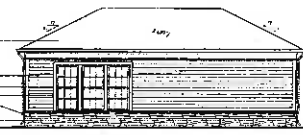
LEFT SIDE ELEVATION



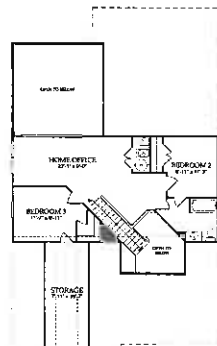
FRONT ELEVATION



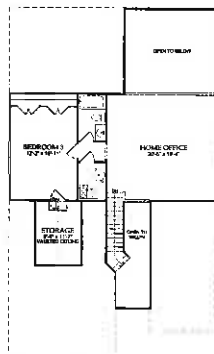
RIGHT SIDE ELEVATION



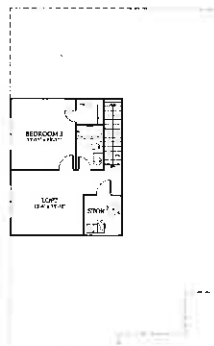
REAR ELEVATION



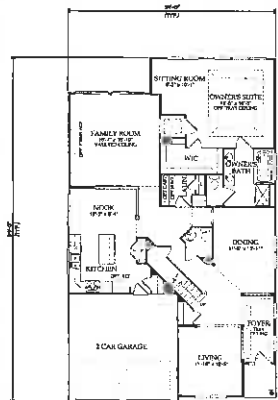
SECOND FLOOR PLAN



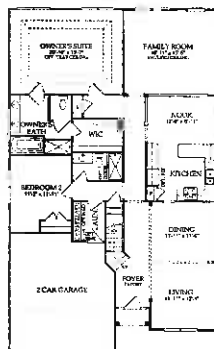
SECOND FLOOR PLAN



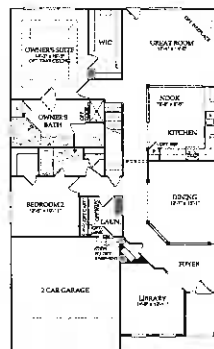
SECOND FLOOR PLAN



FIRST FLOOR PLAN



FIRST FLOOR PLAN



FIRST FLOOR PLAN



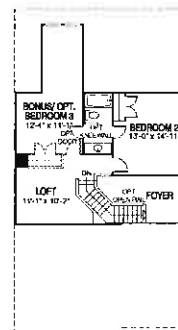
MAYFIELD

RESTON

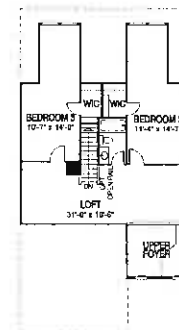
NEWHALL

"MANOR HOME" TYPICAL FIRST FLOOR PLANS & ELEVATIONS

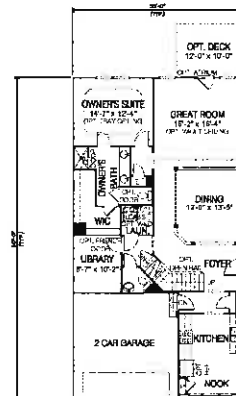
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SECOND FLOOR PLAN



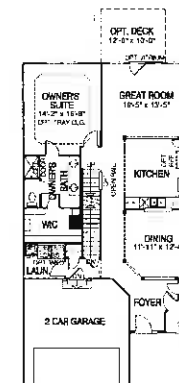
SECOND FLOOR PLAN



FIRST FLOOR PLAN



MILTON



FIRST FLOOR PLAN



MORGAN

"COTTAGE UNIT" TYPICAL FIRST FLOOR PLANS & ELEVATIONS

Scale 1/8" = 1'-0"



## **APPROVED**

**HAROLD GARY**  
*Chairman*  
**RAYMOND COTE**  
*Vice-Chair*

**BOARD MEMBERS**  
**EMMA KOUNINE**  
**CARL GREENWOOD**  
**JOHN MOLLOY**  
**JAMES MEYER**  
**ANTHONY GIANNICO**

## **TOWN OF CARMEL PLANNING BOARD**



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 – Ext.190  
[www.carmelny.org](http://www.carmelny.org)

**MICHAEL CARNAZZA**  
*Director of Codes  
Enforcement*

**RONALD J. GAINER, P.E.**  
*Town Engineer*

**PATRICK CLEARY**  
*AICP, CEP, PP, LEED AP  
Town Planner*

## **PLANNING BOARD MINUTES** **JUNE 12, 2013**

**PRESENT:** CHAIRMAN, HAROLD GARY, VICE-CHAIR, RAYMOND COTE, EMMA KOUNINE,  
JOHN MOLLOY, JAMES MEYER

**ABSENT:** CARL GREENWOOD, ANTHONY GIANNICO

<b><u>APPLICANT</u></b>	<b><u>TAX MAP #</u></b>	<b><u>PAGE</u></b>	<b><u>TYPE</u></b>	<b><u>ACTION OF THE BOARD</u></b>
Szysh, Ronald & Carol	43.-1-15,16	1	Public Hearing	Public Hearing Closed. Planner to Prepare Resolution.
McDonald's USA, LLC.	55.11-1-41	1-2	Resolution	Resolutions Adopted.
Quis, Michael	55.6-1-40 & 42	2	Re-Approval	Adjourned.
South Lake Plaza	75.44-1-65-67	2-3	Amended Site Plan	No Board Action.
Albano Estates	55.14-2-26.31	3	Subdivision	No Board Action.
Minutes – 4/24/2013		3		Heldover.
Carmel Centre Senior Housing (Pulte Homes) – Lots #3 & 5	55.14-1-11.1 55.14-1-11.3	3-4		Discussion.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Rose Trombetta

compliance and right-of-way encroachments. He said Mr. Cameron has indicated that it is a pre-existing condition, but nevertheless, we would want to legalize that or have documentation that's its legal. A license agreement from the D.O.T. or some form of agreement should be part of this approval.

Mr. Cameron stated he has spoken to the D.O.T. and they do not issue permits for encroachments into the right of way in this particular situation because it is an existing condition.

Mr. Cleary stated you need to either get a permit or letter from D.O.T.

Ms. Kounine said to speak to the D.O.T. and tell them you need something in writing for planning board approval.

Mr. Cameron replied he will get what he needs.

No board action taken.

#### **ALBANO ESTATES V – 18 MECHANIC ST – TM – 55.14-2-26.31 – 2 LOT SUBDIVISION**

Mr. Carnazza stated a wetland permit is required and six variances were granted from the ZBA and are noted on the plat.

Mr. Gainer read his memo which stated a driveway profile and detail should be provided. Sewer and water connection details should be provided and a Town of Carmel wetland permit is required. A Town of Carmel Highway Work permit will be required for the new driveway proposed.

Mr. Cleary stated an ECB referral and a public hearing are the next steps with this application.

Ms. Kounine stated we should have a complete plan before we refer this applicant to any board. She said we need details of Mr. Gainer's comments to be put on the drawings.

No board action taken.

#### **MINUTES – 4/24/2013**

Heldover.

#### **CARMEL CENTRE SENIOR HOUSING (PULTE HOMES) – LOTS 3 & 5 – TERRACE DR. – TM – 55.14-1-11.1&11.3 – DISCUSSION**

Mr. Gary stated with regards to Pulte Homes the public hearing should be on the agenda for the next meeting. All the comments that were raised at the last meeting were discussed this past Monday. He said the list of comments was acceptable to the Pulte representatives that were at the meeting. Mr. Gary asked Mr. Cleary if everything will be ready for the next meeting.



Mr. Cleary stated the applicant's engineer has indicated that they will be able to make a submission by early next week.

Mr. Charbonneau stated one of the good things that came out of that meeting was the paring down of the list and being able to segregate the issues that are building department related and does not concern this site plan. He said with the remaining issues the applicant was going to provide additional information for what couldn't be answered at our meeting and once we have the information, we will have a good idea or a response of everything that was asked at the public hearing.

Mr. Gary stated the reason I am bringing this up is because we could keep this public hearing open for two years and someone will have something new to add to the list.

Mr. Charbonneau agreed with the Chairman. He said we did a good job of addressing all the issues. There were at least 39 points that we went over.

Mr. Meyer moved to adjourn the meeting at 7:30 p.m. The motion was seconded by Mr. Cote with all in favor.

Respectfully submitted,

Rose Trombetta

## **APPROVED**

**HAROLD GARY**  
*Chairman*  
**RAYMOND COTE**  
*Vice-Chair*

**BOARD MEMBERS**  
**EMMA KOUNINE**  
**CARL GREENWOOD**  
**JOHN MOLLOY**  
**JAMES MEYER**  
**ANTHONY GIANNICO**

## **TOWN OF CARMEL PLANNING BOARD**



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**MICHAEL CARNAZZA**  
*Director of Codes  
Enforcement*

**RONALD J. GAINER, P.E.**  
*Town Engineer*

**PATRICK CLEARY**  
*AICP, CEP, PP, LEED AP  
Town Planner*

## **PLANNING BOARD MINUTES** **MAY 22, 2013**

**PRESENT:** CHAIRMAN, HAROLD GARY, VICE-CHAIR, RAYMOND COTE, EMMA KOUNINE,  
CARL GREENWOOD, JOHN MOLLOY, ANTHONY GIANNICO, JAMES MEYER

<b><u>APPLICANT</u></b>	<b><u>TAX MAP #</u></b>	<b><u>PAGE</u></b>	<b><u>TYPE</u></b>	<b><u>ACTION OF THE BOARD</u></b>
Szysh, Ronald & Carol	43.-1-15,16	1	Subdivision	Public Hearing Scheduled.
Sosa Subdivision	86.12-1-34	1-2	Subdivision	No Board Action.
Putnam Comm. Foundation/ Putnam Hospital Center	66.2-57 & 58	2	Extension	6 Month Extension Granted.
Old Forge Estates	75.15-1-19-40	2	Extension	6 Month Extension Granted.
McDonald's USA, LLC.	55.11-1-41	3	Public Hearing	Public Hearing Closed. Planner to Prepare Resolution.
Carmel Centre Senior Housing (Pulte Homes) – Lots #3 & 5	55.14-1-11.1 55.14-1-11.3	3-10	Public Hearing	Public Hearing Left Open.
Minutes – 4/10/2013		10		Approved.

The meeting was adjourned at 9:35 p.m.

Respectfully submitted,

Rose Trombetta

**MCDONALD'S USA, LLC - 1931 ROUTE 6 - TM - 55.11-1-41 - PUBLIC HEARING**

Mr. Carnazza had no comments.

Mr. Cleary read Mr. Gainer's memo which stated All prior technical concerns have been addressed, and the SWPPP documents provided have been deemed acceptable. Based upon our review of these latest plans, the following matters remain to be resolved either prior to, or as a condition of, the Board's action on the application:

1. Documentation of the receipt of all permits as were specified in our prior memoranda.
2. To assure that the applicant recognizes and commits to all routine maintenance specified for the stormwater and sanitary sewage treatment devices proposed (including the Storm Filter, trench drain, catch basins/drain inlets, grease trap, etc), these maintenance responsibilities should be specified directly on the plans submitted for the Chairman's endorsement.
3. Similarly, and as specified in §156-85, to assure long-term maintenance of these treatment devices the Applicant will also be required to execute and file with the Putnam County Clerk a "Stormwater Control Facility Maintenance Agreement".
4. The Engineer must submit a proposed quantity take-off of all site improvements specified on the construction plans, so that a Performance Bond and Engineering Fee may be established for the project.

Mr. Cleary stated all planning issues have been addressed.

Mr. Gary asked if anyone in the audience wished to be heard.

Hearing no comments from the audience, Mr. Greenwood moved to close the public hearing. The motion was seconded by Mr. Meyer with all in favor.

Mr. Gary asked the Planner to prepare a resolution.

**CARMEL CENTRE SENIOR HOUSING (PULTE HOMES) - LOTS 3 & 5 - TERRACE DR. - TM - 55.14-1-11.1&11.3 - PUBLIC HEARING**

Mr. Carnazza had no comments.

Mr. Gainer read his memo which stated technical comments to be resolved are presented below:

1. Project Landscaping -
  - a. Various concerns have been raised to date over buffer plantings removed during construction within these sites, as well as the intent of the landscaping concept presented. The site plans should acknowledge and specify the restoration of all buffer plantings damaged or removed, and the prior intrusions into any "conservation areas" impacted by development.

- b. Further, to assist the Board in understanding the visual aesthetics of all overall plantings, both that planned along the project roadways as well as that in the areas of the new residences proposed, a layout schematic should be provided to illustrate the groupings of vegetation planned, as well as the number and sizes of all landscaping proposed.
  - c. The Board should determine whether the landscaping proposed within any "common" areas should be sprinklered to assure their long-term survival. If so mandated, this should be noted on plan. Further, such a sprinkler system should be fed by a private well, so that the Carmel Water District No. 2 supply is not utilized for this purpose. Further, the landscaping plan should note that the developer is responsible to replace any dead or dying landscaping which may occur subsequent to their initial installation.
2. Stormwater Management impacts – The design engineer should once more confirm for the record that the extent of overall site disturbance, and impervious surfaces to be created under these amended Site Plans, fall within that originally approved, to assure that no modifications to the stormwater management facilities now in place is necessary.
3. SWPPP – The Site Plans should incorporate all necessary technical information required by DEC and Town requirements. Once finalized, NOI and SWPPP acceptance forms must be filed (if not previously done).
4. Site Amenities – various improvements ("pocket park", walking trail, gazebo, benches, etc.) are identified by notation only. Construction details of all such amenities should be provided on plan so the Board may understand just what is to be provided for the resident's use.
5. Bonding and Engineering Fees – Fees for both lots were posted in 2006, at the time the original Site Plans were approved by the Planning Board. These figures should be subject to further review at this time, given the period which has transpired since the bonds were posted, in order to assure that sufficient financial security is held by the Town to cover the present value of the public improvements planned.

Mr. Cleary stated he had no comments and the public hearing is scheduled for tonight.

Mr. Gary stated before we open the public hearing there are some issues that Mr. Gainer had said that have not been on any site plans. He asked if it has been discussed with the applicant.

Mr. Cleary replied yes it has been discussed and the applicant is waiting to respond to the comments that come out of tonight's public hearing to finalize the landscaping plan.

Mr. Gary stated he was referring to the sprinkler system.

Mr. Cleary said the sprinkler system has not been discussed yet and has not been addressed.

Mr. Paul Lynch of Putnam Engineering, representing the applicant stated he will incorporate a sprinkler plan for lots 3 & 5 for the board to review.

Mr. Gary asked if it is on the plans now.

Mr. Lynch replied no it is not and said he could offer the board now is with lot 4 Pulte did install a sprinkler system and it was not at the time part of the lot 4 site plan drawings. He said we will be happy to incorporate a sprinkler system into these drawings for the board to review. He said you could make it a condition of approval.

Mr. Greenwood said it should not be a condition. It should be looked at and reviewed by the consultants, no different than anything else we require on a map.

Mr. Molloy said it should be something we could see now and then it could be subject to changes in the field. He said there should be something on the site plan.

Mr. Lynch addressed the board and audience and stated back in 2008 for lot 3 there was an approval for 147 units. The present 2013 submittal calls for 81 units, a reduction of 66 units. He said with lot 5 in 2008 56 units were approved. The present submittal calls for 23 units with a further reduction of 33 units, making it a grand total of 99 units on both lots 3 & 5. He said the larger buildings were part of the 2008 approval on lot 3 with five buildings. The present plan calls for the construction of 1 building reducing it by 4 and we will introduce the added cottages which picked up 42 units with a net loss of 66 units. He said with regards to lot 5 we had 2 big units and they were totally eliminated and replaced with cottage homes. We worked within the framework of the original approval. He said we have talked to the board over the last several months about landscaping and we have worked out a mitigation plan for areas that have been disturbed during the course of construction. He said there is landscaping proposed for those areas that were disturbed and also for additional new landscaping around the actual proposed construction.

Mr. Mike Caruso, Attorney for the applicant made one more point to board and said the amendments to the site plan also bring the units into compliance with the code; therefore, we do not need area variances due to the elimination of the large structures.

At which time, Mr. Gary addressed the audience and stated this is an open public hearing and asked if anyone wishes to be heard.

Mr. Spencer Tassler, a resident at the Retreat for 4½ years addressed the board and consultants and thanked them for all of their help over the last couple of years. He wants to make sure all the issues they have on lot 4 does not occur or carry over to lots 3 & 5. He stated we are asking that every detail that is not on this plan be looked at very carefully and closely and not to allow a similar issue that they have experienced over the past 3½ years. He said the reason he is saying this, is because every time we bring up an issue to Pulte, their classic answer is, the planning board approved it. He wants the board to consider their safety first and foremost. He commented that the grass swales on lot 4 are very dangerous and unsafe. At which time, he presented pictures of the swales to the board. He continued to speak about the amenities and the concerns are listed below:

- The 3 hole pitch and putt is unusable.
- The bocce court is not level.
- There is a crease down the middle of the putting green.
- The pool was poorly constructed and the HOA paid \$10,000 towards fixing it. Pulte should have been responsible for it.

Mr. Tassler stated the plantings and shrubs were improperly installed. He said they would like to see a financial analysis to show the impact of the decreased amount of condos (99 units) by this new plan and how the changes would affect the current residents HOA fees. He asked what the performance bond was for the 3 lots and will the bond cover the roads, the amenities, maintenance and the construction of the detention ponds. He said maybe we should increase the bond. He asked if any new wetland impacts were being created. He said the sidewalks were poorly constructed and are cracked. He asked if lots 3 & 5 have their own wells and what is their capacity. He asked about the handicapped accessibility and sidewalk capacity for lots 3 & 5.

Ms. Sheila Simon who resides at Langdon Grove addressed the board and asked if the recreational building on lot 3 and the clubhouse on lot will have restrooms, water and electricity. She stated most of recreational amenities are walking paths, pocket parks and picnic areas and inquired about getting active recreational amenities such as another tennis court. She said it is hard to walk up and down the hill to the walking trails or tennis court because there are no parking areas.

Ms. Jan Carnow who resides at Blair Heights presented the board with pictures of a plan that was dated January 29<sup>th</sup> which shows trees and shrubs of the proposed new homes. She said all the shrubs on the original approved plan are no longer shown on the drawing. She said the conservation areas need to be restored. She said there is another version of the landscaping plan for lot 3 dated January 29<sup>th</sup> and wanted to know which plan the board will be working with, the one that was submitted to the board or the one that was submitted to HOA.

Ms. Margo Turano who resides at Langdon Grove addressed the board and reiterated what Ms. Simon had said. She said you have to walk a 16% slope to the tennis court and there is no parking. She asked what defines a pocket park and picnic area. She said there is no shade in any of these areas. She said Pulte should be required to be extremely descriptive in all aspects of the submitted plans. She asked what constitutes an amenity. She said the walking path on lot 5 goes through a preservation area, which means more trees will be taken down. At which time, she presented a landscaping plan to the board members. She said there is a significant difference between what Pulte claims exists and what actually exists in the field. The wildlife corridor has been destroyed and must be re-established. She said there should be a strict compliance on lot 3 which requires all screening to be complete within 60 days of planning board approval. She asked what will be in the recreational building and clubhouse. She asked the board to continue with the public hearing until Pulte submits a plan that addresses all of the issues that we have previously raised and will raise this evening and we may have the opportunity to review the plans before the closing of the public hearing. She said the north side of the hill looks like monopoly homes and we hope the planning board does not allow this to happen to the south side of the hill. She said the financial questions and concerns on lots 3 & 5 also effect lot 4. She said we will have fewer amenities to maintain but more landscaping and snow plowing to pay for. She said HOA money was used to pay for maintenance, landscaping, plowing, etc. on Terrace Drive. It was a Pulte responsibility not a HOA responsibility. She said there isn't enough money in our reserve funds to address potential problems we may face when Pulte leaves. Also, there is no money reserved for the transition period. She hoped that the board would follow up with their request to have Pulte submit a financial analysis so that we could find out what their projected condo fees are for lots 3, 4 & 5.

Ms. Barbara Soukas who resides at Blair Heights addressed the board and verbally reviewed the offering plan with regards to the parking facility. She said as of today there are 4 parking spaces on lot 4 and asked the board to make sure that the 97 parking spaces that were in the offering plan and are not shown on either plans for lots 3 & 5 be fulfilled. She said the environmental impact statement review indicated that 26 acres of woodland, 17 acres of meadow and 20 feet of vegetation buffer was set forth and requested that the board request that the applicant strictly comply with these conditions.

Mr. Michael Leff who resides at Blair Heights addressed the board and stated the horse chestnut trees along the roadsides should not be used because they are susceptible to diseases making them unattractive and undesirable and should be eliminated.

Mr. Steve Bernstein who resides at Blair Heights addressed the board and stated he was not only speaking for the people that currently reside at the Retreat, but also for the people that will be living on lots 3 & 5. He continued to speak about the amenities. He said we originally had two tennis courts and now we are down to one. The green house has been eliminated. The tennis court is undersized. He asked if there will be lighting and benches. He said with lots 3 & 5 the sidewalks along Terrace Drive requires completion and occupancy permits should not be granted until completed. There should be strict compliance and enforced. He said we request that no occupancy permits or temporary occupancy permits be granted until the required recreational amenities are complete and usable. There should be no waivers whatsoever. He also stated there is no access to the bus on Mechanic Street.

Mr. Neil Carnow who resides at Blair Heights addressed the board and stated the main concern are the issues that they are facing on lot 4 which is the lack of specificity on the plans. He said if there is no specificity to the performance requirements and material requirements on those drawings, there is no way to enforce anything. He asked the board to require the applicant that each of the amenity areas be drawn and engineered so that we understand the implications of the grading, access, usage and elements inside the buildings. He said they will be running out of space inside the meeting room, clubhouse and pool area. He said the board needs to look at the amenity package and understand fully and completely what is actually being done.

Mr. Adrian Dessi who resides at Langdon Grove addressed the board and stated we have been residents of the Town of Carmel for the past 34 years. He commented on how amazed he was with other big companies in the area because they have a feeling for the environment and the visual integrity of the community. He praised the integrity of the corporate executives. He said our land; lots 4 & 5 have real true value to the corporation as much as it does to us. He said there is not one condo or community that has the value of this one. Pulte is lucky to be dealing with use. He said Pulte has a community in Oxford, Connecticut that is beautifully landscaped and managed, why can't they do that here? He said there is an issue with that community though; they are far away from most conveniences. Unlike here, we are a stone's throw from major hospital and retail stores. This property is worth a lot of money for Pulte and what should that do for us, they should comply. He said this community is unbelievable for what we could offer and it is so disappointing that we don't appreciate that value and insist that we get the value in return.

Ms. Ann Fanizzi, Chairperson for Coalition to Preserve Open Space addressed the audience and apologized for not being successful in their court suit against the planning board,

Town and Paul Camarda, because they demonstrated to us that they did not care about the integrity of this community. She said we care about the environment and hopes this board has learned its lesson and will exceed to their demands.

Mr. Christopher Burt who resides at Balla Drive addressed the board and stated his home abuts lot 3 and the buffer trees were cut down last fall. He asked the board to require the applicant to put back the trees that they destroyed.

Mr. Tom Soukas who resides at Blair Heights addressed the board and stated what we have here is corporate greed. He said we are living with the quarterly corporate profit first, then comes the community and then the homeowners. He said there is only one way to stop the corporate greed and the planning board has the power to diminish that.

Ms. Lori Kemp who resides at Mechanic Street addressed the audience and also apologized to them. She said you are not alone; there are websites with complaints against Pulte. She asked the board why wasn't the FEIS adhered to. She said other Towns have used this project as a poster child for bad development. She said Pulte has encroached on her property, landscaping that was promised was never installed and trees were cut down. She said for the past seven years she has been exposed to dust, noise and diesel fumes. My home has been damaged from the blasting and wetlands have been destroyed. The detention basins do not work. She said seven years later and there is still no landscaping, dust control, and no adequate compensation for the destruction of my property.

Mr. Tassler addressed the board again and suggested to put a retaining wall on Lot 3 instead of trees where the mountain was cut off. He said the tennis court should have lighting. He asked what the size of the gazebo was and does it have lighting. He said a dollar value should be presented to the board of the tree preservation areas that were taken down. He said 60% of the amenities on lots 3 & 5 are walking trails. He said that is the inexpensive way to give us amenities. That needs to be changed. In conclusion, he suggested to the board to make the residents of the lots 3 & 5 planning process. He said I'm sure Pulte wants to see a great product.

Ms. Kemp addressed the board again and asked what happened to the conditions established by the ZBA? Also, she doesn't want landscaping with prickles or west Nile near her house.

Mr. Gary addressed the audience and stated we have heard what you had to say and one of the main concerns is the original drawings and if they were on the map. He said he met with Mr. Mullen and a concern I had at that time was he had a map that the planning board has never seen. He stated our consultants will look at past plans and along with the comments that have been made tonight, and will see if anything has been intentionally omitted by the applicant or maybe it was never there. He said some of the concerns that have been discussed tonight may not have been on the drawing. He said all of your concerns are valuable, but we only deal with what is presented to us by the applicant and is reviewed the consultants and then commented to the board through a long process. The applicant has been here a long time. We want to make sure he leaves behind a commodity that is worthy of his presence. He said there are things that lax in lots 3, 4 & 5 that should have been taken care of by the applicant. Is he at fault with some of the amenities? That is what the board will look at. We will look at everything that was said tonight to come up with what is just for you and the applicant as we proceed forward. He



said I will not ask the consultants to answer any questions tonight, because there are a lot of them and need to be searched in depth.

Mr. Meyer said the message I heard loud and clear tonight is the residents want details on the plans and we need to focus on that.

Mr. Cote stated none of us could sit here and answer you tonight. We have to rely on our consultants and ask them if the plans that are before us have the level of detail that was discussed tonight. We need to look at it a little deeper.

Mr. Gary addressed the audience and clarified that there are issues that have been brought up tonight and would like to see on the plan. If it wasn't originally there when it went through the planning process we can't arbitrarily go back and demand that the applicant put them there. What we can do is try to get the applicant to enhance it to make it better.

Mr. Molloy stated given the depth of the complaints and comments we heard tonight we should keep the public hearing open.

Mr. Greenwood agreed with Mr. Molloy especially with regards to the financials and how the reduction of units would affect the current residents.

Mr. Giannico also agreed to keep the public hearing open.

Ms. Kounine stated she has been at all of the public hearing for this development since the beginning and has 50 pages of notes that have not been addressed. She said landscaping is the most minimal expense for this project and nothing was ever done. She said she will do whatever she can to get the best for the residents. She stated I hope the homeowners appreciate that the planning board does pay attention and we are trying to work within the legal means that we have.

Mr. Lynch stated there were a few items that were brought up tonight and would like to clarify. He said lots 3 & 5 will not have any grass swales. There will be curbs and sidewalks. He said they did not show plantings on the plan behind the upper buildings on lot 3 because they would not have a backyard behind the units. He said the wildlife buffer on lot 3 will be intact. We will provide a sprinkler system plan. For lots 3 & 5 we will eliminate all of the horse chestnuts along the tree line. The recreational buildings will have bathrooms, water, electricity and heat.

Mr. Meyer raised the issue about the parking near the tennis court.

Mr. Jim Mullen of Pulte Homes stated there is a parking area near the tennis court.

Mr. Molloy asked if it exists now or is it on the plan.

Mr. Mullen responded it's on the plan, nothing on the plan exists. We are asking for permission to build this. Right now, there is no tennis court; it's on the plan only.

Mr. Gary asked Mr. Mullen if more parking could be provided near the tennis court.

Mr. Greenwood said there are things you could do to, for example, putting back the second tennis court that will provide a much more viable recreation rather than walking paths.

Mr. Mullen stated we are providing a variety of amenities, such as the clubhouse, swimming pool, pitch and putt, tennis court, pocket parks and gazebos all over the site.

Mr. Gary asked Mr. Mullen if he would consider taking another look at Mr. Greenwood's idea with regards to another tennis court and also look at putting additional parking at the tennis court.

Mr. Mullen responded yes we will.

Mr. Gary asked if they could also take a look at the pitch and putt and how it could be improved.

Mr. Mullen responded that's fine.

Mr. Mullen raised the issue of the financials and stated he had sent a copy to Mr. Spencer and Mr. Cleary.

Mr. Gary stated we need to sit down to discuss all the issues and come to an agreement and get what is due the residents completed. He said we will have a separate meeting to discuss what's missing and then meet with the residents. And at the next public hearing we want to have all of the issues resolved.

Mr. Carnow approached the board and stated there have been a few sub-surface modifications done on lot 4 and we do not have any record of the changes. He said we are requesting a record of the changes.

Ms. Soukas approached the board and stated they need to come back with an amenity that will be useful to the community.

Mr. Caruso addressed the board and stated there have a number of meetings outside the planning context. He said I think there is a little bit of a discord between the constituents who are representing the homeowners when they are communicating with Pulte and bringing these issues up in advance of the meetings. He said sometimes there is a discord between what is coming up at the meetings versus what was discussed privately. He said if the meetings go forward, we will like an assurance that most of the homeowners are represented at those meetings.

Mr. Gary stated we will not discuss anything that has not been presented to this board in the past. We will only discuss the issues that have come before the board and have not been done.

No board action taken.

#### **MINUTES - 4/10/2013**

Mr. Molloy moved to adopt the minutes. The motion was seconded by Mr. Greenwood with all in favor.

## **APPROVED**

**HAROLD GARY**  
*Chairman*  
**RAYMOND COTE**  
*Vice-Chair*

**BOARD MEMBERS**  
**EMMA KOUNINE**  
**CARL GREENWOOD**  
**JOHN MOLLOY**  
**JAMES MEYER**  
**ANTHONY GIANNICO**

## **TOWN OF CARMEL PLANNING BOARD**



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*Town Engineer*

**PATRICK CLEARY**  
*AICP, CEP, PP, LEED AP  
Town Planner*

## **PLANNING BOARD MINUTES** **JUNE 26, 2013**

**PRESENT:** CHAIRMAN, HAROLD GARY, EMMA KOUNINE, CARL GREENWOOD, JOHN MOLLOY, JAMES MEYER

**ABSENT:** VICE-CHAIR, RAYMOND COTE , ANTHONY GIANNICO

<b><u>APPLICANT</u></b>	<b><u>TAX MAP #</u></b>	<b><u>PAGE</u></b>	<b><u>TYPE</u></b>	<b><u>ACTION OF THE BOARD</u></b>
Szysh, Ronald & Carol	43.-1-15,16	1	Resolution	Resolution Adopted.
Albano Estates	55.14-2-26.31	1	Subdivision	Referred to the ECB.
Upper Lake Subdivision	42.1-57	1	Extension	6 Months Extension Granted.
Manzo, John	42.-1-21.1	2	Bond Return	Public Hearing Scheduled.
Carmel Centre Senior Housing (Pulte Homes) – Lots #3 & 5	55.14-1-11.1 55.14-1-11.3	2-11	Public Hearing	Public Hearing Left Open.
Minutes – 4/24/2013 & 5/8/2013		11		Approved.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Rose Trombetta

**MANZO, JOHN – 630 BARRETT HILL ROAD – TM – 42.-1-21.1 – BOND RETURN**

Mr. Gainer read his memo which stated in response to a request by the above applicant, a representative of the Engineering Department recently performed a field inspection of the referenced property to evaluate the current status of the site construction, for the purpose of determining whether a bond return was warranted. The original bond amount posted was \$4,800.00. The full bond amount is still being held by the Town. Based upon our inspection, all of the re-grading improvements required pursuant to the Board's Re-grading Plan approval have now been completed. On this basis, this Department recommends that the entire bond be released.

Mr. Cleary had no comments.

Mr. Gary said to schedule a public hearing.

**CARMEL CENTRE SENIOR HOUSING (PULTE HOMES) – LOTS 3 & 5 – TERRACE DR. – TM – 55.14-1-11.1&11.3 – OPEN PUBLIC HEARING**

Mr. Gainer had no comments.

Mr. Cleary stated at the direction of the planning board at the last meeting, the applicant has made a number of revisions and modifications to lots 3 & 5 site plans including the addition of a greenhouse to the recreation building. They have clarified the amenities buildings (square footage, configuration and layout) and a pocket park and play field has been added to the facility. He said there are new additional parking spaces near the tennis court. Additional landscaping is now documented on the plans, which includes the areas of the wildlife corridors and the open space conservation areas. He said there were also issues with respect to lot 4 that were part of the conversation of lots 3 & 5 and have been separately addressed by the applicant in a separate memorandum to the board in how those items are being addressed. It has come to our attention that one of those items has changed. But nevertheless, those are lot 4 items not lots 3 & 5 items. In conclusion the modified plans that are before you include the items that were just mentioned which are additional modifications to the plan.

Mr. Gary addressed the audience and stated this is a continuation of the public hearing. He said after the public hearing, some of the board members and the consultants had a meeting a spent quite a bit of time going over the concerns that were raised at the public hearing. A list was formulated and we met here at Town Hall with three ADHOC members and went over that list. He said we have done a good job with that list and I hope that we wouldn't have to go over what was previously said at public hearing. The list was discussed with the applicant. At which time; Mr. Lynch took over the conversation.

Mr. Paul Lynch of Putnam Engineering, representing the applicant addressed the board and stated one of the questions that was raised at the public hearing was will sprinkler systems be installed on lots 3 & 5. He said yes, there will be sprinklers on lot 5 and one on lot 3. He said there will be curbs and sidewalks. There will not be any swales along any of the roadways. He said that was removed in the 2008 submission, which NYCDEP allowed for that change. He said the bond amount for lot 3 is \$2,579,959.00 and for lot 5

it is \$872,666.00. He said there was a question about any wetland impacts being created. Lot 5 will require a wetland permit because they will be working within 100 feet of the stream corridor. He said building plans and elevations were provided for the recreation building on lot 3. At which time, he displayed and explained the drawings to the board and audience. He went on to describe the revised tennis court, greenhouse, pocket parks, playing field and raised gardens.

At which time, Mr. Lynch displayed and explained lot 5 recreation drawings of the picnic area, walking trails and pocket park.

Mr. Lynch displayed and explained the landscape mitigation plan for lot 4 showing the areas they will be installing landscaping. In essence the landscaping reconstitutes the 40 feet conservation area as well as re-establishing the woodland that existed prior to the road construction at the upper northwest corner.

Mr. Lynch displayed the landscape mitigation plan for lot 3 for the areas that were disturbed during construction (tennis court, wetland pond and along Burt property). He then displayed the landscaping plan for lot 3 showing different species of trees.

Mr. Lynch stated those were the comments that were made for lots 3 & 5.

Mr. Gary addressed the audience and stated this is an ongoing public hearing and asked if anyone in the audience wished to be heard. He reminded the audience that they have a list of everything that was said at the last meeting and it has been discussed with the applicant. He said keep in mind it is being worked on and is not at present on the Pulte homes site plan.

Mr. Spencer Tassler, a resident at the Retreat addressed the board and consultants and thanked them for listening to the residents' concerns at the public hearing and more importantly, reacted to the concerns. He said they had an opportunity to look at the revised plans and had some questions. He said there is a grassy sports court on lot 3 and asked if it is considered an amenity. He suggested that maybe they could put horseshoes, bocci court or shuffle board on the grassy area. He said it needs to be created for something active. On lot 3 the picnic area has no tables, but on lot 5 they are shown with tables. It was probably an oversight. He said that's why we asked for details on the plans because that is the only way we can enforce compliance. He said with regards to the tennis courts, we originally had two now we have one. We asked that there be restrooms near the tennis court, but that didn't happen. He suggested that if possible to switch the tennis court area and the grassy knolls area and bring the recreation building, greenhouse, raised garden to another area. He asked what will be in the greenhouse. Will it have windows, screens, outlets, racks, tools..... He said the recreation building doesn't have tables, chairs, furniture and exercise equipment. He asked how many sections will the garden area have. What kind of fence will be around the garden area have. How tall is it and will it have a lock or door? He asked if there will be railings on the walking trails and asked for benches along the walking trails. Can the walking surface be softer? Will there be a warranty for the shrubs and trees. He asked if it will be necessary for the bonds to be increased based upon all the revisions. He said lastly, we would like to recommend to keep the public hearing so if any changes are made to what was just said we will have a chance to review them.

Ms. Margo Turano who resides at Langdon Grove addressed the board and stated at the last planning board meeting Mr. Lynch answered the question with respect to the wildlife corridor. His response was it provides water for the wildlife. She said the two primary functions of these corridors are to facilitate movement and simultaneously provide cover and has been eliminated. She said the original environmental impact statement and approved plans calls for a 45 feet wide vegetated strip of land for the wildlife and it has been eliminated. She said the stormwater ponds that are there is not a wildlife corridor. She said the parking for the tennis courts is 1/5 of a mile away walking down steep slopes. She said the revised plans that have been submitted for lots 3 & 5 are deficient. The shrub masses along the property line have been completely eliminated from the irrigation system. The irrigation plan should be updated and the public should have an opportunity to review the plans before the public hearing is closed. She said presently, there is work being done on lot 3 on one of the detention ponds which is within 100 feet of a delineated wetland. This should be addressed to the ECB immediately. Lastly, she said a statement was made by the planning board at the last meeting. In essence, Pulte has a certain budget and we should not expect them to exceed that budget. She said the residents of the Retreat and the Town should be your first concern not the pocketbook of the developer.

Mr. Gary interjected and said that is not the view of the planning board. The board does not worry about any applicant's budget. We worry about what is presented as a plan and make sure that it is done. We will not tell Pulte to skimp on anything that has been presented to us and reviewed by this board. There is no skimping!!

Ms. Turano said there are issues that need to be cleared up or cleaned up such as the view from Route 6. She said if it is not on the plan, Pulte will not do it. The planting requirements that are noted on the current plan are identical to what's on lot 4 and we know how successful those proved to be. She said last year they spent over \$12,000 replacing shrubs. What is to stop Pulte from doing the same for lots 3 & 5. She said specific planting requirements must be noted on the approved plan, otherwise it will be lot 4 all over again. At which time, she presented the board with suggested planting requirements for lots 3 & 5. She asked the board to be extremely explicit in what you expect of Pulte. She said to have everything noted on the plans and allow the residents to review the final plans prior to the closing of the public hearing. Your first concern should be to the residents. Please do not allow the appearance of lots 3 & 5 from Route 6 become another lot 4. Please require Pulte to plant larger trees on lot 3 to improve the views.

Ms. Turano proceeded to discuss the increase of the homeowners' monthly fee when the number of units decreases. She said there was no consideration done for inflation and there will be a 25% increase when all 214 units are built. She reiterated to the board not to close the public hearing until the residents had a chance to review the plans.

Ms. Harriet Tassler a resident of the Retreat addressed the board and commented on the wild flower mix for areas designated on the plans. She said it may a minor matter, but we do not want to see numerous areas on lots 3 & 5 looking like the slopes on lot 4. She said we implore you to require Pulte to use a mixture that is primarily wildflower seeds or we will end up with these areas looking like the slopes of lot 4. She asked the board to keep the public hearing open until Pulte has submitted their final plans and they had an opportunity to review the plans.

Mr. Neil Carnow a resident of 2 Blair Heights addressed the board and stated he had a couple of comments. The first comment was that the emergency access road that goes around the multi-family unit is sod over 12 inches of item 4. He said the fire code of New York State requires that emergency road access be either asphalt, concrete or another approved material suitable to support a fire vehicle of a minimum of 75,000 lbs. He said I am not convinced that a sod base would meet those requirements. He said at the very least I hope that the Fire Marshall will review the construction of the proposed roadway. With respect to the second comment he requested that the board and consultants look at the parking condition relative to the number and location of spaces for the amenities. Also, the recreation facilities, except for the community room, proposed greenhouse is 30 to 40 feet below the grade elevation of the cars. You would have to traverse a walkway of 1200 feet to get to the recreation areas. The problem is many of the slopes exceed 5% and many of them exceed 8%. He said it is imperative that they have at least a vehicular access for an ambulance to get down to the recreation area or raise the level of the facilities to a point where it is reasonable for emergency personnel to assist someone. He proceeded to describe a number of ways that could be done.

Mr. Carnow asked the board and the consultants to look at the plans from the perspective of someone that needs to use them. He said we will be using these facilities. Please look at the drawings from the perspective that you are going to be living there and using these elements. He said I would like to have the staff work this problem out with the applicant and their engineer and try to come up with something to get parking at the same level as the recreation facilities.

Mr. Christopher Burtt a resident of Balla Drive addressed the board and thanked them for requiring Pulte to re-vegetate the southern corner of where the trees were cut down in 2008 and replacing them with trees which would be as large as the cut trees would be this year. He said he would like to have the trees planted outside the normal construction sequence. Usually, trees get planted after the houses are built. That could be two years from now and therefore, the 14 feet trees being proposed would grow to 16 feet in two years.

Ms. Lori Kemp an adjoiner of the project addressed the board and requested to keep the public hearing open because she was not able to submit documents and proof of her exact property line because her computer wasn't working. She asked if the public hearing is not left open, can I submit the documents at a future date.

Mr. Gary said you can submit a letter anytime you want to.

Ms. Kemp asked about the landscaping surrounding her property and conservation area.

At which time, Mr. Lynch approached the map and described the different species of trees.

Ms. Kemp requested that screening be put in by the cemetery, which is located next to their clubhouse. She said she doesn't want Pulte working anywhere near her property. She said just this past week they started to work on the detention pond causing further encroaching on my front property. She said when does it end!

Mr. Carl Dimucci a resident at the Retreat addressed the board and stated he was concerned about the main retention pond located off Terrace Drive. He asked what their plans were to complete the retention pond repairs, because the work has stopped.

Mr. Steve Bernstein a resident of Blair Heights addressed the board and stated he hoped the board and residents have the answers for all the amenities and all the corrections and hoped they could resolve this sooner rather than later.

Mr. Adrian Dessi a resident of 34 Langdon Grove addressed the board and thanked them for their efforts and fully understanding their perspective on getting this done so we could move on with our lives. However, what I am seeing again which is very disturbing is the lack of logic and reasons to the plans that Pulte keeps presenting. He asked why do we need all these walking paths that zigzag downhill. He suggested to Pulte to use logic and reason were they place amenities and think through what they are doing and let the plans show it.

Mr. Gary thanked the audience for their comments.

Mr. Jim Mullen of Pulte Homes addressed the board and stated with regards to the pitch and putt, we had a meeting at the site to discuss it and the fitness trail came up in the conversation. He thought it was a good idea but needed to speak to his superiors. He said he didn't get any support from his superiors after speaking to them because of the difficulty they had with it in 2011. He said we added the greenhouse as an amenity and have made a lot of changes to the plan since the last meeting. We are also doing the enhanced landscaping for lot 4 which a value of about \$50,000. He said my superiors and I are willing to sit down with the same group, to discuss some type of alternative to the fitness trail.

Mr. Molloy interjected and said when we had that meeting we all came to an agreement. He said I didn't realize you had to go to your superiors, so whatever was said at the meeting didn't carry any force. He asked do you have to check everything with your superiors?

Mr. Mullen replied no. He said the only thing I did not get was to change the pitch and putt to a fitness trail as it was designed in 2011. But we are willing to come up with a solution for another amenity similar to the fitness trail in that area.

At which time, a discussion ensued with regards to the proposed fitness trail and that was submitted and withdrawn in 2011 and the approved pitch and putt.

Mr. Molloy asked what is on the grass sports court.

Mr. Mullen replied it's a field.

Mr. Molloy said then why doesn't it say field.

Mr. Mullen said does it matter.

Mr. Molloy said if it's a lawn then it's not a sports court!

Mr. Mullen said it will be used for throwing frisbees, throwing a baseball or playing soccer. He said the pocket park that is on lot 5 is for the people that have townhouses, not for the people that have manor homes which is similar to a single family home, where you could



walk to your backyard and have a barbecue. The people at the townhouses do not have that, so they have a pocket park that's near their home.

Mr. Gary stated we are not here to debate the issue. But I do want to discuss the pitch and putt further. He said the approved plan with the pitch and putt shows 3 holes with a rotation, but when I visited the site there were only 2 holes and it crosses a pond. He said you need to go back to whoever installed the pitch and putt and get it the way it was originally approved.

Mr. Mullen replied I understand. He said with regards to meeting room next to the tennis court, it is not an amenity that is attached to the tennis court. It is not meant for it to be a shower area for tennis. There is a separate facility at the clubhouse.

Mr. Meyer asked about the parking at the tennis court.

Mr. Mullen stated there is public parking in front of the building.

Mr. Gary said I think we are going backwards. We are discussing something in a public hearing that's not on the plan. That's an unusual situation for a public hearing. The public should see what has been illustrated and almost designed.

Mr. Mullen stated everything is on the plans.

Mr. Cleary stated the issue needs to be addressed but the manifestation of that, the detail on the plan doesn't get approved by the public it gets approved by the planning board.

Mr. Gary stated we are here arguing about a pitch and putt and fitness trail. One of them should be there, so the public could see what it is going to look like. He said we cannot allow the public to design what will be there. That is what we are doing. They will never get what they want nor will the project get finished because we would be holding public hearings once a month for the next 12 months. That is not what public hearings are all about.

Mr. Cleary stated the issue needs to be addressed but the manifestation of that, the detail on the plan doesn't get approved by the public it gets approved by the planning board.

Mr. Gary asked the public along with Mr. Mullen to allow the project to go forward.

At which time, a discussion ensued regarding whether or not the emergency access to the tennis court is on the plan.

Mr. Greenwood stated your plan shows it to be a 12 feet wide access drive in front of the pond.

Mr. Mullen stated it then continues down to the tennis court.

Mr. Greenwood said but it does not say it is an emergency access for tennis courts or any of the public facilities. He said I don't think the 12 ft. width is enough for an ambulance. Also, at the bottom next to the tennis court and guardrail there is nowhere for an ambulance to turn around. It is a one way dead end. It's an issue and needs to be clarified.

Mr. Gary addressed Mr. Lynch and stated that is something you need to do, not this board or audience and to get it here so the people could see what it would look like.

Mr. Greenwood asked to have the grassy sports court reviewed by Mr. Carnazza as an amenity.

Mr. Molloy asked what is the difference between the land in the sports court and the land right next to it. Isn't it all just a grass field? He said you could throw a frisbee in the parking lot and it doesn't make it an amenity.

Mr. Greenwood said it is basically a yard.

Mr. Mullen said there is no definition in your ordinance of what recreation is.

Mr. Greenwood reiterated that Mr. Carnazza needs to look at it.

Mr. Mullen continued with his presentation. He said the greenhouse will be a glass structure with operable skylights for ventilation. There will electricity, water and tables. He said our plan was to have the facility built and then talk to the H.O.A. members to find out what they could use in the building.

Mr. Gary said to put it on the plan, tables, chairs, etc. and in parenthesis put to be discussed with the H.O.A.

Mr. Mullen said we will make a note of that.

Mr. Gary said the residents have some major concerns, he asked Mr. Mullen if he could address some of those concerns.

Mr. Mullen stated the detention basin work that was mentioned is authorized by the DEP. Those basins that are being worked on right now are being put in their final stages by Pulte in accordance with DEP authority. He said as far as the HOA budget, it shouldn't be before this board because you have no jurisdiction over it. But I did provide it to Mr. Tassler last October. He said it is not in this board's purview. The Attorney General of the State of New York will be reviewing it for accuracy. He said there was a question with regards to the emergency access road and if could support a fire truck. It was designed and in place with the original approved 2008 plan. At that time it was the request of the Fire Chief and the design was in accordance of what he asked us to do.

Mr. Greenwood asked Mr. Mullen to take another look at that.

Mr. Mullen said Mr. Burt asked if we could plant the trees this fall. He said we could do that. We will plant the trees in the fall. With regards to the property line issue that was brought up by Ms. Kemp, we presented a package of information to Mr. Gainer. He said that issue was discussed with his predecessor Mr. Karell. He said we have never trespassed and won't trespass because the areas are marked and we are in our boundaries.

Mr. Mike Caruso, Attorney for the applicant addressed the board and stated what has gone on tonight and over the past couple of meetings, drives home the issue that we feel at

this point and time, we respectfully request that the public hearing be closed. He said we feel that enough specificity was provided, enough design circulation and environmental and planning concerns. He said absent any new changes to these plans, again we respect that the public hearing be closed.

Mr. Gary addressed Ms. Turano and reiterated what was said with regards to saving the applicant money and the planning board process.

Ms. Turano said with all due respect I understand the planning board process, however, there are issues. We have spent numerous hours going over the plans noting what we have requested, such as changing the planting instructions. She said I don't want to come back and tell you my shrubs are dying and so on.

Mr. Gary addressed the audience and stated as long as we keep this public hearing open nothing will get done. We will continue to have these public hearings twice a month. We need to get these issues started and done. If we close this public hearing it doesn't mean we can't open it again when some of these issues are done. In my opinion, you do not get things done when you keep a public hearing open.

Mr. Molloy said he would like to see a turnaround on the road by the tennis court and more detail about the lawn court. He said if this is going to be an amenity we should know what that amenity is. He said I would like to see this plan improved for one more meeting.

Mr. Meyer agreed with Mr. Molloy. We need more details.

Mr. Greenwood also agreed. He said it needs work. The residents have provided us with more than enough information as the Chairman said to make it move forward. I have concerns with the recreation area, accessibility and parking, but we will not resolve that by going back and forth with public hearings every two weeks. We need to move forward.

Mr. Greenwood asked Mr. Mullen to contact the ambulance along with fire department to review accessibility.

Ms. Kemp approached the podium again and stated that Mr. Mullen failed to say the dates of those deeds, which date back to 1920.

Mr. Charbonneau stated if there is an issue with respect to the property line or surveys you need to submit it to the Engineering Department and I will review it with Mr. Gainer.

Ms. Kemp replied I did and obviously no one looked at it. She said I do not want anybody on my property.

Mr. Carnow approached the podium again and stated with respect to the irrigation plan, I would like to request to the board that you ask the applicant to please provide an overlay drawing for the landscaping and irrigation plan indicating the spread of the heads. He also said to please take a look at the amenity spaces, such as the pocket parks. Also, can you have the staff review the amenity access and usage conditions with respect to accessibility for the handicap?

Mr. Gary addressed the audience and stated we could either leave the public hearing open or close the public hearing and no one will be happy. The board should require the

applicant and his engineer to meet with us once a week and go over everything that was brought up and make we have a plan that has details and everything on it so that each of you could review it. He asked Mr. Mullen if he would be committed to doing that.

Mr. Mullen said that's fine.

Mr. Charbonneau addressed the board and stated if you are going to close the public hearing tonight, I suggest we have the applicant consent on record to an open ended adjournment or extension of the 45 day period in which the planning board has to act so that we are not bound by that time frame.

Ms. Turano approached the podium again and stated if you close the public hearing legally can the public have input.

Mr. Gary replied once we close the public hearing you can have input at the once a week meeting only.

Ms. Kounine stated once the public hearing is closed and Pulte is on an agenda you cannot speak, but that does not prevent you from writing letters for as long as you want.

Ms. Turano again asked if legally our input is considered after the public hearing.

Mr. Gary stated whether you could get up and talk or not you input is always legal. He said whether you could legally get up and talk, that's a different story. He also stated we could call a public hearing at any time the board so desires. What Mr. Charbonneau is saying is that we have to get the applicant to agree to not holding us to the 45 days and if the applicant doesn't agree to that then this public hearing stays open.

At which time, Mr. Gary asked Mr. Mullen if he will waive the 45 days.

Mr. Mullen stated he was concerned about that because what will the deadline be then. He said it can't be forever.

Mr. Gary said it could be 2 weeks or 4 weeks.

Mr. Mullen said I am willing to meet with you three or four times within the 45 days and if we can't meet three times then we could extend it. I don't want it be open ended.

Mr. Charbonneau stated my suggestion to the board is either you keep the public hearing open or you close it with the expressed condition that you will consent to an unlimited extension of the 45 days.

Mr. Molloy stated for the record the Town of Carmel is very lucky to have Chairman Gary. He is a person who reaches compromises and tries to bring about consensus. I have learned from him more then I learned from most people. However, sometimes I disagree with him. With that, Mr. Molloy moved to keep the public hearing open. The motion was seconded by Mr. Meyer.

Mr. Gary stated you have to hold the applicant to where he sees there is an end and in order to reach that end, he has to get down to the tasks at hand.

Mr. Charbonneau suggested to the board that the motion to allow the public hearing to remain open, be put the other way because in the event the motion fails, I am not sure what we are left with. It should be a motion to close the public hearing and at that point if the motion fails the public hearing is kept open. He said if it's a motion to keep the public hearing open and the motion fails, then we have nothing.

Mr. Molloy moved to withdraw his previous motion. Mr. Meyer withdrew his second.

Mr. Molloy moved to close the public hearing. The motion was seconded by Mr. Meyer.

A roll call vote was taken as follow:

Mr. Meyer	Against the motion
Mr. Molloy	Against the motion
Mr. Greenwood	Against the motion
Ms. Kounine	Against the motion
Mr. Gary	For the motion

Motion carries, the public hearing will remain open.

Mr. Gary stated regardless, we still want to have the weekly meetings.

Mr. Mullen replied whatever you want.

#### **MINUTES – 4/24/2013 & 5/8/2013**

Mr. Molloy moved to adopt the April 24<sup>th</sup> and May 8<sup>th</sup> minutes. The motion was seconded by Mr. Greenwood with all in favor.

Mr. Greenwood moved to adjourn the meeting at 9:20 p.m. The motion was seconded by Ms. Kounine with all in favor.

Respectfully submitted,

Rose Trombetta

## APPROVED

HAROLD GARY  
*Chairman*  
RAYMOND COTE  
*Vice-Chair*

**BOARD MEMBERS**  
EMMA KOUNINE  
CARL GREENWOOD  
JOHN MOLLOY  
JAMES MEYER  
ANTHONY GIANNICO

## TOWN OF CARMEL PLANNING BOARD



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MICHAEL CARNAZZA  
*Director of Codes  
Enforcement*

RONALD J. GAINER, P.E.  
*Town Engineer*

PATRICK CLEARY  
AICP, CEP, PP, LEED AP  
*Town Planner*

## PLANNING BOARD MINUTES JULY 10, 2013

**PRESENT:** CHAIRMAN, HAROLD GARY, VICE-CHAIR, RAYMOND COTE, EMMA KOUNINE,  
CARL GREENWOOD, JOHN MOLLOY, JAMES MEYER, ANTHONY GIANNICO

<u>APPLICANT</u>	<u>TAX MAP #</u>	<u>PAGE</u>	<u>TYPE</u>	<u>ACTION OF THE BOARD</u>
Quis, Michael	55.6-1-40 & 42	1	Resolution	Denial Resolution Adopted.
Hinckley Holding, LLC./ Paladin Group	55.10-1-1,3	1-7	Amended Site Plan	No Board Action.
Manzo, John	42.-1-21.1	7	Public Hearing	Public Hearing Closed. Full Return of Bond Recommended To Town Board.
Carmel Centre Senior Housing (Pulte Homes) – Lots #3 & 5	55.14-1-11.1 55.14-1-11.3	7-11	Public Hearing	Public Hearing Closed.
Minutes – 5/22/2013		11		Heldover.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Rose Trombetta

Mr. Gary said I would prefer to declare lead agency, but what we could do is to get all the information that was requested and then declare ourselves as lead agency. He said it would be delayed two weeks and asked the board members if they were okay with that.

The board members were fine with that.

No board action taken.

**MANZO, JOHN – 630 BARRETT HILL ROAD – TM – 42.-1-21.1 – PUBLIC HEARING**

Mr. Gainer stated the applicant received a regarding permit from the Planning Board. They subsequently completed the work and requested a bond return. At the prior planning board meeting you received a memorandum from my office indicating that the most recent site inspection all work required by the regarding permit has been completed and full return of the bond is recommended.

Mr. Cleary had no comments.

Mr. Gary addressed the audience and stated this is an open public hearing and asked if anyone in the audience wished to be heard.

Hearing no comments from the audience, Mr. Greenwood moved to close the public hearing. The motion was seconded by Mr. Cote with all in favor.

Mr. Greenwood moved to recommend full return of the bond to the Town Board. The motion was seconded by Mr. Molloy with all in favor.

**CARMEL CENTRE SENIOR HOUSING (PULTE HOMES) – LOTS 3 & 5 – TERRACE DR. – TM – 55.14-1-11.1&11.3 – AMENDED SITE PLAN (OPEN PUBLIC HEARING)**

Mr. Gainer had no new technical comments on the latest submittal.

Mr. Cleary addressed the board and stated most of the revisions deal with the tennis court area and recreation area that was discussed at the last meeting. The parking lot has been expanded and there have been modifications to the access roadway. Landscaping modifications has been done as well as grading along the stream area.

Mr. Paul Lynch of Putnam Engineering, representing the applicant addressed the board and stated since the last meeting changes have been made to the plans such as the emergency road that goes around building #37. We increased the number of parking spaces from 3 to 9. He said we are trying to set up an appointment with the fire chief to review everything with him. As of yet we did not get a return call from the fire chief. We upgraded the width of the emergency driveway and labeled it as such to come down to the tennis court and provided a turnaround. We slightly modified the playfield and pocket park because of the grading changes that were made to accommodate the additional width. Those are basic changes for lot 3. He said for lot 5 we had to modify the grading along

the northern side of the development. We needed to maintain a 50 ft. strip of land and as a result of that we made some minor changes to the landscaping.

Mr. Gary addressed the audience and stated this is an open public hearing and asked if anyone wished to be heard.

Mr. Spencer Tassler a resident of the Retreat addressed the board and stated they did not have the opportunity to review any of the plans because they were just submitted today. He said it is unfair and asked to possibly continue the public hearing to the next meeting.

At which time, Mr. Gary interjected and stated it is not your job to come here and review what was submitted from the comments that were made at the last meeting. He said it is this board's job to review the revisions that we directed the applicant to do. He said when we are satisfied that they followed the rules of this board then we can call back another public hearing. He asked Mr. Tassler if he understood.

Mr. Tassler replied I understand.

Mr. Gary stated no planning board works in conjunction with an audience to fulfill its duties and regulations of the Town. He said it's this board's job not to instill in you to come here and help us force the applicant to do something. He said we can force the applicant as a board as long as the public hearing is closed to make sure they bring the plans up to the standards in which this board has directed him to do. He said we cannot do anything with the applicant until this hearing is closed. He said I have been on this board for 30 years and I know the process and this is the wrong process that we are taking.

Mr. Tassler said I am not disagreeing with you.

Mr. Gary reiterated that we cannot do anything and we have no authority to tell them what to do until this hearing is closed and that's the law. He said I am on your side, but we can't help you as long as this hearing is open.

Mr. Tassler asked if there will be a path leading from the parking lot to the tennis court. He asked about the restrooms and if it will be connected to the recreation area. Also, he would like to see more detail of what's in the recreation room, community room, garden house and greenhouse. He asked what happened to the fitness trail versus the 3 hole pitch and putt on lot 4. He said he would like those questions answered.

Mr. Gary stated I will answer those questions for you right now. Nothing has been done because we cannot act until this hearing is closed.

Ms. Margo Turano of 24 Langdon Grove addressed the board and stated a public hearing is for the public to say what they want to say. We can't say it unless we know what we are what we are saying it about. She said you can't close a public hearing and then talk about it. She stated at the last meeting you promised that we would have weekly meetings. She said she is very upset about the whole situation.



At which time, Mr. Gary proceeded to discuss what a public hearing is. He said once a plan meets all the rules and regulations of the Town we have a public hearing for the public to express their concerns. The public dissects what concerns they may have such as water, sewer and traffic. The public hearing is then closed and the board reviews all of the concerns and informs the applicant what needs to be done or corrected. He said when the applicant comes back and does not meet the required standards then the planning board has the option of calling another public hearing.

Ms. Turano interrupted Mr. Gary and asked Mr. Charbonneau for his legal opinion on public hearings.

Mr. Molloy asked when does a citizen come forward and asks for a legal opinion from the town attorney? Mr. Molloy asked the Chairman if the public could ask for a legal opinion.

Mr. Gary responded they could ask for anything they want. It's a public hearing. We are not going to criticize them for asking for a public hearing.

Ms. Turano stated I have been to hundreds of planning board meetings and this is a fiasco. She said you are not letting us respond to what's on the new plans and we haven't seen them! How are we going to know what we want?

Mr. Greenwood interjected and said this is unique; it is different from most public hearings. You are residents that live on the site and I agree that you are affected by the recreation areas on the other lots, but the planning board has an obligation to put a site plan together that meets the requirements of the Town of Carmel. He said because of the uniqueness of this application is the reason why you are here. He said it is not this board's obligation to provide you with what you want; its obligation is to provide an approval that meets the requirements of the Town. He said there are technical questions that need to be answered, but what you want is not our obligation.

Ms. Turano stated there are conditions that have not been followed.

Mr. Greenwood said if you point them out to us, we will review them.

Ms. Turano stated the wildlife corridor and preservation areas have been destroyed.

Mr. Greenwood stated we have dealt with all that.

Ms. Turano said what is the result? Tell us how you are enforcing what has been written.

Mr. Greenwood said they are putting together a landscape plan that will mitigate what was affected. As the Chairman said it will not get done during a public hearing.

Ms. Turano asked then what is a public hearing for?

Mr. Greenwood stated basically, it's whether the general public is in favor or opposed to a specific project.

Mr. Charbonneau stated the purpose of a public hearing is for the public to comment on various aspects of a plan that's before the board.

Ms. Lori Kemp an adjoiner of Lot 3 addressed the board and stated she would like to read a letter that was to be submitted to the planning board. In summary, the letter addressed the SEQR process and Final Impact Statement and how Pulte homes should have re-opened the process because of the change of use from the Corporate Park. It also stated how she was subjected to blasting, exposed to dust, noise, fumes, scorched earth and construction vehicles. The letter stated the drainage basin was not operating in accordance with design specifications and that she is the owner of that portion of the land. At which time, Ms. Kemp presented pictures of the drainage basin holding water to the board members. The letter further stated the property was fenced in by stonewalls, barbed wire and wood fencing which was removed by Pulte during the construction of the detention pond. She said her property endured years of blasting, water damage and killing of trees. She said in the last three weeks the setback requirement of 50 feet that was set by the Zoning Board has been ignored and they have been working on the pond. She requested that the planning board require Pulte to complete a Supplemental Environmental Impact Statement for this most recent site plan. She said if Pulte gives her screening, she would like to choose her own landscaper.

Hearing no other comments from the audience, Ms. Kounine moved to close the public hearing. The motion was seconded by Mr. Cote.

A roll call vote was taken as follows:

Mr. Cote	For the motion
Ms. Kounine	For the motion
Mr. Greenwood	For the motion
Mr. Molloy	For the motion
Mr. Giannico	For the motion
Mr. Meyer	For the motion
Mr. Gary	For the motion

Motion carries.

Mr. Gary said to Mr. Mullen of Pulte homes to meet with the Town Engineer to go over the plans that have been submitted. He said the next time you come back we would like to see progress of what was illustrated on that list.

Mr. Mullen stated we have done a lot of it if not all of it already. I will confer with your consultants and make sure we have it right.

Mr. Gary stated to Mr. Cleary before any resolution is prepared to make sure we

have an answer to all of the questions.

Mr. Cleary said we will have any answer to every question, whether or not they agree to do what's been requested.

Mr. Gary said we need an answer of why they reject it. Mr. Gary asked how do we proceed with the pitch and putt.

Mr. Cleary said they are keeping the pitch and putt.

Mr. Giannico said it's a mess and unusable.

Mr. Gary said they need to submit a plan to fix the pitch and putt.

Mr. Meyer asked about the timing process.

Mr. Gary said we have 45 days.

Mr. Cleary said I think they will be more motivated now that the public hearing is closed.

At which time a discussion ensued amongst the board members regarding the 45 day process and whether the public hearing should have been left open until now and if anything got accomplished since the last meeting.

#### **MINUTES – 5/22/2013**

Heldover.

Mr. Greenwood moved to adjourn the meeting at 8:45 p.m. The motion was seconded by Mr. Molloy with all in favor.

Respectfully submitted,

Rose Trombetta

## **APPROVED**

**HAROLD GARY**  
*Chairman*  
**RAYMOND COTE**  
*Vice-Chair*

**BOARD MEMBERS**  
**EMMA KOUNINE**  
**CARL GREENWOOD**  
**JOHN MOLLOY**  
**JAMES MEYER**  
**ANTHONY GIANNICO**

## **TOWN OF CARMEL PLANNING BOARD**



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**MICHAEL CARNAZZA**  
*Director of Codes  
Enforcement*

**RONALD J. GAINER, P.E.**  
*Town Engineer*

**PATRICK CLEARY**  
*AICP, CEP, PP, LEED AP  
Town Planner*

### **PLANNING BOARD MINUTES** **JULY 24, 2013**

**PRESENT:** CHAIRMAN, HAROLD GARY, VICE-CHAIR, RAYMOND COTE, EMMA KOUNINE,  
JOHN MOLLOY, JAMES MEYER

**ABSENT:** CARL GREENWOOD, ANTHONY GIANNICO

<b><u>APPLICANT</u></b>	<b><u>TAX MAP #</u></b>	<b><u>PAGE</u></b>	<b><u>TYPE</u></b>	<b><u>ACTION OF THE BOARD</u></b>
Hinckley Holding, LLC./ Paladin Group	55.10-1-1,3	1	Amended Site Plan	Intent to Serve as Lead Agency Declared.
Zephyr Farm	76.10-1-5	1-4	Amended Site Plan	No Board Action.
MacDonald Marine	76.20-1-13	4	Site Plan	Public Hearing Scheduled.
Teakettle Heights Realty	76.17-1-19	5-6	Sketch Plan	No Board Action.
Hudson Valley Credit Union	55.11-1-42	6	Bond Return	Public Hearing Scheduled.
Minutes – 5/22/2013 & 6/12/2013		6		Approved.
Carmel Centre Senior Housing (Pulte Homes) – Lots #3 & 5	55.14-1-11.1 55.14-1-11.3	6-7	Amended Site Plan	Planner to Prepare Draft Resolution.

The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Rose Trombetta

Mr. Cleary said we could do that and see what we find in archives.

Mr. Karell stated that's fine and I will address the consultants comments.

**HUDSON VALLEY CREDIT UNION - 2 TERRACE DRIVE - TM - 55.11-1-42 - BOND RETURN**

Mr. Carnazza had no comments.

Mr. Cleary read Mr. Gainer's memo which stated the original bond amount posted was \$606,840.00. The full bond amount is still being held by the Town. Based upon our inspection, all of the site improvements required pursuant to the Board's Site Plan approval have now been completed. On this basis, this Department recommends that the entire bond be released.

Mr. Cleary had no comments.

Mr. Gary said to schedule a public hearing.

Mr. Scott Bridie asked if any funds left over from the engineer's fee will be returned.

Mr. Gary stated that's a fee, there are no returns.

**MINUTES - 5/22/2013 & 6/12/2013**

Mr. Molloy moved to adopt the May 22, 2013 minutes. The motion was seconded by Mr. Meyer with all in favor.

Mr. Meyer moved to adopt the June 12, 2013 minutes. The motion was seconded by Mr. Cote with all in favor.

**CARMEL CENTRE SENIOR HOUSING (PULTE HOMES) - LOTS 3 & 5 - TERRACE DR. - TM - 55.14-1-11.1&11.3 - DISCUSSION**

Mr. Cleary addressed the board and stated a list was circulated yesterday that addressed every comment that was delivered during the public hearing. That list indicated how Pulte is responding to all the comments. The memo also indicated how they were dealing with the issues related to lot 4 that is not before you. He said you have all the lots 3 and 5 issues with Pulte's response. If those responses are suitable to you, the next step is to direct me to prepare a draft approval resolution. He said from the consultants' perspective Pulte has satisfactorily responded to all of the issues. Some of the responses are that they are not going to do it, such as the fitness trail. They will make the pitch and putt work.

Mr. Gary stated this board authorized how the pitch and putt would be built. It went from this board back to the ECB who changed it. Which way does it get built?

Mr. Cleary responded your way. Theoretically, the ECB may have to modify its recommendation.

Mr. Gary asked how do we do that.

Mr. Cleary said Pulte will submit the revised site plan based on all their responses by next week which will have your plan on it and will have to go back to the ECB.

Mr. Gary said it has to go back to the ECB. And what if the ECB determines they won't approve it that way.

Mr. Cleary said it depends on what the ECB does. If the ECB needs to revise its wetland permit they could throw a monkey wrench in this. If this was just a recommendation on the fertilizer and so forth then it's a recommendation that's delivered to the board.

Mr. Gary asked what are our options?

Ms. Kounine asked Mr. Charbonneau does the planning board supersede the ECB?

Mr. Charbonneau replied yes.

Mr. Cleary stated all we are asking tonight is to draft a resolution and to authorize the applicant to give us the final set of plans which you will look at and decide if you want to act on the resolution.

Mr. Gary stated we could probably solve our differences between the planning board and the ECB, but if the applicant sees that there is a conflict between the two boards, what do you think they will do.

Mr. Carnazza said they will take advantage of that.

Mr. Charbonneau said ultimately the authority lies with this board.

Mr. Cleary said the applicant has some ideas that will satisfy this board as well as the ECB. Part of it relates to the fertilizer they will be using.

Mr. Gary said that's not the issue. The issue is the direction of the pitch and putt.

Mr. Charbonneau said you should be mindful of the concerns of the ECB, but ultimately the planning board makes the decision.

Ms. Kounine moved to adjourn the meeting at 8:00 p.m. The motion was seconded by Mr. Molloy with all in favor.

Respectfully submitted,

Rose Trombetta

## APPROVED

HAROLD GARY  
*Chairman*  
RAYMOND COTE  
*Vice-Chair*

**BOARD MEMBERS**  
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AICP, CEP, PP, LEED AP  
*Town Planner*

### **PLANNING BOARD MINUTES** **AUGUST 28, 2013**

**PRESENT:** CHAIRMAN, HAROLD GARY, VICE-CHAIR, RAYMOND COTE, EMMA KOUNINE,  
CARL GREENWOOD, JOHN MOLLOY, JAMES MEYER, ANTHONY GIANNICO

<b><u>APPLICANT</u></b>	<b><u>TAX MAP #</u></b>	<b><u>PAGE</u></b>	<b><u>TYPE</u></b>	<b><u>ACTION OF THE BOARD</u></b>
MacDonald Marine	76.20-1-13	1-6	Public Hearing	Public Hearing Closed.
Hudson Valley Credit Union	55.11-1-42	7	Public Hearing	Public Hearing Closed and Full Return of the Bond Recommended To Town Board
Carmel Centre Senior Housing (Pulte Homes) – Lots #3 & 5	55.14-1-11.1 55.14-1-11.3	7-14	Resolution	Motion to Table.
South Lake Plaza	75.44-1-65-67	14	Amended Site Plan	Denied to the ZBA.
Zephyr Farm	76.10-1-5	14-15	Amended Site Plan	Denied to the ZBA.
Ronin Property Group	74.11-1-20	15	Amended Site Plan	No Board Action.
Teakettle Heights Realty	76.17-1-19	15-16	Sketch Plan	Denied to the ZBA.
Dewn Holding	53.-2-28	16-17	Subdivision	Referred to the ECB.
Albano Estates V	55.14-2-26.31	17	Subdivision	Public Hearing Scheduled.
LaPorte, Andrew & James	53.-1-14&15	17	Subdivision/Merger	Denied to the ZBA.
Sosa Subdivision	86.12-1-34	18	Sketch Plan	Sketch Plan Approval Granted And Public Hearing Scheduled.
Yankee Development	76.15 -1-12	18	Ext. of Prel. Approval	Extension Granted.
Minutes – 6/26/2013 & 7/10/2013		18		Approved.
Executive Session		19		From 9:44 p.m. – 10:10 p.m.
The meeting was adjourned at 9:46 p.m.				

Respectfully submitted,

Rose Trombetta

**HUDSON VALLEY CREDIT UNION – 2 TERRACE DRIVE – TM – 55.11-1-42 –  
PUBLIC HEARING**

Mr. Carnazza had no comments.

Mr. Gainer stated all site improvements have been completed and we recommend complete return of the bond.

Mr. Cleary had no comments.

Mr. Gary addressed the audience and stated this is an open public hearing and asked if anyone in the audience wished to be heard.

Hearing no comments from the audience, Mr. Greenwood moved to close the public hearing. The motion was seconded by Ms. Kounine with all in favor.

Mr. Greenwood moved to recommend full return of the bond to the Town Board. The motion was seconded by Ms. Kounine with all in favor.

**CARMEL CENTRE SENIOR HOUSING (PULTE HOMES) – LOTS 3 & 5 – TERRACE DR. –  
TM – 55.14-1-11.1&11.3 – RESOLUTION**

Mr. Carnazza had no comments.

Mr. Gainer had no comments.

Mr. Cleary stated you have two separate resolutions before you.

Mr. Gary asked the board if they had any comments before they move on.

Mr. Greenwood asked Mr. Lynch if he met with the Fire Department yet.

Mr. Paul Lynch of Putnam Engineering, representing the applicant stated someone from the Fire Department contacted our office today and asked specifically about the details for the item 4 road that's going behind building 37. The detail was sent to him, but we didn't get a response back.

Mr. Gary addressed the audience and stated we have spent a lot of time on this application and all of the concerns that were raised were answered. We have held a public hearing that stayed open while we went through the process. We have accomplished what we as a board think is a reasonable advantage. Mr. Gary asked Mr. Cleary to go over the process that the board went through and was satisfied with the answers of concerns that were raised by the public and board.

Mr. Cleary stated as everyone is aware there were a great deal of comments delivered throughout the deliberations on this application. We collected all the comments and they were itemized by category and delivered to the applicant. We have spent the past month dealing with the applicant and addressing all of the issues. A number of the issues related to the existing development and will be dealt with differently than the developments of lots 3 and 5. He said all the issues with respect to lots 3 and 5 have been physically resolved



in one way or another or carried as conditions of approval in the resolutions you have before you or are reflected on the site plans.

Mr. Greenwood stated he personally spoke to the Assistant Fire Chief of the Carmel Fire Department last night. He said the chief has made numerous calls to both Pulte Homes and Putnam Engineering and did not receive a call back. I instructed the Chief to call you today which is why he called you again today.

Mr. Lynch stated today was the first time we got a phone call from the fire department. I never received that information in my office. We have no problem with meeting with the chief and if they want us to make a change or modification, we don't have a problem with that.

Mr. Meyer asked if we could make it a condition in the resolution that there will be a follow-up with the fire department.

Ms. Kounine said what we could do is, if the resolution is approved, the Chairman does not sign it until after the Carmel Fire Department Chief is satisfied with the information he has.

Mr. Cleary said there is no reason why we couldn't add that to the resolution.

Mr. Greenwood stated he had a question with regards to the recreation space. He asked if the designation of there being a lawn still exists.

Mr. Cleary asked if he was referring to the play field area.

Mr. Greenwood replied yes.

Mr. Gainer stated now there is much more definition as to the specific area that is clearly identified as a play field on lot 3. The space is identified both by fencing and benches. For lot 5 there is an open area that is being fenced with benches that is adjacent to the proposed clubhouse.

Mr. Greenwood said so other than a line on the map it now has a fence around it.

Mr. Gainer replied yes, and it is more clearly defined by benching.

Mr. Cleary said it remains a grass level field.

Mr. Greenwood stated he has an issue with the idea of it not actually having a physical recreation use or activity.

Mr. Carnazza said the code does not specify recreation use.

Mr. Cleary stated even if that were deducted, they will still meet the requirement for recreation space. The applicant elected to build a grassy field and call it a recreation area. This is additional, above and beyond the requirement.

Mr. Greenwood stated if it is beyond what is required, I don't see the necessity of putting a fence around it. I think it makes it worse. Why designate it as recreation?

Mr. Molloy stated you could do more on the field that doesn't have a fence around it.

Mr. Greenwood said if it is not necessity why not just eliminate it. It wouldn't preclude the residents from using that lawn for the purpose they see fit.

Mr. Gary asked a fence was put around it.

Mr. Lynch stated the fence runs on one side where there is a steep slope for protection.

Mr. Greenwood said if it is that sloped, then it is a hazard and more of a reason not to designate it recreation space. I am totally against the idea of designating it as any kind of recreation space. It's not required.

Mr. Gary said if one side is very steep, whether or not it is recreation and there is a fence, it would offer protection for the residents. I don't see anything wrong with having the fence.

Mr. Giannico stated it should be eliminated and to call it an open grassy area. As far as the fence is concerned either way is fine with me. I don't have a problem with it staying.

Mr. Lynch stated we would prefer to leave the fence up.

Mr. Mullen said regardless of what we call it, the fence needs to be there.

Mr. Greenwood said that's fine, keep the fence and eliminate it as being designated as a recreation area and call it a lawn.

Mr. Gary agreed with Mr. Greenwood and said keep the fence.

Ms. Kounine asked Mr. Lynch to clarify what section plan of site plan means on the resolution.

Mr. Lynch stated that shows what buildings will get built in which order. It's a construction sequence.

Mr. Cleary said the approval before you is for one site plan, one development. It's not phased in any manner, but there is a construction sequence of how the development will occur.

Mr. Lynch said certain units get built and certain recreation gets built, so that we meet our criteria for having recreation in order to be able to get a certificate of occupancy.

Mr. Greenwood said so it will follow the same criteria as lot 4 did. My issue is taking an 81 unit and 27 unit lot and using the criteria we used previously on the larger count is ridiculous. We should have learned our lesson. There is absolutely no reason why the 81 unit senior housing project can't follow the criteria as every other senior housing project has, which is the completion of the construction along with the amenities and the site plan before you are issued a certificate of occupancy. It shouldn't be a consideration. There is no reason why you can't build 27 units or 81 units of housing and complete the entire site plan.

Mr. Molloy asked Mr. Greenwood if he would be in favor or temporary certificate of occupancies.

Mr. Carnazza said I am not in favor of temporary certificate of occupancies.

Mr. Molloy said so they would have to sell all 81 units before the first certificate of occupancy.

Mr. Greenwood said what it means is all the amenities, the entire infrastructure along with the buildings have to be completed before a certificate of occupancy is issued. I don't think that is a burden. So when someone moves into one of the units, all the amenities are there. Everything should be completed. By sequencing this, where does it end? People of lot 4 are still dealing with construction issues. The sooner it gets done the better.

Mr. Mullen said there is a sequence in construction. It has worked on lot 4.

Mr. Greenwood said it has worked for you on lot 4; it hasn't worked for anyone else. He said give me a logical reason why you can't complete 27 houses on one lot.

Mr. Gary asked why do you want to do it the sequence way.

Mr. Mullen said because that's the way construction is done. You build a certain area, you have a pad graded, and then you build a building, people move in and we move on to the next section. You build the amenities at the same time. It's a sequence of construction that works.

Mr. Gary said you need the capital as you progress.

Mr. Mullen stated that's also part of it. We build models, but we don't build the actual house until it's under contract, otherwise the house sits there and decays while we wait for someone to move in.

At which time a further discussion ensue regarding sequencing for lots 3 and 5 among the board member and applicant.

Mr. Carnazza asked Mr. Greenwood to clarify what he said earlier, to build everything but the units.

Mr. Greenwood stated what he said was how it was originally written in the town code. A site plan requires everything to be constructed before a certificate of occupancy is issued.

Mr. Carnazza said I thought you said build everything but the units.

Mr. Greenwood said I think we learned our lesson. I think we learned why we shouldn't ever consider this again. It's against my opinion. We allowed it to be done once and just like any other mistake it doesn't mean we have to do it twice.

Mr. Mullen asked what does the town code actually say.

Mr. Carnazza said no certificate of occupancy shall be issued until the site is completely done.

Mr. Gary said I'm not interested in what it says. I'm interested in what we allowed them to do on lot 4.

Mr. Carnazza said on lot 4 you allowed them to get certificate of occupancies in sections, provided that they met all sections of the code during construction.

Ms. Kounine asked Mr. Cleary if he recalled any other application where this was done.

Mr. Cleary stated he doesn't recall any other application.

Mr. Gary said this is the first.

Mr. Mullen asked if there were any other projects like this.

Mr. Greenwood said we have had other senior projects.

Mr. Mullen said as big as this.

Mr. Gary said no.

Mr. Mullen said this code is really for smaller lots. That's why we went that route. It won't be built if we go by that code. It works this way.

Mr. Molloy stated we have allowed the applicant to get certificate of occupancies as long as the recreation was done. I don't understand what the fight is about.

Mr. Gary said the fight is about the resolutions.

Mr. Molloy asked if it was in the resolution.

Mr. Greenwood said it's on a plan. It's the last map listed in the resolution. He said to put in simplest terms when they were originally in front of us and they went to the sectioning, it was if you built 20% of the recreation you could get 20% of the certificate of occupancies. He said if you read the town code, for multi-family senior housing or any other multi-family project, the site plan has to be complete before a certificate of occupancy is issued. Where we deviated was when we started going to percentages. We didn't do it with Hillcrest Commons or Hughson Commons.

Mr. Meyer asked Mr. Greenwood if 100% of the amenities and infrastructure is complete and the first house is built, you would be okay with that house getting a certificate of occupancy? Basically, everything else is complete except the houses. Is that what you are saying?

Mr. Carnazza said that's what I thought Mr. Greenwood said at first.

Mr. Greenwood said the code blankets senior multi-family housing. He said a site plan is what this is.

Mr. Carnazza said the code reads no certificate of occupancy for any structure or use upon or within the site shall be issued until all of the required conditions of site plan approval have been met. The continued validity of any certificate of occupancy shall be subject to continued conformance with approved site plan and conditions thereof. He said basically,

it says you need to build the whole site plan. He said the last time your board waived portions in whole or in part as the code reads. That's why you did it on lot 4.

Mr. Greenwood said I am willing to follow the town code this time.

Mr. Mullen said then it will never be built.

Mr. Cleary stated to the board you will need to make a decision. If you are willing to do what you did for lot 4, otherwise Mr. Greenwood's and Mr. Carnazza's reading of the code requires the applicant to build all those units before a certificate of occupancy is issued.

Mr. Mullen said that's impossible. No builder in this country would spend all that money and wait and let the houses sit until someone buys them. It's a nightmare and that's why we did it the other way.

Mr. Gary asked Mr. Charbonneau his opinion.

Mr. Charbonneau said we had substantial problems with respect to the issuing of unit specific certificate of occupancy during the phasing process. It posed a difficulty for the building department to determine what was and was not complete. There is an inherent difficulty with doing it that way, however I recognize the fact that the applicant doesn't have a market until such time he could have a prospective buyer give input as what they want in a proposed construction.

Mr. Giannico stated the way our current code reads we cannot allow this to happen.

Mr. Carnazza said the last time this came up, the attorney determined that the board is allowed to amend or waive portions of the code in whole or in part.

Mr. Giannico said what we have in front of us is a proposed track development. What is being proposed is not uncommon to the standards around the country in building track developments. That's my opinion.

Mr. Carnazza said but it violates our code.

Mr. Giannico said unless we make an exception and if we don't make an exception we going to have a barren mountain sitting up there. He asked if they will be willing to build all of the recreation space and infrastructure to avoid the issues with the building department.

Mr. Mullen said most of the roads that lead to the houses are put in already.

Mr. Greenwood said you will end up with the entire mountainside torn apart with no guarantee of any of those units getting built or finished until he sells them.

Mr. Mullen said it's that way today.

Mr. Greenwood said and we've proven why it's a mistake.

The board and the applicant continued the discussion of sequencing.

Mr. Gary stated tonight is not the time to argue about this for the simple reason that we have something that was permitted by this board legally. He said we have these resolutions before us and we need to clear up these resolutions tonight, that's what this board needs to do.

Mr. Meyer asked by passing these resolutions do they have to adhere to the town code?

Mr. Gary replied no they do not.

Mr. Carnazza said you would be amending the town code with the construction sequence plan in the resolution.

Mr. Cleary explained that the construction sequence plan calls for the evolution of the development of the site. It doesn't require it to be done all at once by virtue of that drawing included in the package of drawings. He said there is no language that clarifies it, so whatever you do; we will have to insert language clarifying it one way or the other. But, if you didn't do anything that construction sequence would allow them to build lots 3 and 5 the way they built lot 4.

Mr. Charbonneau stated if you are looking for further clarification and better language within the resolution we could table this for purposes of adding additional language and circulating it among the board. That would probably be the best way to handle this if there's an issue.

Mr. Cleary asked the board for direction in which way to go with this.

Mr. Gary stated this board allowed this go, so if we want to stop it and go in a different direction can we legally do that?

Mr. Charbonneau said I would want to spend more time researching that.

Mr. Cleary said based upon the conservation this evening, the prudent thing to do is get opinion from counsel as to whether you can change the policy you have established on lot 4 for lots 3 and 5.

Ms. Kounine said it's not a policy, it's the first time in over 30 years that it's ever been done. She said these are all separate applications, do we want to keep what the town code says or do we want to waive it like we did with lot 4 or come up with another solution.

Mr. Greenwood said other than a financial gain to the applicant there is absolutely no benefit whatsoever to the town to continue it.

Mr. Gary said that's not the issue tonight. He said if you disagree with what something that was done 5 years ago, that's fine. The board made that decision on the advice of the planning board attorney at the time. We are not going to sit here and criticize what was done. If we want to change paths, then it's up to this board to discuss it privately to determine what we want to do, not to sit here in the public and argue about it. That's the proper way to do it. He said we either make a motion to table this or vote on the resolution.

Mr. Meyer moved to the table the application. The motion was seconded by Mr. Greenwood.

A roll call vote was taken as follows:

Mr. Meyer	For the motion
Mr. Giannico	For the motion
Mr. Molloy	For the motion
Mr. Greenwood	For the motion
Ms. Kounine	For the motion
Mr. Cote	For the motion
Mr. Gary	For the motion

Mr. Mullen asked how long is this going to take?

Mr. Gary said it will be tabled to the next meeting.

**SOUTH LAKE PLAZA – SOUTH LAKE BLVD & CLARK PL – TM – 75.44-1-65-67 – AMENDED SITE PLAN**

Mr. Carnazza said a use variance is required from the Zoning Board of Appeals. The existing apartments are legal, however to expand and add more apartments, they need a variance.

Mr. Gainer had no comments.

Mr. Cleary stated the applicant has clarified that the encroachments in the right of way for the State and Town were acceptable for both agencies. The next step is a referral to ZBA for a use variance.

Mr. Molloy asked how could the Zoning Board permit something that the Town Board has forbidden?

Mr. Carnazza said by granting a use variance.

Mr. Molloy said then these applications should go to the Town Board.

Mr. Cleary said the standards for a use variance are very high, such as self-created hardship and financial hardship.

Mr. Greenwood moved to deny application to the ZBA. The motion was seconded by Mr. Cote with all in favor.

**ZEPHYR FARM – 219 WATERMELON HILL ROAD – TM – 76.10-1-5 – AMENDED SITE PLAN**

Mr. Carnazza read his memo which stated the applicant proposes to cover an existing riding ring. Variances are required from the ZBA.

## **APPROVED**

**HAROLD GARY**  
*Chairman*  
**RAYMOND COTE**  
*Vice-Chair*

**BOARD MEMBERS**  
**EMMA KOUNINE**  
**CARL GREENWOOD**  
**JOHN MOLLOY**  
**JAMES MEYER**  
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Town Planner*

### **PLANNING BOARD MINUTES** **SEPTEMBER 25, 2013**

**PRESENT:** CHAIRMAN, HAROLD GARY, VICE-CHAIR, RAYMOND COTE, CARL GREENWOOD,  
JOHN MOLLOY, JAMES MEYER, ANTHONY GIANNICO

**ABSENT:** EMMA KOUNINE

<b><u>APPLICANT</u></b>	<b><u>TAX MAP #</u></b>	<b><u>PAGE</u></b>	<b><u>TYPE</u></b>	<b><u>ACTION OF THE BOARD</u></b>
Albano Estates V	55.14-2-26.31	1	Public Hearing	Public Hearing Closed. Planner to Prepare Resolution.
Sosa Subdivision	86.12-1-34	1	Public Hearing	Public Hearing Closed.
Carmel Centre Senior Housing (Pulte Homes) – Lots #3 & 5	55.14-1-11.1 55.14-1-11.3	1-2	Resolution	Resolutions Adopted.
MacDonald Marine	76.20-1-13	2-3	Resolution	Resolutions Adopted.
Hinckley Holding, LLC./ Paladin Group	55.10-1-1,3	3	Amended Site Plan	Public Hearing Scheduled.
Hudson Valley Veterinary EMS	75.6-1-67	3-6	Site Plan	No Board Action.
Lakeview Development	55.9-1-17	7-8	Waiver of Site Plan	Waiver of Site Plan Withdrawn.
Swee, Debra	53.-2-84.3	9-11	Sketch Plan	No Board Action.
RPK Precision Homes	55.10-1-23-25	11	Re-Approval	Re-approval of 1 Year Granted.
Minutes – 7/24/2013 & 8/28/2013		11		Approved.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Rose Trombetta



**ALBANO ESTATES V - 18 MECHANIC STREET - TM - 55.14-2-26.31 - PUBLIC HEARING**

The consultants had no comments.

Mr. Gary addressed the audience and stated this is an open public hearing and asked if anyone in the audience wished to be heard.

Hearing no comments from the audience, Mr. Greenwood moved to close the public hearing. The motion was seconded by Mr. Molloy with all in favor.

Mr. Gary asked the Planner to prepare a resolution.

**SOSA SUBDIVISION - GLENACOM ROAD - TM - 86.12-1-34 - PUBLIC HEARING**

The consultants had no comments.

Mr. Gary addressed the audience and stated this is an open public hearing and asked if anyone in the audience wished to be heard.

Hearing no comments from the audience, Mr. Greenwood moved to close the public hearing. The motion was seconded by Mr. Molloy with all in favor.

Mr. Chris Caralyus of American Design Consultants, representing the applicant addressed the board and requested to go to final subdivision since it was only a minor 2 lot subdivision.

Mr. Gary stated you need a recommendation from the consultants.

Mr. Cleary, Mr. Carnazza and the board members had no objection to going to final subdivision approval.

**CARMEL CENTRE SENIOR HOUSING (PULTE HOMES) - LOTS 3 & 5 - TERRACE DR. - TM - 55.14-1-11.1&11.3 - RESOLUTIONS**

Mr. Carnazza stated all his comments have been addressed.

Mr. Cleary stated you have revised resolutions before you for both lots 3 and 5.

Mr. Greenwood stated with regards to lot 3's sectional plan, it would be beneficial to us if the garden beds and greenhouse were built in the third section instead of the last section and make the last section housing only.

Mr. Mullen replied we do not have a problem with that.

Mr. Cleary stated so that amenity will be in phase 3 no longer phase 4.

Mr. Mullen stated that's correct.

Mr. Greenwood pointed out there is some question with the emergency access road around the multi-family building pertaining to the NYS fire code and could potentially affect your site plan.

Mr. Mullen stated he will discuss it with the Building Inspector.

Mr. Carnazza stated he will take a look at it.

Mr. Molloy stated with the amendment recommended by Mr. Greenwood, he moved to adopt Resolution #13-16, dated September 25, 2013; Tax Map #55.14-1-11.1 – Lot 3 entitled Carmel Centre Senior Housing (Pulte Homes) Final Site Approval. The motion was seconded by Mr. Cote.

A roll call vote was taken as follows:

Mr. Meyer	For the motion
Mr. Giannico	For the motion
Mr. Molloy	For the motion
Mr. Greenwood	For the motion
Mr. Cote	For the motion
Mr. Gary	For the motion

Mr. Molloy moved to adopt Resolution #13-17, dated September 25, 2013; Tax Map #55.14-1-11.3 – Lot 5 entitled Carmel Centre Senior Housing (Pulte Homes) Final Site Approval. The motion was seconded by Mr. Cote.

A roll call vote was taken as follows:

Mr. Meyer	For the motion
Mr. Giannico	For the motion
Mr. Molloy	For the motion
Mr. Greenwood	For the motion
Mr. Cote	For the motion
Mr. Gary	For the motion

#### **MACDONALD MARINE – 681 UNION VALLEY ROAD – TM – 76.20-1-13 –RESOLUTIONS**

Mr. Meyer recused himself and left the podium.

Mr. Carnazza stated all his comments have been addressed.

Mr. Cleary stated you have two resolutions before you.

Mr. Greenwood asked the applicant if he has met with the Mahopac Fire Department with regards to fire suppression.

Mr. Carnazza stated he addressed it with the applicant's engineer Mr. Donahue. He said there are multiple ways of doing that.

Mr. Greenwood stated I want to make sure it gets addressed because it could possibly change the site plan.

NOTE: 2016 Protocol –  
Maximum of one SSWR  
per permit.



Date: 06/06/17

**NATIONAL STORM WATER QUALITY PROGRAM**  
**SITE INSPECTION REPORT (SIR)**  
**For use on most PulteGroup Sites as of 3/1/2016**

Community Name: Retreat at Carmel, Carmel, NY 10512; Permit # GP-02-01

(Include Site Name, City, State, Zip Code and NPDES/Construction Storm Water Permit Number)

Master Site List ID: P425

Inspection performed by: Azim Aliriza, Fusion Engineering PC  
(Print Name, Company, and Title / Qualifications)

Stages of Construction: (check all that apply) ☒ Land Development ☐ Inactive ☒ Vertical Construction ☐ Post-Construction

Type of Inspection: (check all that apply) ☒ Routine Inspection ☐ Storm-Event Related ☐ Final Site Inspection  
☐ Other: \_\_\_\_\_

**I. SWPPP – Respond to all Questions**

Item	Yes	No	If "No," then an Action Item is required.
A. Was the SWPPP accessible at the time of the inspection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B. Is the SSWR correctly identified in the SWPPP?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. Does the SWPPP reflect the current stage of development including a current BMP Site Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
D. Have all SIR Action Items identified on the preceding reports been resolved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Describe all Action Items on the reverse side of this sheet. (Section IV)
E. Is NSQP Signage posted and in compliance with NSQP requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**II. Estimated date of most recent Storm Event that triggered an Inspection: enter date:** 05/13/2017

Provide rainfall information as required by the Applicable Permit 0.56

(Based on the storm-event related Inspection Frequency required by the Applicable Permit)

**III. Site BMP Inspection**

Item	SWPPP Items	Not Applicable	Acceptable	Action Item	Assigned To
<b>Erosion Control</b>					
1	Protection of Disturbed Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2	Slope Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3	Vegetation/Revegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR
4	Velocity Reduction Devices/ Outlet Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Sediment Control</b>					
5	Check Dams (rock, gravel, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6	Silt Fence	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR
7	Berms, Dikes, Straw Wattles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8	Detention Basins/Sediment Traps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9	Stockpiles Protected / Stabilized	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR
10	Storm Water Inlet Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Housekeeping/Trade Compliance</b>					
11	Waste and Trash Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12	Spill and Leak Prevention	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13	Sanitary Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14	Concrete and Construction Washouts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15	Material Use and Potential Contaminate Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16	Equipment Storage and Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17	Construction Exits and Entrances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

All capitalized terms are defined in the glossary of the NSQP Handbook.

Complete all Sections of this Report. Any information added after the signature date must be initialed and dated.

This report must be signed by the SSWR, dated and retained with the SWPPP.

**PROPRIETARY COMPANY MATERIAL**

<u>Item</u>	<u>SWPPP Items (continued)</u>	<u>Not Applicable</u>	<u>Acceptable</u>	<u>Action Item</u>	<u>Assigned To</u>
18	Dust Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19	Street Sweeping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Other</b>					
20	Non-storm water flow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
21	Site's weathering of Storm Events	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
22	Site discharge points	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
23	BMP provider performance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
24		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
25		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
26		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**IV. Action Items**


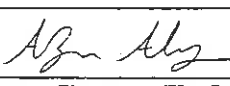
**V. Responsive Action Completion**

<u>Item</u>	<u>Location and Responsive Action to be taken</u>	<u>Date Noted</u>	<u>Date of Completion</u>	<u>Initials</u>
9c	Stabilize inactive stockpile next to building 37	5/9/17	6/30	WJ
3a	Stabilize access road to basin in development area.	5/9/17	7/3	WJ
6a	Repair silt fence around stockpile at the end of walker drive.	5/2/17	7/3	WJ
6b	Repair Silt fence at end of carpenter place around stockpile	5/2/17	7/3	WJ

*Attach additional sheet(s) of SIR addendum if necessary*

**SIR must be reviewed and signed below by SSWR – Not Delegable:** : I certify under penalty of law that Sections I-V of this document and all attachments were prepared by me or under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment for knowing violations. Certification applies to the area under the supervision of the SSWR signing this report.

**SIR must be reviewed and signed below by SSWR – Not Delegable:**

<b>Certified By: (SSWR – Must be a PulteGroup Employee)</b>		<b>Certified By: (Third Party Inspector if required by the Applicable Permit)</b>	
Michael Egan SSWR		Azim Aliriza	
<b>Site Storm Water Representative – Print Name and Title</b>		<b>Inspector – Print Name</b>	
			
<b>Site Storm Water Representative Signature (Use Ink)</b>	<b>Date</b>	<b>Inspector Signature (Use Ink)</b>	<b>Date</b>
	6/6/17		6/6/2017

**VI. Justification for non-completion of Responsive Actions.**

Describe why any Responsive Actions were not corrected within the permit required time period (if applicable).

*Tracking this representative on going during const activities*

*Attach additional sheet(s) if necessary*

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Complete all Sections of this Report. Any information added after the signature date must be initialed and dated.

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**NOTE: 2016 Protocol –  
Maximum of one SSWR  
per permit.**



Date: 06/13/17

**NATIONAL STORM WATER QUALITY PROGRAM**

**SITE INSPECTION REPORT (SIR)**

For use on most PulteGroup Sites as of 3/1/2016

Community Name: Retreat at Carmel, Carmel, NY 10512; Permit # GP-02-01

(Include Site Name, City, State, Zip Code and NPDES/Construction Storm Water Permit Number)

Master Site List ID: P425

Inspection performed by: Azim Aliriza, Fusion Engineering PC

(Print Name, Company, and Title / Qualifications)

**Stages of Construction:** (check all that apply) ☒ Land Development ☐ Inactive ☒ Vertical Construction ☐ Post-Construction

**Type of Inspection:** (check all that apply) ☒ Routine Inspection ☐ Storm-Event Related ☐ Final Site Inspection

☐ Other: \_\_\_\_\_

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**II. Estimated date of most recent Storm Event that triggered an Inspection: enter date: 05/13/2017**

Provide rainfall information as required by the Applicable Permit 0.56

(Based on the storm-event related Inspection Frequency required by the Applicable Permit)

**III. Site BMP Inspection**

<u>Item</u>	<u>SWPPP Items</u>	<u>Not Applicable</u>	<u>Acceptable</u>	<u>Action Item</u>	<u>Assigned To</u>
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**IV. Action Items**

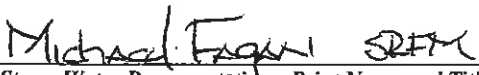


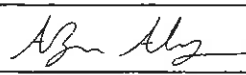
**V. Responsive Action Completion**

<u>Item</u>	<u>Location and Responsive Action to be taken</u>	<u>Date Noted</u>	<u>Date of Completion</u>	<u>Initials</u>
9c	Stabilize inactive stockpile next to building 37	5/9/17	6/30	[Signature]
3a	Stabilize access road to basin in development area.	5/9/17	7/7	[Signature]
6a	Repair silt fence around stockpile at the end of walker drive.	5/2/17	7/7	[Signature]
6b	Repair Silt fence at end of carpenter place around stockpile	5/2/17	7/7	[Signature]
14a	Remove concrete spoils in front of washout area	6/13/17	6/30	[Signature]
17a	Refresh tracking pad to Concrete washout Area	6/13/17	6/30	[Signature]
17b	Refresh tracking pad in development area	6/13/17	7/7	[Signature]

*Attach additional sheet(s) of SIR addendum if necessary*

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<b>Certified By: (SSWR – Must be a PulteGroup Employee)</b>		<b>Certified By: (Third Party Inspector if required by the Applicable Permit)</b>	
 <b>Site Storm Water Representative – Print Name and Title</b>		<b>Azim Aliriza</b> <b>Inspector – Print Name</b>	
 <b>Site Storm Water Representative Signature (Use Ink)</b>	 <b>Date</b>	 <b>Inspector Signature (Use Ink)</b>	<b>6/13/2017</b> <b>Date</b>

**VI. Justification for non-completion of Responsive Actions.**

Describe why any Responsive Actions were not corrected within the permit required time period (if applicable).

*Stock pile has veg/growth on it stabilize  
6a silt fence was damaged due to access*





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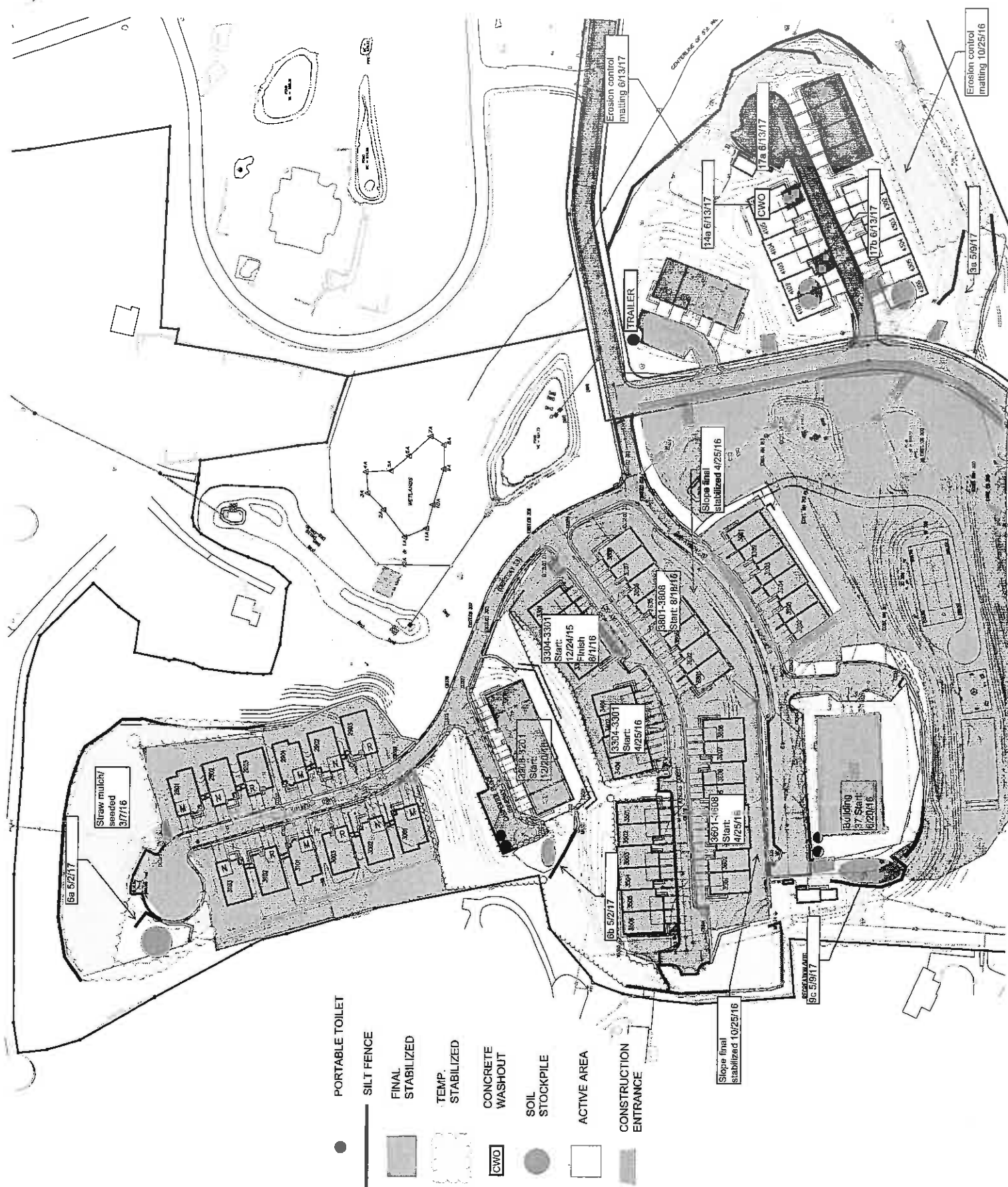
## Responsive Action Photo Documentation– NY

Community Name: Retreat at Carmel Land/Bay Phase: Lots 3 & 5

Division New York Inspection Date 6/13/17 Inspector Azim Aliriza

Reference Number	Photo	Date Corrected	Photo
6/13/17 14a		7/4/17	
6/13/17 17a		7/4/17	In progress
6/13/17 17b		7/4/17	In progress





NOTE: 2016 Protocol –  
Maximum of one SSWR  
per permit.



Date: 06/20/17

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**SITE INSPECTION REPORT (SIR)**  
For use on most PulteGroup Sites as of 3/1/2016

Community Name: Retreat at Carmel, Carmel, NY 10512; Permit # GP-02-01  
(Include Site Name, City, State, Zip Code and NPDES/Construction Storm Water Permit Number)

Master Site List ID: P425 Inspection performed by: Azim Aliriza, Fusion Engineering PC  
(Print Name, Company, and Title / Qualifications)

Stages of Construction: (check all that apply) ☒ Land Development ☐ Inactive ☒ Vertical Construction ☐ Post-Construction  
Type of Inspection: (check all that apply) ☒ Routine Inspection ☐ Storm-Event Related ☐ Final Site Inspection  
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**III. Site BMP Inspection**

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**PROPRIETARY COMPANY MATERIAL**

<u>Item</u>	<u>SWPPP Items (continued)</u>	<u>Not Applicable</u>	<u>Acceptable</u>	<u>Action Item</u>	<u>Assigned To</u>
18	Dust Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19	Street Sweeping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Other</b>					
20	Non-storm water flow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
21	Site's weathering of Storm Events	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
22	Site discharge points	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
23	BMP provider performance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
24		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
25		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
26		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**IV. Action Items**


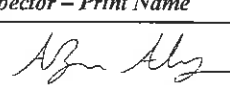
**V. Responsive Action Completion**

<u>Item</u>	<u>Location and Responsive Action to be taken</u>	<u>Date Noted</u>	<u>Date of Completion</u>	<u>Initials</u>
3a	Stabilize access road to basin in development area.	5/9/17	6/30	SSWR
6a	Repair silt fence around stockpile at the end of walker drive.	5/2/17	7/2	SSWR
6b	Repair Silt fence at end of carpenter place around stockpile	5/2/17	7/2	SSWR
14a	Remove concrete spoils in front of washout area	6/13/17	6/30	SSWR
17a	Refresh tracking pad to Concrete washout Area	6/13/17	6/30	SSWR
17b	Refresh tracking pad in development area	6/13/17	7/2	SSWR

*Attach additional sheet(s) of SIR addendum if necessary*

**SIR must be reviewed and signed below by SSWR – Not Delegable:** : I certify under penalty of law that Sections I-V of this document and all attachments were prepared by me or under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment for knowing violations. Certification applies to the area under the supervision of the SSWR signing this report.

**SIR must be reviewed and signed below by SSWR – Not Delegable:**

<b>Certified By: (SSWR – Must be a PulteGroup Employee)</b>	<b>Certified By: (Third Party Inspector if required by the Applicable Permit)</b>
Michael Fagan SSWR	Azim Aliriza
Site Storm Water Representative – Print Name and Title	Inspector – Print Name
	
Site Storm Water Representative Signature (Use Ink)	Inspector Signature (Use Ink)
6/20/17	6/20/2017
Date	Date

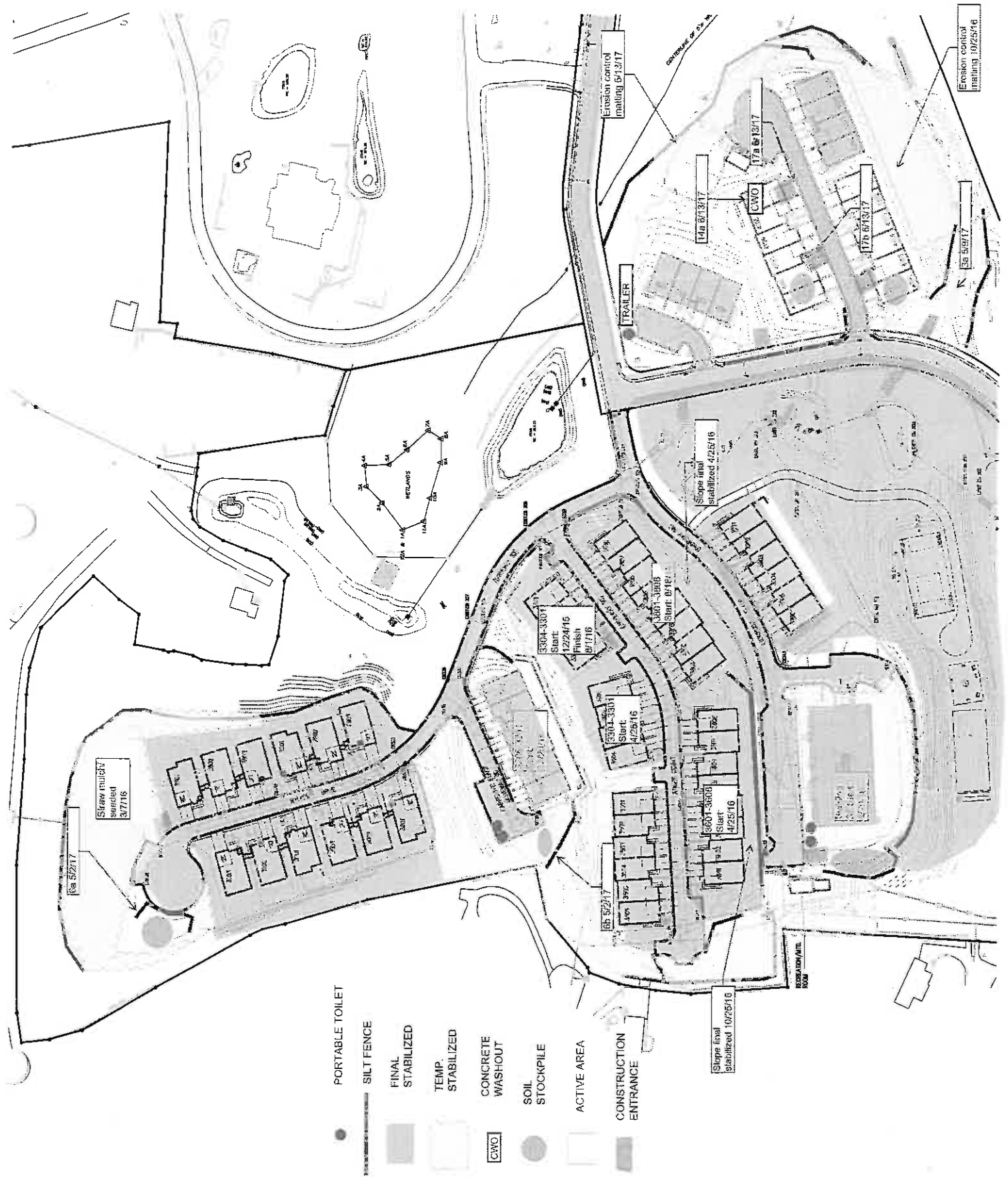
**VI. Justification for non-completion of Responsive Actions.**

Describe why any Responsive Actions were not corrected within the permit required time period (if applicable).

*Street sweeping is going  
Contractor to address it as*

*Attach additional sheet(s) if necessary*

All capitalized terms are defined in the glossary of the NSQP Handbook.  
Complete all Sections of this Report. Any information added after the signature date must be initialed and dated.  
This report must be signed by the SSWR, dated and retained with the SWPPP.



NOTE: 2016 Protocol –  
Maximum of one SSWR  
per permit.



Date: 06/27/17

# NATIONAL STORM WATER QUALITY PROGRAM

## SITE INSPECTION REPORT (SIR)

For use on most PulteGroup Sites as of 3/1/2016

Community Name: Retreat at Carmel, Carmel, NY 10512; Permit # GP-02-01

(Include Site Name, City, State, Zip Code and NPDES/Construction Storm Water Permit Number)

Master Site List ID: P425

Inspection performed by: Azim Aliriza, Fusion Engineering PC

(Print Name, Company, and Title / Qualifications)

Stages of Construction: (check all that apply)

☒ Land Development ☐ Inactive ☒ Vertical Construction ☐ Post-Construction

Type of Inspection: (check all that apply)

☒ Routine Inspection ☐ Storm-Event Related ☐ Final Site Inspection

☐ Other:

### I. SWPPP – Respond to all Questions

Item	Yes	No	If "No," then an Action Item is required.
A. Was the SWPPP accessible at the time of the inspection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B. Is the SSWR correctly identified in the SWPPP?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. Does the SWPPP reflect the current stage of development including a current BMP Site Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
D. Have all SIR Action Items identified on the preceding reports been resolved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Describe all Action Items on the reverse side of this sheet. (Section IV)
E. Is NSQP Signage posted and in compliance with NSQP requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

### II. Estimated date of most recent Storm Event that triggered an Inspection: enter date: 05/13/2017

Provide rainfall information as required by the Applicable Permit <sup>0.56</sup>

(Based on the storm-event related Inspection Frequency required by the Applicable Permit)

### III. Site BMP Inspection

Item	SWPPP Items	Not Applicable	Acceptable	Action Item	Assigned To
<b>Erosion Control</b>					
1	Protection of Disturbed Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2	Slope Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3	Vegetation/Revegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR
4	Velocity Reduction Devices/ Outlet Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Sediment Control</b>					
5	Check Dams (rock, gravel, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6	Silt Fence	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR
7	Berms, Dikes, Straw Wattles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8	Detention Basins/Sediment Traps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9	Stockpiles Protected / Stabilized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10	Storm Water Inlet Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Housekeeping/Trade Compliance</b>					
11	Waste and Trash Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12	Spill and Leak Prevention	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13	Sanitary Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14	Concrete and Construction Washouts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR
15	Material Use and Potential Contaminate Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16	Equipment Storage and Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17	Construction Exits and Entrances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR

All capitalized terms are defined in the glossary of the NSQP Handbook.

Complete all Sections of this Report. Any information added after the signature date must be initialed and dated.

This report must be signed by the SSWR, dated and retained with the SWPPP.

**PROPRIETARY COMPANY MATERIAL**

<u>Item</u>	<u>SWPPP Items (continued)</u>	<u>Not Applicable</u>	<u>Acceptable</u>	<u>Action Item</u>	<u>Assigned To</u>
18	Dust Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19	Street Sweeping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Other</b>					
20	Non-storm water flow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
21	Site's weathering of Storm Events	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
22	Site discharge points	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
23	BMP provider performance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
24		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
25		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
26		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**IV. Action Items**

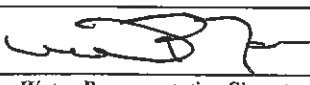
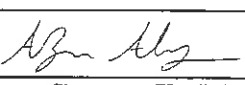
**V. Responsive Action Completion**

<u>Item</u>	<u>Location and Responsive Action to be taken</u>	<u>Date Noted</u>	<u>Date of Completion</u>	<u>Initials</u>
3a	Stabilize access road to basin in development area.	5/9/17	6/30	~7
6a	Repair silt fence around stockpile at the end of walker drive.	5/2/17	7/7	~7
14a	Remove concrete spoils in front of washout area	6/13/17	7/7	~7
17a	Refresh tracking pad to Concrete washout Area	6/13/17	6/30	~7
17b	Refresh tracking pad in development area	6/13/17	7/2	~7

*Attach additional sheet(s) of SIR addendum if necessary*

**SIR must be reviewed and signed below by SSWR – Not Delegable:** : I certify under penalty of law that Sections I-V of this document and all attachments were prepared by me or under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment for knowing violations. Certification applies to the area under the supervision of the SSWR signing this report.

**SIR must be reviewed and signed below by SSWR – Not Delegable:**

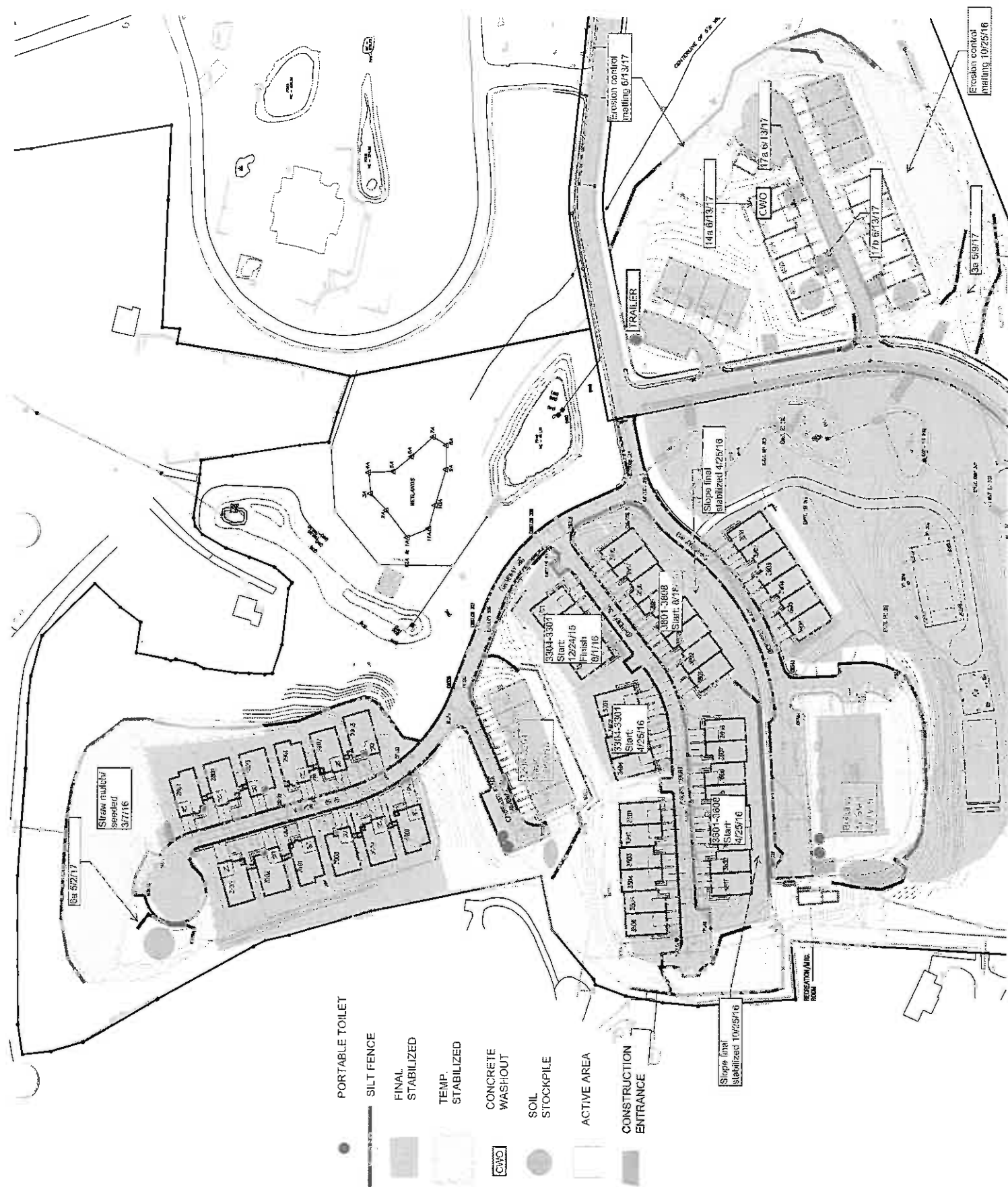
<b>Certified By: (SSWR – Must be a PulteGroup Employee)</b>		<b>Certified By: (Third Party Inspector if required by the Applicable Permit)</b>	
Michael Fagan SR FM		Azim Aliriza	
<i>Site Storm Water Representative – Print Name and Title</i>		<i>Inspector – Print Name</i>	
	6/26/17		6/27/2017
<i>Site Storm Water Representative Signature (Use Ink)</i>	<i>Date</i>	<i>Inspector Signature (Use Ink)</i>	<i>Date</i>

**VI. Justification for non-completion of Responsive Actions.**

Describe why any Responsive Actions were not corrected within the permit required time period (if applicable).

*Attach additional sheet(s) if necessary*

All capitalized terms are defined in the glossary of the NSQP Handbook.  
Complete all Sections of this Report. Any information added after the signature date must be initialed and dated.  
This report must be signed by the SSWR, dated and retained with the SWPPP.



NOTE: 2016 Protocol –  
Maximum of one SSWR  
per permit.



Date: 07/04/17

# NATIONAL STORM WATER QUALITY PROGRAM

## SITE INSPECTION REPORT (SIR)

For use on most PulteGroup Sites as of 3/1/2016

Community Name: Retreat at Carmel, Carmel, NY 10512; Permit # GP-02-01

(Include Site Name, City, State, Zip Code and NPDES/Construction Storm Water Permit Number)

Master Site List ID: P425

Inspection performed by: Azim Aliriza, Fusion Engineering PC

(Print Name, Company, and Title / Qualifications )

Stages of Construction: (check all that apply) ☒ Land Development ☐ Inactive ☒ Vertical Construction ☐ Post-Construction

Type of Inspection: (check all that apply) ☒ Routine Inspection ☐ Storm-Event Related ☐ Final Site Inspection

☐ Other: \_\_\_\_\_

### I. SWPPP – Respond to all Questions

Item	Yes	No	If "No," then an Action Item is required.
A. Was the SWPPP accessible at the time of the inspection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B. Is the SSWR correctly identified in the SWPPP?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. Does the SWPPP reflect the current stage of development including a current BMP Site Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Describe all Action Items on the reverse side of this sheet. (Section IV)
D. Have all SIR Action Items identified on the preceding reports been resolved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. Is NSQP Signage posted and in compliance with NSQP requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

### II. Estimated date of most recent Storm Event that triggered an Inspection: enter date: 06/30/2017

Provide rainfall information as required by the Applicable Permit 0.74

(Based on the storm-event related Inspection Frequency required by the Applicable Permit)

### III. Site BMP Inspection

Item	SWPPP Items	Not Applicable	Acceptable	Action Item	Assigned To
<b>Erosion Control</b>					
1	Protection of Disturbed Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2	Slope Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3	Vegetation/Revegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4	Velocity Reduction Devices/ Outlet Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Sediment Control</b>					
5	Check Dams (rock, gravel, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6	Silt Fence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7	Berms, Dikes, Straw Wattles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8	Detention Basins/Sediment Traps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9	Stockpiles Protected / Stabilized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10	Storm Water Inlet Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Housekeeping/Trade Compliance</b>					
11	Waste and Trash Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12	Spill and Leak Prevention	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13	Sanitary Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14	Concrete and Construction Washouts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15	Material Use and Potential Contaminate Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16	Equipment Storage and Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17	Construction Exits and Entrances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR

All capitalized terms are defined in the glossary of the NSQP Handbook.

Complete all Sections of this Report. Any information added after the signature date must be initialed and dated.

This report must be signed by the SSWR, dated and retained with the SWPPP.



**PROPRIETARY COMPANY MATERIAL**

<u>Item</u>	<u>SWPPP Items (continued)</u>	<u>Not Applicable</u>	<u>Acceptable</u>	<u>Action Item</u>	<u>Assigned To</u>
18	Dust Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19	Street Sweeping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Other</b>					
20	Non-storm water flow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
21	Site's weathering of Storm Events	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
22	Site discharge points	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
23	BMP provider performance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
24		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
25		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
26		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**IV. Action Items**

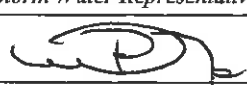
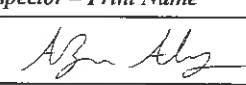
**V. Responsive Action Completion**

<u>Item</u>	<u>Location and Responsive Action to be taken</u>	<u>Date Noted</u>	<u>Date of Completion</u>	<u>Initials</u>
	17a Refresh tracking pad in development area	7/4/17	7/5	MF

*Attach additional sheet(s) of SIR addendum if necessary*

**SIR must be reviewed and signed below by SSWR – Not Delegable:** : I certify under penalty of law that Sections I-V of this document and all attachments were prepared by me or under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment for knowing violations. Certification applies to the area under the supervision of the SSWR signing this report.

**SIR must be reviewed and signed below by SSWR – Not Delegable:**

<b>Certified By: (SSWR – Must be a PulteGroup Employee)</b>		<b>Certified By: (Third Party Inspector if required by the Applicable Permit)</b>	
Michael Egan SRFM		Azim Aliriza	
<i>Site Storm Water Representative – Print Name and Title</i>		<i>Inspector – Print Name</i>	
			
<i>Site Storm Water Representative Signature (Use Ink)</i>		<i>Inspector Signature (Use Ink)</i>	
7/10/17		7/4/2017	
<i>Date</i>		<i>Date</i>	

**VI. Justification for non-completion of Responsive Actions.**

Describe why any Responsive Actions were not corrected within the permit required time period (if applicable).


*Attach additional sheet(s) if necessary*

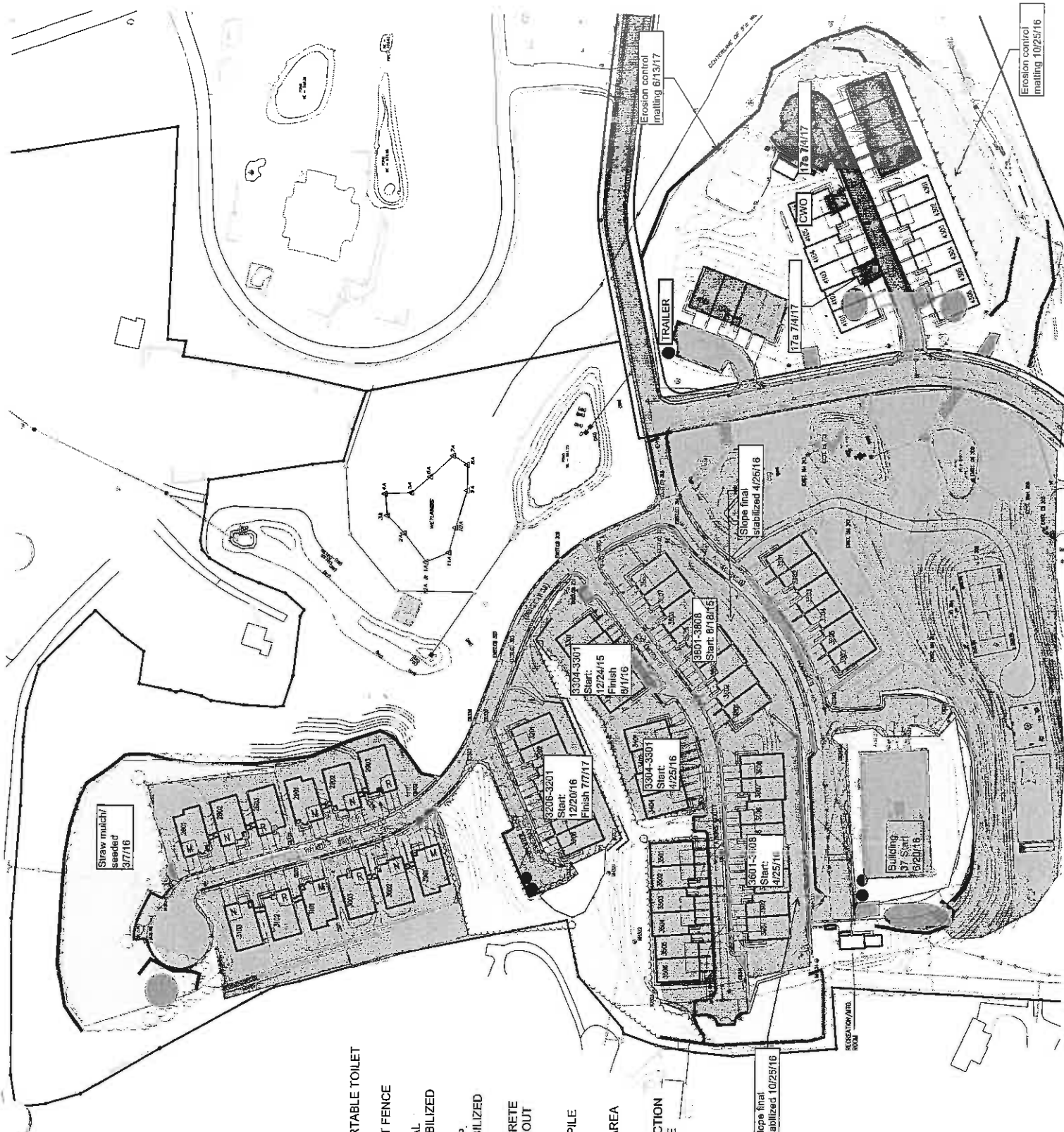
All capitalized terms are defined in the glossary of the NSQP Handbook.  
Complete all Sections of this Report. Any information added after the signature date must be initialed and dated.  
This report must be signed by the SSWR, dated and retained with the SWPPP.

## Responsive Action Photo Documentation– NY

Community Name: Retreat at Carmel Land/Bay Phase: Lots 3 & 5

Division New York Inspection Date 7/4/17 Inspector Azim Aliriza

Reference Number	Photo	Date Corrected	Photo
7/4/17 17a			



PORTABLE TOILET

SILT FENCE

FINAL STABILIZED

TEMP. STABILIZED

CONCRETE WASHOUT

SOIL STOCKPILE

ACTIVE AREA

CONSTRUCTION ENTRANCE



**NOTE: 2016 Protocol –  
Maximum of one SSWR  
per permit.**



Date: 07/08/17

**NATIONAL STORM WATER QUALITY PROGRAM  
SITE INSPECTION REPORT (SIR)  
For use on most PulteGroup Sites as of 3/1/2016**

Community Name: Retreat at Carmel, Carmel, NY 10512; Permit # GP-02-01  
(Include Site Name, City, State, Zip Code and NPDES/Construction Storm Water Permit Number)

Master Site List ID: P425 Inspection performed by: Azim Aliriza, Fusion Engineering PC  
(Print Name, Company, and Title / Qualifications)

Stages of Construction: (check all that apply) ☒ Land Development ☐ Inactive ☒ Vertical Construction ☐ Post-Construction  
Type of Inspection: (check all that apply) ☐ Routine Inspection ☒ Storm-Event Related ☐ Final Site Inspection  
☐ Other: \_\_\_\_\_

**I. SWPPP – Respond to all Questions**

Item	Yes	No	If "No," then an Action Item is required.
A. Was the SWPPP accessible at the time of the inspection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B. Is the SSWR correctly identified in the SWPPP?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. Does the SWPPP reflect the current stage of development including a current BMP Site Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
D. Have all SIR Action Items identified on the preceding reports been resolved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Describe all Action Items on the reverse side of this sheet. (Section IV)
E. Is NSQP Signage posted and in compliance with NSQP requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**II. Estimated date of most recent Storm Event that triggered an Inspection: enter date: 07/07/2017**

Provide rainfall information as required by the Applicable Permit <sup>1.26</sup> \_\_\_\_\_ (Based on the storm-event related Inspection Frequency required by the Applicable Permit)

**III. Site BMP Inspection**

Item	SWPPP Items	Not Applicable	Acceptable	Action Item	Assigned To
<b>Erosion Control</b>					
1	Protection of Disturbed Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2	Slope Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3	Vegetation/Revegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR
4	Velocity Reduction Devices/ Outlet Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Sediment Control</b>					
5	Check Dams (rock, gravel, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6	Silt Fence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7	Berms, Dikes, Straw Wattles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8	Detention Basins/Sediment Traps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9	Stockpiles Protected / Stabilized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10	Storm Water Inlet Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR
<b>Housekeeping/Trade Compliance</b>					
11	Waste and Trash Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12	Spill and Leak Prevention	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13	Sanitary Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14	Concrete and Construction Washouts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15	Material Use and Potential Contaminate Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16	Equipment Storage and Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17	Construction Exits and Entrances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR

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Complete all Sections of this Report. Any information added after the signature date must be initialed and dated.  
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**PROPRIETARY COMPANY MATERIAL**

<u>Item</u>	<u>SWPPP Items (continued)</u>	<u>Not Applicable</u>	<u>Acceptable</u>	<u>Action Item</u>	<u>Assigned To</u>
18	Dust Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19	Street Sweeping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR
<b>Other</b>					
20	Non-storm water flow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
21	Site's weathering of Storm Events	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
22	Site discharge points	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
23	BMP provider performance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
24		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
25		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
26		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**IV. Action Items**

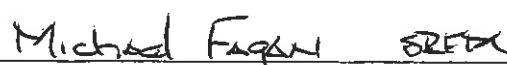
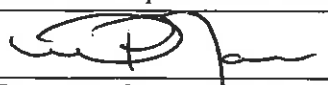
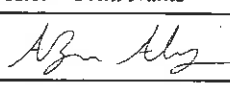
**V. Responsive Action Completion**

<u>Item</u>	<u>Location and Responsive Action to be taken</u>	<u>Date Noted</u>	<u>Date of Completion</u>	<u>Initials</u>
	17a Refresh tracking pad in development area	7/4/17	7/5	MS
	3a Repair erosion rills along path leading to basin in development area.	7/8/17	7/9	
	3b Stabilize recently final graded area at end of carpenter place.	7/8/17	7/9	
	10a Repair inlet protection at end of carpenter place.	7/8/17	7/9	
	19a Remove soil from street in development area directly in front of inlet.	7/8/17	7/9	

*Attach additional sheet(s) of SIR addendum if necessary*

**SIR must be reviewed and signed below by SSWR – Not Delegable:** : I certify under penalty of law that Sections I-V of this document and all attachments were prepared by me or under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment for knowing violations. Certification applies to the area under the supervision of the SSWR signing this report.

**SIR must be reviewed and signed below by SSWR – Not Delegable:**

<b>Certified By: (SSWR – Must be a PulteGroup Employee)</b>		<b>Certified By: (Third Party Inspector if required by the Applicable Permit)</b>	
 <b>Michael Fagan SREDA</b> <i>Site Storm Water Representative - Print Name and Title</i>		<b>Azim Aliriza</b> <i>Inspector – Print Name</i>	
 <i>Site Storm Water Representative Signature (Use Ink)</i>	<b>7/10/17</b> <i>Date</i>	 <i>Inspector Signature (Use Ink)</i>	<b>7/8/2017</b> <i>Date</i>

**VI. Justification for non-completion of Responsive Actions.**

Describe why any Responsive Actions were not corrected within the permit required time period (if applicable).





*Attach additional sheet(s) if necessary*

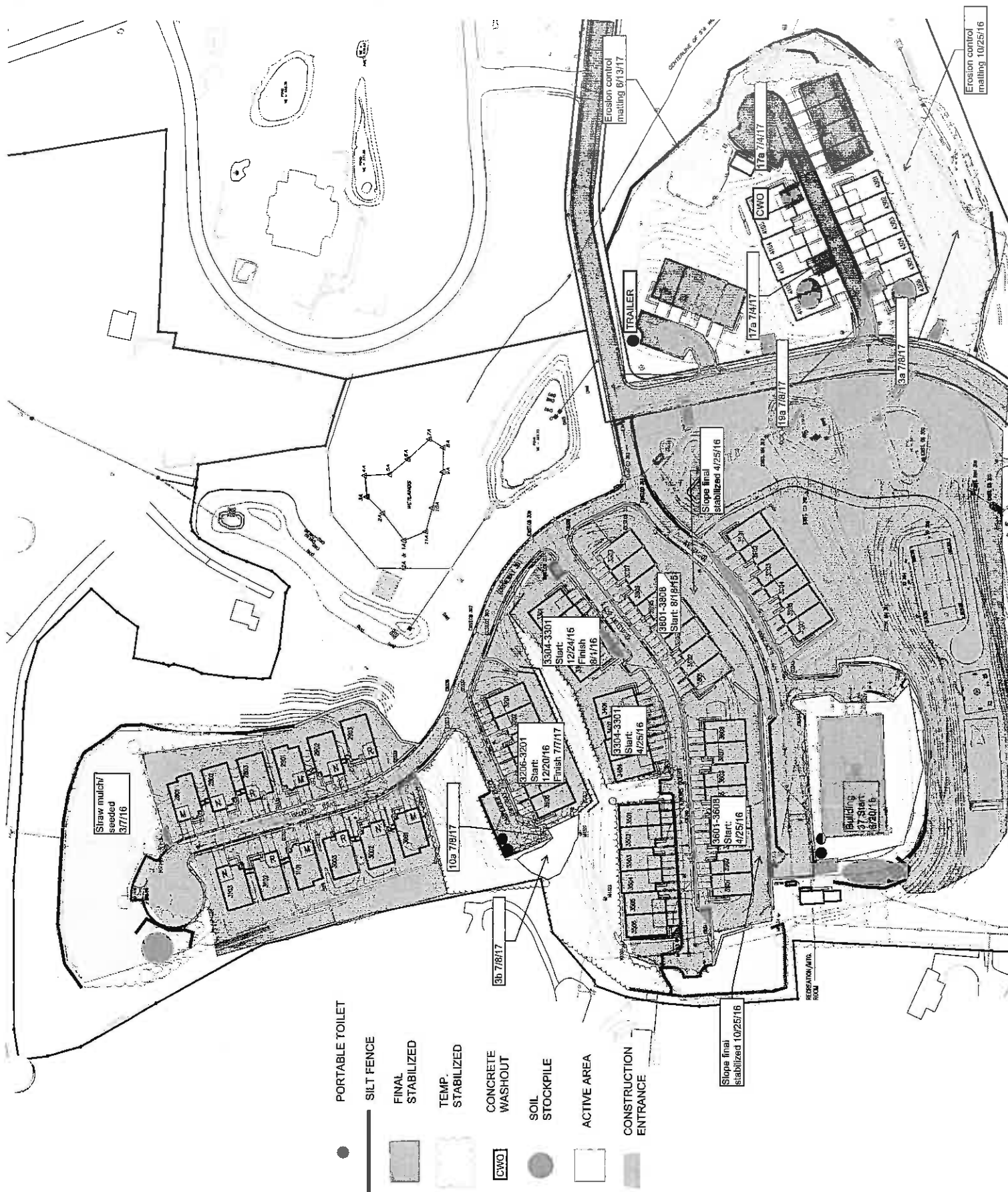
All capitalized terms are defined in the glossary of the NSQP Handbook.  
 Complete all Sections of this Report. Any information added after the signature date must be initialed and dated.  
 This report must be signed by the SSWR, dated and retained with the SWPPP.

## Responsive Action Photo Documentation– NY

Community Name: Retreat at Carmel Land/Bay Phase: Lots 3 & 5

Division New York Inspection Date 7/8/17 Inspector Azim Aliriza

Reference Number	Photo	Date Corrected	Photo
7/8/17 3a			
7/8/17 3b			
7/8/17 10a			
7/8/17 19a			



NOTE: 2016 Protocol –  
Maximum of one SSWR  
per permit.



Date: 07/11/17

**NATIONAL STORM WATER QUALITY PROGRAM**  
**SITE INSPECTION REPORT (SIR)**  
**For use on most PulteGroup Sites as of 3/1/2016**

Community Name: Retreat at Carmel, Carmel, NY 10512; Permit # GP-02-01

(Include Site Name, City, State, Zip Code and NPDES/Construction Storm Water Permit Number)

Master Site List ID: P425

Inspection performed by: Azim Aliriza, Fusion Engineering PC

(Print Name, Company, and Title / Qualifications)

Stages of Construction: (check all that apply) ☒ Land Development ☐ Inactive ☒ Vertical Construction ☐ Post-Construction

Type of Inspection: (check all that apply) ☒ Routine Inspection ☐ Storm-Event Related ☐ Final Site Inspection

☐ Other: \_\_\_\_\_

**I. SWPPP – Respond to all Questions**

Item	Yes	No	If "No," then an Action Item is required.
A. Was the SWPPP accessible at the time of the inspection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B. Is the SSWR correctly identified in the SWPPP?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. Does the SWPPP reflect the current stage of development including a current BMP Site Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Describe all Action Items on the reverse side of this sheet. (Section IV)
D. Have all SIR Action Items identified on the preceding reports been resolved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E. Is NSQP Signage posted and in compliance with NSQP requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**II. Estimated date of most recent Storm Event that triggered an Inspection: enter date: 07/07/2017**

Provide rainfall information as required by the Applicable Permit <sup>1.26</sup> \_\_\_\_\_

(Based on the storm-event related Inspection Frequency required by the Applicable Permit)

**III. Site BMP Inspection**

**Item** **SWPPP Items** **Not Applicable** **Acceptable** **Action Item** **Assigned To**

**Erosion Control**

1	Protection of Disturbed Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2	Slope Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3	Vegetation/Revegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR
4	Velocity Reduction Devices/ Outlet Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Sediment Control**

5	Check Dams (rock, gravel, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6	Silt Fence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7	Berms, Dikes, Straw Wattles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8	Detention Basins/Sediment Traps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9	Stockpiles Protected / Stabilized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10	Storm Water Inlet Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR

**Housekeeping/Trade Compliance**

11	Waste and Trash Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12	Spill and Leak Prevention	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13	Sanitary Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14	Concrete and Construction Washouts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15	Material Use and Potential Contaminate Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16	Equipment Storage and Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17	Construction Exits and Entrances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR

All capitalized terms are defined in the glossary of the NSQP Handbook.

Complete all Sections of this Report. Any information added after the signature date must be initialed and dated.

This report must be signed by the SSWR, dated and retained with the SWPPP.



**PROPRIETARY COMPANY MATERIAL**

<u>Item</u>	<u>SWPPP Items (continued)</u>	<u>Not Applicable</u>	<u>Acceptable</u>	<u>Action Item</u>	<u>Assigned To</u>
18	Dust Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19	Street Sweeping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR
<b>Other</b>					
20	Non-storm water flow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
21	Site's weathering of Storm Events	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
22	Site discharge points	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
23	BMP provider performance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
24		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
25		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
26		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**IV. Action Items**

**V. Responsive Action Completion**

<u>Item</u>	<u>Location and Responsive Action to be taken</u>	<u>Date Noted</u>	<u>Date of Completion</u>	<u>Initials</u>
	17a Refresh tracking pad in development area	7/4/17	7/5	MB
	3a Repair erosion rills along path leading to basin in development area.	7/8/17	7/9	MB
	10a Repair inlet protection at end of carpenter place.	7/8/17	7/9	MB
	19a Remove soil from street in development area directly in front of inlet.	7/8/17	7/9	MB

*Attach additional sheet(s) of SIR addendum if necessary*

**SIR must be reviewed and signed below by SSWR – Not Delegable:** : I certify under penalty of law that Sections I-V of this document and all attachments were prepared by me or under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment for knowing violations. Certification applies to the area under the supervision of the SSWR signing this report.

**SIR must be reviewed and signed below by SSWR – Not Delegable:**

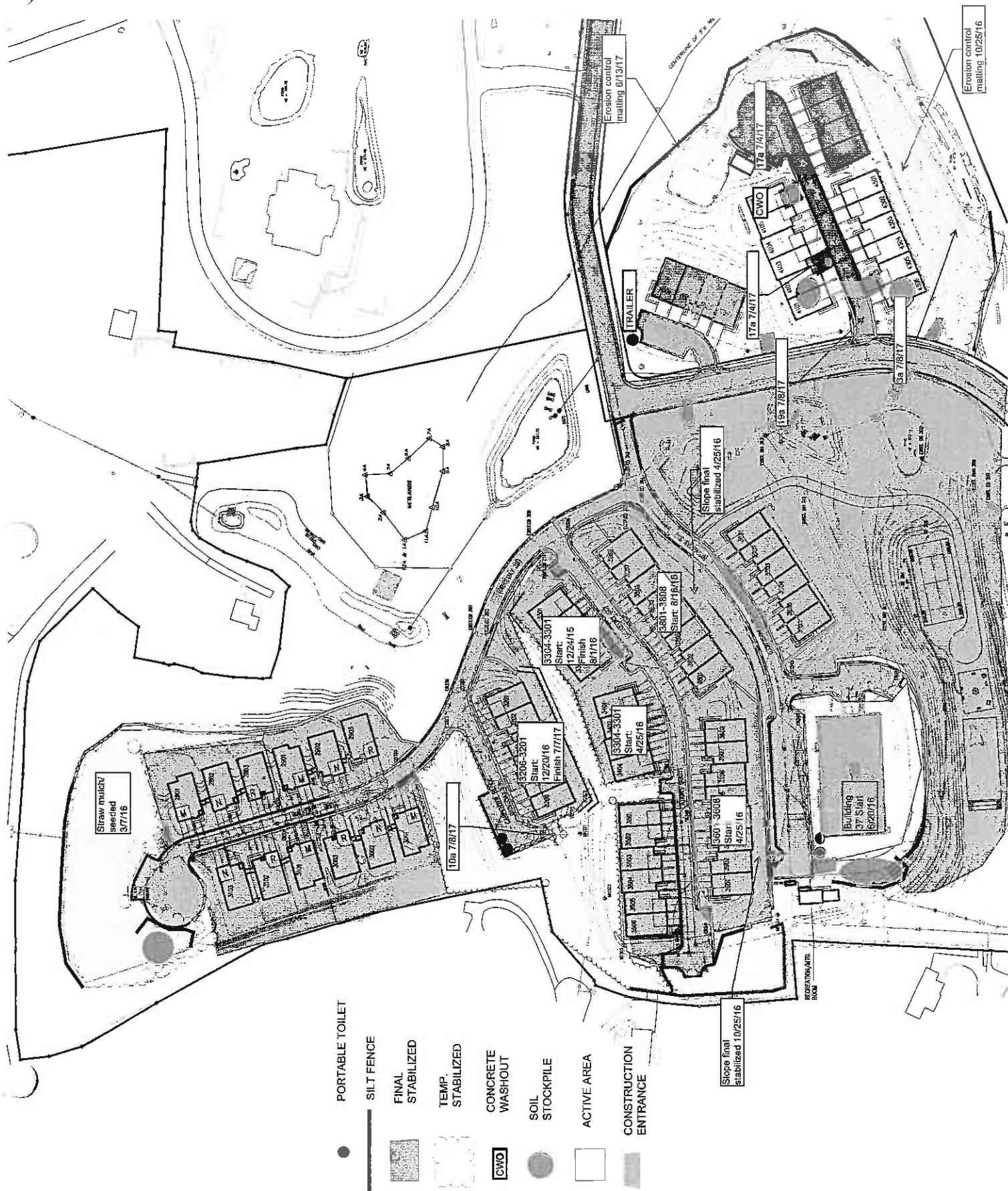
<b>Certified By: (SSWR – Must be a PulteGroup Employee)</b>		<b>Certified By: (Third Party Inspector if required by the Applicable Permit)</b>	
Mark E Buckley PM		Azim Aliriza	
<b>Site Storm Water Representative – Print Name and Title</b>		<b>Inspector – Print Name</b>	
Mark E Buckley		Azim Aliriza	
<b>Site Storm Water Representative Signature (Use Ink)</b>		<b>Inspector Signature (Use Ink)</b>	
7/11/17		7/11/2017	
<b>Date</b>		<b>Date</b>	

**VI. Justification for non-completion of Responsive Actions.**

Describe why any Responsive Actions were not corrected within the permit required time period (if applicable).

*Attach additional sheet(s) if necessary*

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Complete all Sections of this Report. Any information added after the signature date must be initialed and dated.  
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NOTE: 2016 Protocol –  
Maximum of one SSWR  
per permit.



Date: 07/18/17

**NATIONAL STORM WATER QUALITY PROGRAM**  
**SITE INSPECTION REPORT (SIR)**  
For use on most PulteGroup Sites as of 3/1/2016

Community Name: Retreat at Carmel, Carmel, NY 10512; Permit # GP-02-01

(Include Site Name, City, State, Zip Code and NPDES/Construction Storm Water Permit Number)

Master Site List ID: P425

Inspection performed by: Azim Aliriza, Fusion Engineering PC

(Print Name, Company, and Title / Qualifications)

Stages of Construction: (check all that apply) ☒ Land Development ☐ Inactive ☒ Vertical Construction ☐ Post-Construction

Type of Inspection: (check all that apply) ☒ Routine Inspection ☐ Storm-Event Related ☐ Final Site Inspection

☐ Other: \_\_\_\_\_

**I. SWPPP – Respond to all Questions**

Item	Yes	No	If "No," then an Action Item is required.
A. Was the SWPPP accessible at the time of the inspection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B. Is the SSWR correctly identified in the SWPPP?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. Does the SWPPP reflect the current stage of development including a current BMP Site Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
D. Have all SIR Action Items identified on the preceding reports been resolved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Describe all Action Items on the reverse side of this sheet. (Section IV)
E. Is NSQP Signage posted and in compliance with NSQP requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**II. Estimated date of most recent Storm Event that triggered an Inspection: enter date: 07/11/2017**

Provide rainfall information as required by the Applicable Permit <sup>0.58</sup> \_\_\_\_\_

(Based on the storm-event related Inspection Frequency required by the Applicable Permit)

**III. Site BMP Inspection**

Item	SWPPP Items	Not Applicable	Acceptable	Action Item	Assigned To
<b>Erosion Control</b>					
1	Protection of Disturbed Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2	Slope Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3	Vegetation/Revegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4	Velocity Reduction Devices/ Outlet Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Sediment Control</b>					
5	Check Dams (rock, gravel, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6	Silt Fence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7	Berms, Dikes, Straw Wattles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8	Detention Basins/Sediment Traps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9	Stockpiles Protected / Stabilized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10	Storm Water Inlet Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Housekeeping/Trade Compliance</b>					
11	Waste and Trash Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12	Spill and Leak Prevention	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13	Sanitary Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14	Concrete and Construction Washouts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15	Material Use and Potential Contaminate Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16	Equipment Storage and Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17	Construction Exits and Entrances	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

All capitalized terms are defined in the glossary of the NSQP Handbook.

Complete all Sections of this Report. Any information added after the signature date must be initialed and dated.

This report must be signed by the SSWR, dated and retained with the SWPPP.

**PROPRIETARY COMPANY MATERIAL**

<u>Item</u>	<u>SWPPP Items (continued)</u>	<u>Not Applicable</u>	<u>Acceptable</u>	<u>Action Item</u>	<u>Assigned To</u>
18	Dust Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19	Street Sweeping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR
<b>Other</b>					
20	Non-storm water flow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
21	Site's weathering of Storm Events	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
22	Site discharge points	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
23	BMP provider performance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
24		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
25		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
26		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**IV. Action Items**

**V. Responsive Action Completion**

<u>Item</u>	<u>Location and Responsive Action to be taken</u>	<u>Date Noted</u>	<u>Date of Completion</u>	<u>Initials</u>
19a	Remove soil from street in development area. Soil observed to be entering inlet at end of culdesac.	7/18/17	7/19	MB
	19a Remove soil from street in development area directly in front of inlet.	7/18/17	7/8	MB

*Attach additional sheet(s) of SIR addendum if necessary*

**SIR must be reviewed and signed below by SSWR – Not Delegable:** : I certify under penalty of law that Sections I-V of this document and all attachments were prepared by me or under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment for knowing violations. Certification applies to the area under the supervision of the SSWR signing this report.

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<b>Certified By: (SSWR – Must be a PulteGroup Employee)</b>		<b>Certified By: (Third Party Inspector if required by the Applicable Permit)</b>	
Mark E Buckley		Azim Aliriza	
<i>Site Storm Water Representative – Print Name and Title</i>		<i>Inspector – Print Name</i>	
Mark E Buckley	7/18/17	Azim Aliriza	7/18/2017
<i>Site Storm Water Representative Signature (Use Ink)</i>	<i>Date</i>	<i>Inspector Signature (Use Ink)</i>	<i>Date</i>

**VI. Justification for non-completion of Responsive Actions.**

Describe why any Responsive Actions were not corrected within the permit required time period (if applicable).

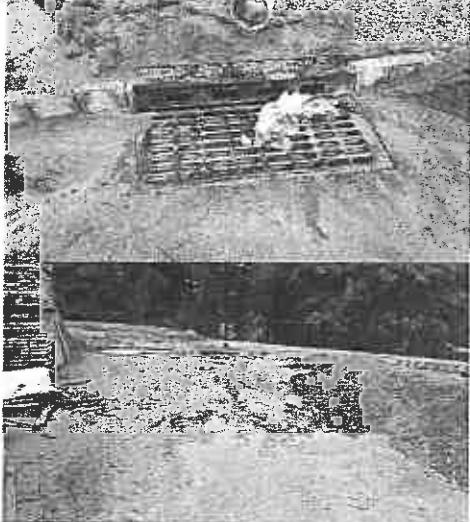
*Attach additional sheet(s) if necessary*

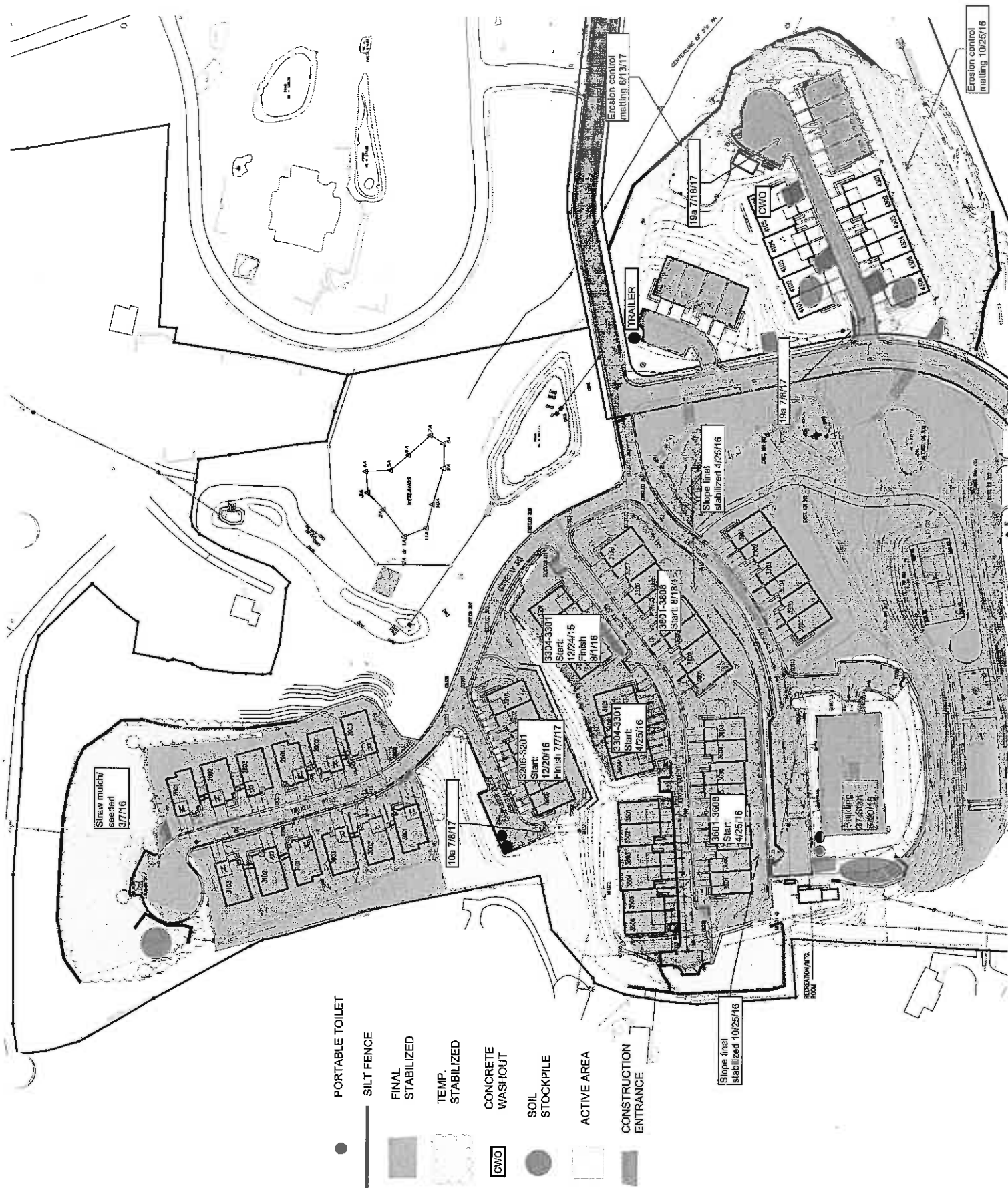
All capitalized terms are defined in the glossary of the NSQP Handbook.  
Complete all Sections of this Report. Any information added after the signature date must be initialed and dated.  
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## Responsive Action Photo Documentation— NY

Community Name: Retreat at Carmel Land/Bay Phase: Lots 3 & 5

Division New York Inspection Date 7/18/17 Inspector Azim Aliriza

Reference Number	Photo	Date Corrected	Photo
7/18/17 19a			



NOTE: 2016 Protocol –  
Maximum of one SSWR  
per permit.



Date: 07/25/17

**NATIONAL STORM WATER QUALITY PROGRAM**  
**SITE INSPECTION REPORT (SIR)**  
**For use on most PulteGroup Sites as of 3/1/2016**

Community Name: Retreat at Carmel, Carmel, NY 10512; Permit # GP-02-01

(Include Site Name, City, State, Zip Code and NPDES/Construction Storm Water Permit Number)

Master Site List ID: P425

Inspection performed by: Azim Aliriza, Fusion Engineering PC

(Print Name, Company, and Title / Qualifications)

Stages of Construction: (check all that apply) ☒ Land Development ☐ Inactive ☒ Vertical Construction ☐ Post-Construction

Type of Inspection: (check all that apply) ☒ Routine Inspection ☒ Storm-Event Related ☐ Final Site Inspection

☐ Other: \_\_\_\_\_

**I. SWPPP – Respond to all Questions**

Item	Yes	No	If "No," then an Action Item is required.
A. Was the SWPPP accessible at the time of the inspection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
B. Is the SSWR correctly identified in the SWPPP?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. Does the SWPPP reflect the current stage of development including a current BMP Site Map?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Describe all Action Items on the reverse side of this sheet. (Section IV)
D. Have all SIR Action Items identified on the preceding reports been resolved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
E. Is NSQP Signage posted and in compliance with NSQP requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**II. Estimated date of most recent Storm Event that triggered an Inspection: enter date: 07/24/2017**

Provide rainfall information as required by the Applicable Permit 0.62

(Based on the storm-event related Inspection Frequency required by the Applicable Permit)

**III. Site BMP Inspection**

Item	SWPPP Items	Not Applicable	Acceptable	Action Item	Assigned To
<b>Erosion Control</b>					
1	Protection of Disturbed Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2	Slope Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3	Vegetation/Revegetation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4	Velocity Reduction Devices/ Outlet Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Sediment Control</b>					
5	Check Dams (rock, gravel, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6	Silt Fence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7	Berms, Dikes, Straw Wattles	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8	Detention Basins/Sediment Traps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9	Stockpiles Protected / Stabilized	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10	Storm Water Inlet Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<b>Housekeeping/Trade Compliance</b>					
11	Waste and Trash Management	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12	Spill and Leak Prevention	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13	Sanitary Stations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14	Concrete and Construction Washouts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15	Material Use and Potential Contaminate Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16	Equipment Storage and Maintenance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17	Construction Exits and Entrances	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR

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**PROPRIETARY COMPANY MATERIAL**

<u>Item</u>	<u>SWPPP Items (continued)</u>	<u>Not Applicable</u>	<u>Acceptable</u>	<u>Action Item</u>	<u>Assigned To</u>
18	Dust Control	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
19	Street Sweeping	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBD by SSWR
<b>Other</b>					
20	Non-storm water flow	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
21	Site's weathering of Storm Events	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
22	Site discharge points	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
23	BMP provider performance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
24		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
25		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
26		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**IV. Action Items**

**V. Responsive Action Completion**

<u>Item</u>	<u>Location and Responsive Action to be taken</u>	<u>Date Noted</u>	<u>Date of Completion</u>	<u>Initials</u>
19a	Remove soil from street in development area. Soil observed to be entering inlet at end of culdesac.	7/18/17	7/19	MB
19a	Remove soil from street in development area directly in front of inlet.	7/8/17	7/8	MB
17a	Repair tracking pads in development area	7/25/17	7/26	MB
19a	Remove heavy accumulation of soil on paved street in development area.	7/25/17	7/26	MB

*Attach additional sheet(s) of SIR addendum if necessary*

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<b>Certified By: (SSWR – Must be a PulteGroup Employee)</b>		<b>Certified By: (Third Party Inspector if required by the Applicable Permit)</b>	
Mark E Buckley FM		Azim Aliriza	
<b>Site Storm Water Representative – Print Name and Title</b>		<b>Inspector – Print Name</b>	
Mark E Buckley		Azim Aliriza	
<b>Site Storm Water Representative Signature (Use Ink)</b>		<b>Inspector Signature (Use Ink)</b>	
7/25/17		7/25/2017	
<b>Date</b>		<b>Date</b>	

**VI. Justification for non-completion of Responsive Actions.**

Describe why any Responsive Actions were not corrected within the permit required time period (if applicable).

*Attach additional sheet(s) if necessary*



All capitalized terms are defined in the glossary of the NSQP Handbook.  
Complete all Sections of this Report. Any information added after the signature date must be initialed and dated.  
This report must be signed by the SSWR, dated and retained with the SWPPP.

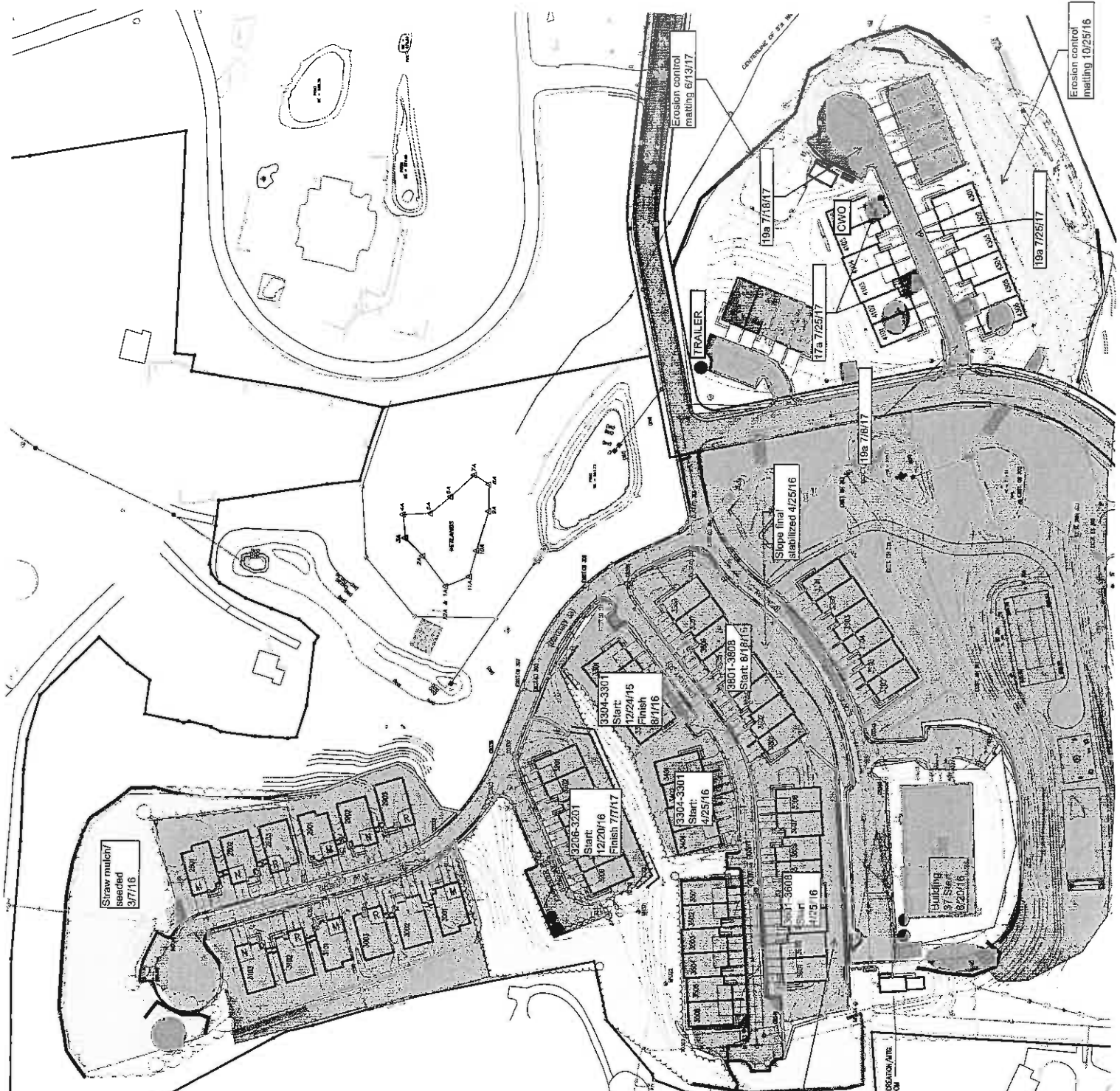


## Responsive Action Photo Documentation– NY

Community Name: Retreat at Carmel Land/Bay Phase: Lots 3 & 5

Division New York Inspection Date 7/25/17 Inspector Azim Aliriza

Reference Number	Photo	Date Corrected	Photo
7/25/17 19a			
7/25/17 17a			



PORTABLE TOILET

SILT FENCE

FINAL STABILIZED

TEMP. STABILIZED

CONCRETE WASHOUT

SOIL STOCKPILE

ACTIVE AREA

CONSTRUCTION ENTRANCE



**TIM  
MILLER  
ASSOCIATES, INC.**

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10 North Street, Cold Spring, NY 10516 (845) 265-4400 265-4418 fax [www.timmillerassociates.com](http://www.timmillerassociates.com)

October 18, 2017

Mr. Paul Lynch, P.E.  
Putnam Engineering  
4 Old Route 6  
Brewster, NY 10509

Re: The Retreat at Camel  
Watercourse Assessment, Lot 5

Dear Mr. Lynch,

At your request, I reviewed the condition of the watercourse that spans Lot 5 at the Retreat at Camel property. An un-named stream corridor drains the site from the southwest to the northeast. This stream originates as overflow from the small depressional wetland area at the north end of the property, adjacent to the historic cemetery. The channel has a stony substrate, and in several places passes through stone walls that provide some additional habitat. Small reptiles and amphibians living within the stream corridor offer additional food source to some of the larger omnivorous mammals that may be present (i.e., raccoons, fox). On the date of our most recent site inspection (August 30, 2017), there was no flow in the channel, and no pooled areas. Historic dumping of electronics equipment, home appliances and old automobiles has been cleaned up since the original assessment of this site in 1998. The attached photos from the August site walk are representative of current conditions.

Good tree coverage continues to provide shade for the watercourse and moderates temperature fluctuations. Although no fish species have been observed on site due to the intermittent nature of the flow, moderation of stream temperatures is important to fish survival in downstream areas.

As part of the original master plan for the parcel, the applicant proposed the preservation of an area that encompasses the delineated wetland, the stream corridor to the first road crossing and a 50 foot buffer to these areas. Based on our recent observations, these areas remain undisturbed, and the site work to date appears to be consistent with the intent of the original recommendations.

Please let me know if you have any more questions about this matter.

Sincerely,



Steve Marino, PWS  
Senior Wetland Scientist  
Tim Miller Associates



Photo 1



Photo 2



Photo 3



Photo 4

## **Pulte Homes**

### **Lot #5**

#### **Wetland Buffer Mitigation**

As part of the development plans for Lot #5, 58,100 square feet of buffer area was disturbed. 20,350 square feet of clearing took place on the north side of the intermittent stream and was the result of clearing that occurred when Terrace Drive was being constructed in or around 2004. The balance of the disturbance (37,750 sq. feet) was on the south side of the intermittent stream as part of the site regrading required to achieve final grades as established in the Approved Site Plan drawings.

Both disturbances occurred from fifty (50) feet to one hundred (100) feet from the intermittent stream as allowed by the Riparian Corridor Note found on the Final Subdivision Plan of Carmel Corporate Centre.

The applicants have proposed re-planting this portion of the wetland buffer with a variety of native trees, forty eight (48) in total. The planting plans can be found on Sheets C-150 and C-151.

## **MAINTAINING YOUR NEW LANDSCAPE**

### **WATERING:**

Water new plants frequently – once a day is necessary during the hot months of summer (skipping days with heavy rainfall).

Practice deep watering (12-16”) – this is accomplished by placing the hose at the base of each plant. With a flow size of about a nickel, water for approximately 3-5 minutes, longer for larger plants. Briefly misting the foliage of the plant is not sufficient.

Time of day – morning or early evening (foliage should be dry by nightfall).

Avoid over-watering – check soil moisture by digging through mulch into the top-two inches of soil. Feel the soil. If the soil is wet, the plant has sufficient moisture and you can hold off watering. If a plant is maintained in constantly wet soil, the plants' health will deteriorate over time. A plant weakened by over watering may die of oxygen deprivation or become susceptible to pest and disease.

### **WEEDING:**

Weed around the base of trees and between shrubs, perennials, and groundcovers.

Weeding is important because weeds rob desirable plants of water and nutrients. Climbing, twining weeds may even grow onto and choke out landscape plants.

### **PRUNING:**

Most of your landscape plants should require little pruning.

A hand pruner, with a sharp blade, and possibly a small handsaw, are the only tools you should need.

Remove dead, diseased, or damaged branches at any time of year.

Spring flowering trees and shrubs can be pruned for height control or shaping soon after they flower or while in flower. This will also promote flower buds for the following season. Many people also enjoy cutting flowers and using them for arrangements inside the house.

(FM1715)

Summer flowering trees and shrubs can be pruned in later winter = early spring.

## **MULCHING:**

Mulch has many important purposes in your landscape. It serves by: retaining moisture, discouraging weeds, maintain soil temperature, releasing nutrients in the soil and accenting the plants for a more beautiful landscape.

Mulch should be maintained at a depth of no more than 3”.

Mulch should be reapplied every 1-2 years and cultivated every year.

## **ROUTINE CARE**

### **FERTILIZERS:**

Apply according to current recommendations and based on a soil test. Excess nitrogen will cause succulent growth that is more susceptible to disease. Avoid nitrogen applications (especially water soluble/quick-release fertilizers) during leaf spot season early in spring, during hot, humid weather, and just before dormancy in fall, which leaves turf more susceptible to snow molds and winter injury. Be sure, however, to meet the minimum nitrogen requirements for the turf grass species, and use as some diseases (e.g. red thread, rusts, and dollar-sport) are encouraged when nitrogen is deficient.

Using the fertilizer correctly by following the manufacture’s direction and not applying more fertilizer than the turf actually needs will help keep excess nutrients from leaching into groundwater.

Use fertilizer that has zero (0) phosphorous content.

### **HERBICIDES**

No herbicides or pesticides are to be used within the wetland buffer.

### **LIMING**

Adjust pH according to soil test recommendations. Disease occurrence may increase at pH extremes (too high or too low). Lime applied late in autumn can increase Microdochium patch (pin snow mold) incidence and high pH can predispose turf to take all patch infection during the spring.



## **MOWING**

Mowing wounds turf grasses and can spread pathogens (disease organisms). Minimize wounding and shredding of grass blades by keeping mower blades sharp and adjusted properly. If possible, mow when the turf is dry. Mow as high as possible for species and turf use, using the maximum mowing height in hot weather. Avoid mowing more than one-third of the total height at each cutting to reduce stress to the root system. Mowing in autumn until turf stops growing can help to reduce damage from snow molds.