

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

MICHAEL CARNAZZA
*Director of Codes
Enforcement*

RONALD J. GAINER, P.E.
Town Engineer

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

PLANNING BOARD AGENDA **AUGUST 28, 2013 - 7:00 P.M.**

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1. MacDonald Marine – 681 Union Valley Rd	76.20-1-13	8/28/13	1/8/13 Site Plan
2. Hudson Valley Credit Union – 2 Terrace Drive	55.11-1-42	8/28/13	6/13/12 Bond Return

RESOLUTION

3. Carmel Centre Senior Housing (Pulte Homes) Lots 3 & 5 – Terrace Drive, Carmel	55.14-1-11.1 55.14-1-11.3	8/14/13	Amended Site Plan
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SITE PLAN

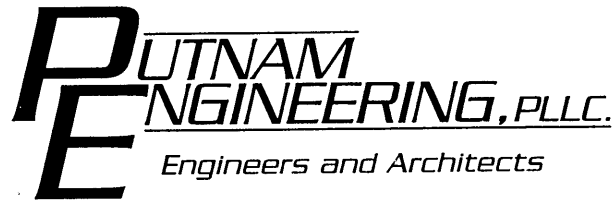
4. South Lake Plaza – South Lake Blvd & Clark Pl	75.44-1-65,66,67	8/1/13	Amended Site Plan
5. Zephyr Farm – 219 Watermelon Hill Rd	76.10-1-5	8/5/13	Amended Site Plan
6. Ronin Property Group – Secor Road	74.11-1-20	8/14/13	Amended Site Plan

SUBDIVISION

7. Teakettle Heights Realty – 103 Teakettle Spout Rd	76.17-1-19	8/1/13	Sketch Plan
8. Dawn Holding – Mexico Lane	53.-2-28	7/18/13	Final Subdivision Approval
9. Albano Estates V – 18 Mechanic St, Carmel	55.14-2-26.31	5/6/13	2 Lot Subdivision
10. LaPorte, Andrew & James – Peekskill Hollow Rd	53.-1-14&15	5/11/12	Subdivision/Merger (Lot Line Adjustment)
11. Sosa Subdivision – Glenacom Road	86.12-1-34	7/13/13	Sketch Plan

MISC.

12. Yankee Development – Piggott Road	76.15-1-12	Extension of Preliminary Subdivision Approval
13. Minutes – 6/26/2013 & 7/10/2013		



August 1, 2013

Mr. Harold Gary, Chairman
Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

Re: South Lake Plaza
U.S. Route 6N and Clark Place
TM #75.44-1-65, 66, 67
P/E #8219

Dear Chairman Gary and Members of the Board:

Enclosed please find a revised site plan per the comments of the Board and Consultants.

With respect to Building Inspector, Mike Carnazza's comments:

1. We have previously provided copies of the variances granted, loading space size variances, and area variances granted.
2. We acknowledge a mixed use variance is required and request to be sent to the ZBA.
3. P/E contracted Mr. Michael Simone, Town of Carmel Highway Department and Mr. Rocco DeNigro, NYSDOT, Region 8, regarding the parking. Letters from Mr. Simone and Mr. DeNigro are attached. The letters indicated they do not have a problem with the parking along the roadways.
4. Accessible parking spaces are corrected.
5. The trash enclosure is detailed and indicated on the plan. It conforms to Town code, as it exists. It will be repaired and straightened.
6. A curb access detail is shown on plans. Please note the pavement is level to the access ramp.
7. The parking stripping has been revised at the utility pole locations.

(L01387)

With respect to the Town Planner, Pat Cleary AICP comments:

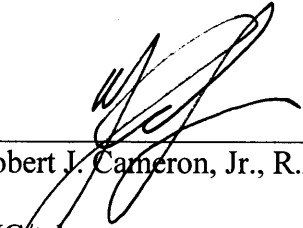
1. We acknowledge a mixed use variance is required and request to be sent to the ZBA.
2. We have provided copies of letters from the Town Highway and NYSDOT regarding them having no issue with the parking remaining as shown.

There were no comments from the Town Engineer, Ron Gainer, P.E.

Please place this item on the next available agenda for referral to the ZBA.

Sincerely,

PUTNAM ENGINEERING, PLLC



Robert J. Cameron, Jr., R.A.

RJC/tal
Encs

cc: Mr. Peter Skeadas



State of New York
Department of Transportation
4 Burnett Boulevard
Poughkeepsie, NY 12603
www.nysdot.gov

William J Gorton, P.E.
Acting Regional Director

Joan McDonald
Commissioner

July 19, 2012

Planning Board
Town Of Carmel
60 McAlpin Avenue
Mahopac, NY
10541

Attn: Mr. Harold Gary

Re: South Lake Plaza: US Route 6N/State Highway 9274A

Dear Mr. Gary:

The New York State Department of Transportation is not aware of any adverse impacts to the adjacent state highway, relating to existing parking at the South Lake Plaza. Revisions made in the proposed site plan: now showing several dedicated spaces that accommodate handicap persons, should not pose any additional conflicts on the state highway.

Consequently, I have no objections to the revised parking layout in the proposed site plan for the South Lake Plaza in Mahopac.

Sincerely,

A handwritten signature in black ink, appearing to read "Albert R DeNigro Jr.", written over a horizontal line.

Albert R DeNigro Jr.
NYS DOT Permit Engineer
Residency 8-3
Putnam & Southern Dutchess Co.
845-878-6363

CC; Robert J. Cameron Jr. Putnam Engineering, PLLC.

TOWN OF CARMEL HIGHWAY DEPARTMENT

Carmel Highway Department
55 McAlpin Avenue
Mahopac, NY 10541

MICHAEL SIMONE
Superintendent of Highways

845.628.7474
FAX 845.628.1471
MSimone@bestweb.net

June 19, 2013

Mr. Harold Gary, Chairman
Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

RE: Site Plan Application – South Lake Plaza
Route 6N & Clark Place, Mahopac, NY
TM # 75.44-1-65, 66, 67

Dear Chairman Gary and Members of the Town of Carmel Planning Board

With regards to parking at the above location on Clark Place, parking at that location has been established for many years, and has not interfered with the flow of traffic.

Therefore, I have no objection to the existing parking spaces being provided within the highway-right-of-way, as shown on the plan. As it has always been in the past, should work need to be done in the area, the Town of Carmel Highway Department still maintains the right to do so.

Regards,

A handwritten signature in dark ink, appearing to read "Michael Simone", written in a cursive style.

Michael Simone
Superintendent of Highways

THOMAS A. NUGENT, ARCHITECT
79 AUSTIN ROAD
MAHOPAC, NEW YORK 10541

LETTER OF TRANSMITTAL

PHONE/FAX (845) 628-7495

TO PLANNING BOARD
TOWN OF CARMEL
NEW YORK

DATE <u>8/8/13</u>	JOB NO.
ATTENTION <u>ROSE TROMBETTA</u>	
RE: <u>ZEPHYR FARM</u>	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via HAND the following items:

- ☐ Shop drawings ☐ Prints ☒ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
5	8/5/13	SY-1	AMENDED SITE PLAN

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☒ FOR PLANNING BOARD
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

WE WISH TO ASK FOR A WAIVER FOR THE REQUIREMENT FOR A TOPOGRAPHIC SURVEY BECAUSE THE PROPOSED BUILDING WOULD BE OVER AN EXISTING RING, WHICH IS ON LEVEL GROUND. WE ALSO REQUEST A WAIVER FOR A SWPPP BECAUSE THE SITE DISTURBANCE WOULD BE LESS THAN 1,000 S.F.

COPY TO _____ SIGNED: Tom Nugent

If enclosures are not as noted, kindly notify us at once.

RONIN Group
Tax # 74.11-1-20
JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK, 12563
845-878-7894 FAX 845 878 4939
jack4911@yahoo.com

RESPONSE TO COMMENTS

Pat Cleary – May 23, 2012

1. At this time Dunkin Donuts is not a consideration for this project. The drive thru is being proposed to give flexibility for the site. The only consideration at this time is a drive thru for a bank or pharmacy. It is recognized that if in the future a Dunkin Donuts or other food service establishment with or without a drive thru is considered, the project will need to go back to the Board for approval.
2. Based upon 20 feet per car and not blocking parking spaces on the west side of the building 7 vehicles can queue on the site.
3. It is not expected that vehicles would queue beyond the rear of the building.
4. A sidewalk is provided on the west side and in the front of the building.
5. A roof or overhang is not proposed at this time.
6. A detail for the refuse storage enclosure is provided.

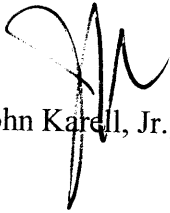
Mike Carnazza – May 22, 2012

1. Pursuant to our discussion we have increased to aisle for the drive thru lane to 14 feet while maintaining the minimum required travel lane at the rear at 24 feet and at the east side at 12 feet.
2. The original building size was indicated at 6000 square feet however it scaled to 6700 feet, 96 feet by 69 feet. The building size was reduced to 5760 square feet which is 96 feet by 60 feet. This allows more flexibility on the east side of the building with respect to travel aisles and allows a proper handicapped parking space.
3. It is not clear why a wetland permit is required as there do not appear to be any wetlands on or near this property.
4. A trash enclosure detail is provided.

Ron Gainer – May 21, 2012

1. Utilities, water, sewer and electric are shown.
2. Details are provided of water and sewer connections.
3. All sheets have been signed and sealed.
4. A Putnam County Highway permit was issued previously. The permit will be renewed with the revised access in the near future.
5. A SWPPP is provided along with erosion control measures and construction details.
6. A planting schedule is provided. We wish to discuss with the Board the landscaping treatment on the east and south property line.

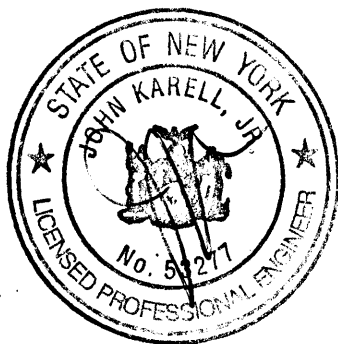
7. Site illumination details are provided. The pole at the northwest corner of the property has been relocated.
8. Curbing is shown along with a construction detail.
9. The hydrant location is shown.
10. Retaining wall locations and details are provided.
11. Appropriate construction details are provided.
12. The cross sections have been revised and locations identified.
13. Building elevations are provided.
14. A stormwater maintenance agreement will be provided in the future.

A handwritten signature in black ink, appearing to read 'John Karell, Jr.', with a stylized, cursive script.

John Karell, Jr., P.E.

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

STORMWATER POLLUTION PREVENTION PLAN
&
INFILTRATION STUDY



RONIN
Secor Road
Carmel (T)

July 28, 2013

I. Background Information

A. Project Description

1. The project site at Secor Road in Carmel, Putnam County, New York is presently vacant.
2. The site is 0.82 acre, in size.
3. It is proposed to construct a 5760 square foot retail building on this property. The purpose of this report is to address Storm Water Pollution Prevention and Management for the proposed improvements.
4. The proposed development will result in 29,520 square feet of impervious area. Presently no impervious area exists.
5. Construction will begin immediately after receiving approval from the Town of Carmel Building Department of a SPPP in accordance with the provisions of the Town Code.

B. Existing (Pre Development) Conditions

1. Topography and existing conditions are shown on the site plan. The property slopes to the south toward the rear of the property away from Secor Road. Soils on the property are classified by the United States Department of Agriculture Soil Conservation Service as Group B, Paxton Fine Sandy Loam (PnB) from the Westchester County Putnam County Soil Survey. Soil testing in the area of the Storm Tech units confirms this classification. The deep test holes indicated a rock and groundwater at a depth of greater than 8 feet. Soil percolation tests indicated a percolation rate of 10 minutes per inch. The storm water system will be designed at 10 minutes per inch.
2. The pre developed site consists of good woods.

C. Proposed future (Developed) Conditions

1. The site plan shows all proposed utilities, drainage improvements and grading. The house will be served by connections to the public water and Sewerage facilities in Secor Road.

2. The storm water from the roof and paved areas will be treated in twenty four (24) Storm Tech 740 chambers.. Design calculations are found in the appendix to this report. Stormwater will be collected and from the roof areas and piped to the chambers. The stormwater off paved areas will be directed to a 5000 gallon septic tank serving as a settling basin and then to the infiltration practice. The roof water will discharge directly to the infiltration practice. Storms larger than the design storm of 1.3 inches will overflow the infiltration practice discharging to a level spreader .

3. Construction sequences are discussed in the appendix to this report and as noted on the plans.

4. The site will be served by connections to the public water and sewerage facilities in Secor Road.

II. Stormwater Management, Treatment and Conveyance

A. Storm water management of this property consists of treatment in twenty four (24) Storm Tech 740 chambers.

B. Stormwater conveyance for this project consists of High Density PVC Pipe, Schedule 40.

C. Not used.

III. Stormwater Management

Treatment will be provided in twenty four (24) Storm Tech 740 chambers. The chambers will settle solids and will provide for biological uptake of contaminants prior to the discharge of storm water to the groundwater.

V. Erosion and Sediment Control

A. Temporary Erosion and Sediment Control Measures

1. Temporary erosion and sediment control measures in the design of this project are silt fence and stabilized construction entrance. The contractor will be responsible for daily sediment cleanup on the roadway, if any. Silt fence are proposed to be installed along the downslope of all areas of disturbance as shown on the site plan, or as determined to be necessary during construction.

2. Runoff will be controlled within the project area. Bare soil areas, disturbed areas, will be seeded and mulched to control possible erosion and slow the velocity of runoff, within 7 days after ceasing activities.
3. Initial grading shall take place to install the sediment control measures. Soil stockpiles shall be stabilized away from any drainage structures or natural drainage paths. Once final grading has been achieved in any area that area shall be seeded and mulched and not redisturbed again.
4. Soil stockpiles must be protect with seeding and/or mulching as soon as possible but no longer than 7 days after ceasing activity.
5. Measures must be in place prior to disturbance of a particular area in order to prevent sediment from traveling off site. This is accomplished on this site by the proper installation of silt fence.
6. Dust shall be controlled to deep the amount of particles/sediment generation by construction activity to a minimum. This will be accomplished by seeding and mulching of disturbed areas and wetting areas prone to airborne dust.
7. All temporary and permanent sediment and erosion control measures must be checked on a weekly basis for functionality and stability. This includes the silt fencing and the stabilized construction entrance. Any bare spots in areas previously seeded will be reseeded and remulched as soon as necessary. In areas where soil erosion and sedimentation is found to be a problem and measures are not in place, appropriate measures must be installed as required by the supervising engineer.
8. Final grading shall match approximately the cut and fill lines as shown on the plans. This must be accomplished within 7 days of the end of the construction activity unless otherwise specified under the Town or DEC permits.
9. Temporary measures shall not be removed until all disturbed areas protected by such measures are fully and properly stabilized.
10. Post construction controls that must remain in place are the Storm Tech units, the pretreatment unit and the level spreader. Permanent non structural measures to remain in place are re-established areas of grass and landscaping within the non pavement areas.

B. Permanent Erosion Control Measures

1. Permanent erosion control measures employed in the design of the project include stabilization of all disturbed areas with grass and the direction of storm water off impervious surfaces to the Storm Tech units, settling practice and level spreader.

V. Maintenance of Stormwater and Erosion Control Measures

Temporary measures will be maintained by the project developer during the entire construction period. Permanent measures will be maintained by the owner of the property.

Developer: Ronin Property Group, LLC
812 Commerce Street
Thornwood, New York, 10594

Owner/ Applicant
Same as developer

A. Temporary Measures

1. Construction Entrance

The construction entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto the public right of way. This will require periodic top dressing with addition stone or additional length as conditions demand based on daily inspections and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights of way must be immediately removed. The new driveway area will be paved as soon as practical.

2. Silt Fence

Silt fence is proposed down gradient from all disturbed areas proposed on the site. Silt fence is used to collect the transported sediment load due to runoff and to slow said runoff, in an effort to prevent erosion. The silt fence is a temporary barrier of geotextile fabric supported by fence posts at a 10 foot maximum interval.

Sediments shall be removed from behind the fence when it becomes 0.5 feet deep at the fence. It should also be inspected regularly, at least once a week and repaired as needed to maintain a barrier.

B. Permanent Measures

1. PVC Pipe

Maintenance need is fairly low for PVC pipe. Inspection shall be carried out after major storm events or once every year. If pipe is clogged or damage, repair must be made immediately.

2. Permanent vegetation

All grassed areas shall be maintained to provide a vegetative cover to hold soils in place.

3. Settling Basin (Septic Tank) and Infiltration Chambers

The settling basin and the infiltration chambers shall be inspected annually to determine the depth of solids accumulated therein. When the depth of solids exceeds $\frac{3}{4}$ of the depth of the septic tank they are to be removed. If significant solids are accumulated within the infiltration chambers they should be removed.

VI. Conclusions

In conclusion, the proposed project shall not result in any negative impact to existing hydrologic condition at the vicinity of the property and proposed storm water management practices conforms to NYSDEC Storm water Management Design Manual. In addition, the design of all storm water management practices meets the requirements of the Town of Carmel.

**RONIN
STORMWATER POLLUTION PREVENTION PLAN
SEQUENCE OF CONSTRUCTION**

The following are sequence and methods of construction for the construction of a single family house on property owned by Ronin, Secor Road, Carmel(T), Putnam County, New York. Erosion and sediment control measures are incorporated into the construction program. Construction of this project will be in one phase.

Proposed erosion and sediment control methods are found on the Site Plan. The erosion controls are designed in accordance with the State of New York, "Guidelines for Urban Erosion and Sediment Control".

The project is expected to start in the Fall of 2013 and continue over a one year period.

A. General Construction Notes

1. The site shall be disturbed only when and where necessary. Only the smallest practical area of land shall be exposed at any one time during development. When land is exposed, the exposure shall be kept to the shortest practical period of time by immediate stabilization per the stabilization notes, unless specified otherwise. All disturbed areas that are seeded with appropriate seed mixture and procedure are considered stabilized when 80% of the vegetation is achieved.
2. Where ever feasible, natural vegetation shall be retained and protected.
3. The contractor shall inspect all erosion and sediment control devices during all storm events, prior to weekends and prior to all forecasted storm events.
4. The Contractor shall grade and provide stabilization of newly graded and disturbed areas per item 11 of this sequence.

B. Construction Sequence

1. Install all erosion control measures which consists of silt fence.
2. Perform site grading.
3. Begin building construction.
4. Install proposed utilities.
5. Install Storm Tech units, piping and structures.
6. Not used
7. Topsoil, seed and mulch all disturbed areas in accordance with the stabilization notes.

8. Install item 4 and asphalt pavement.
9. Remove all temporary erosion control measures(silt fence). Restore/backfill to final grade and provide stabilization is necessary.
10. Contractor to perform final site clean up and dispose of all debris properly.
11. STABILIZATION NOTES

- A. Grade to finished slopes
- B. Soils shall be scarified.
- C. Topsoil with not less than four inches of suitable topsoil material
- D. Seed as follows:

Spring/Fall Planting: Tall fescue 100
 Kobe Gespedza 10
 Bahi Grass 25
 Rye Grass 40

Temporary Summer Planting

German Millet 40

All above units in lbs/sc

DRAINAGE INFILTRATION STUDY

Ronin, Secor Road, Carmel (T)

Water Quality Volume Design Storm 1.3 in.
Soil Type; PnB; Paxton Fine Sandy Loam
(Putnam Westchester County Soil Survey)
Rock Depth >7 Feet
Water Depth > 7 Feet
Soil Percolation Rate 8 Minutes per Inch (design at 10 minutes)

PROPOSED IMPERVIOUS AREA - SQUARE FEET (SF)

	Proposed
Building	5,760
Paved Areas	23,568

TOTAL PROPOSED INCREASE IN IMPERVIOUS AREA 29,328 SF

WATER QUALITY VOLUME (for design of infiltration practice)

(BASED UPON THE AREA OF THE BUILDING AND PAVED AREAS)

$$WQV = (P)(RV)(A)/12$$

$$P=1.3 \quad RV=0.95 \quad A=29,328 \text{ SF}$$

$$WQV = 1.3(0.95)(29,328)/12 \\ = 3038 \text{ CF}$$

PRETREATMENT VOLUME (for design of the settling practice)

(BASED UPON THE PAVED AREA)

$$WQV = 1.3(0.95)(23,568)/12 = 2426 \text{ CF} \\ = 25\% (WQV) \\ = .25 (2426) \\ = 606 \text{ CF, (4535 gallons)}$$

STORMTECH 740 INFILTRATION SYSTEM DESIGN

PERC VOLUME FOR 24 HR PER STORMTECH CHAMBER

$$V_S = S_{CR} \times A_S = 1.72 \text{ CF/SF/DAY} \times 30.26 \text{ SF} = 52.05 \text{ CF/SF/DAY}$$

STORMTECH CHAMBER DESIGN VOLUME

$$V_D = V_S + V_C = 52.05 \text{ CF/DAY} + 75 \text{ CF} = 127 \text{ CF/DAY}$$

It is proposed to utilize Storm Tech 740 units with a capacity of 127 CF each.

UNITS REQUIRED FOR TREATMENT VOLUME

$$3038 \text{ CF} / 127 = 23.9 \text{ units (required)}$$

USE TWENTY FOUR (24) STORMTECH 740 UNITS

DESIGN PROPOSAL

- 1. One 5000 gallon concrete septic tank will be used to settle the water quality volume from the paved area. Roof water need not be settled.**
- 2. Twenty four (24) ST 740 units will be installed in the location as shown on the plans to handle the drainage off the roof and paved areas.**

PERCOLATION ANALYSIS

PERC AREA AT TEST HOLE BOTTOM (4" RADIUS)

$$A_B = 3.14 \times R^2 = 3.14 (4\text{IN}/12)^2 = 0.349 \text{ SF}$$

PERC AREA AT TEST HOLE SIDE (AVE. HT. 8.5)

$$A_C = 3.14 \times D \times H = 3.14 \times 8 / 12 \times 8.5 \text{ IN}/12 = 1.48 \text{ SF}$$

TOTAL PERC AREA

$$A_P = A_B + A_C = 0.349 \text{ SF} + 1.48 \text{ SF} = 1.83 \text{ SF}$$

PERC VOLUME

$$V_P = A_P \times \text{PERC HT.} = 1.83 \text{ SF} \times 3 \text{ IN}/12 = .087 \text{ CF}$$

SOIL PERC RATE (T = 10 MIN/IN x 3 IN = 30 MIN)

$$S_R = V_P / A_P / T \times 1440 \text{ MIN}/24 \text{ HOUR} = .087 \text{ CF} / 1.83 \text{ SF} / 30 \times 1440 = 2.30 \text{ CF/SF/DAY}$$

SOIL PERC RATE REDUCTION FOR CLOGGING

$$S_{CR} = S_R \times 75\% = 2.3 \text{ CF/SF/DAY} \times 0.75 = 1.72 \text{ CF/SF/DAY}$$

NOTICE OF INTENT

New York State Department of Environmental Conservation



Division of Water

625 Broadway, 4th Floor

Albany, New York 12233-3505

NYR

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(for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-10-001
 All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-**RETURN THIS FORM TO THE ADDRESS ABOVE**OWNER/OPERATOR MUST SIGN FORM

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)

R O N I N P R O P E R T Y G R O U P L L C

Owner/Operator Contact Person Last Name (NOT CONSULTANT)

B A J R A K T A R I , , P R E S I D E N T

Owner/Operator Contact Person First Name

G A N I

Owner/Operator Mailing Address

8 1 2 C O M M E R C E S T R E E T

City

T H O R N W O O D

State

N Y

Zip

1 0 5 9 4 -

Phone (Owner/Operator)

9 1 4 - 7 4 7 - 2 5 0 0

Fax (Owner/Operator)

- - -

Email (Owner/Operator)

G A N I @ B A J R A K T A R I R E A L T Y . C O M

FED TAX ID

- (not required for individuals)

Project Site Information

Project/Site Name

R O N I N R E T A I L B U I L D I N G

Street Address (NOT P.O. BOX)

S E C O R R O A D , C A R M E L , N E W Y O R K

Side of Street

☐ North ☒ South ☐ East ☐ West

City/Town/Village (THAT ISSUES BUILDING PERMIT)

C A R M E L

State

N Y

Zip

1 0 5 1 2 -

County

P U T N A M

DEC Region

3

Name of Nearest Cross Street

W E S T W A Y

Distance to Nearest Cross Street (Feet)

2 0

Project In Relation to Cross Street

☐ North ☐ South ☒ East ☐ WestTax Map Numbers
Section-Block-Parcel

7 4 . 1 1 - 1 - 2 0

Tax Map Numbers

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

www.dec.ny.gov/imsmaps/stormwater/viewer.htm

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting)

6 0 0 9 1 3

Y Coordinates (Northing)

4 5 8 0 6 8 9

2. What is the nature of this construction project?

☒ New Construction☐ Redevelopment with increase in imperviousness☐ Redevelopment with no increase in imperviousness

3. Select the predominant land use for both pre and post development conditions.

SELECT ONLY ONE CHOICE FOR EACH

**Pre-Development
Existing Land Use**

- ☒ FOREST
☐ PASTURE/OPEN LAND
☐ CULTIVATED LAND
☐ SINGLE FAMILY HOME
☐ SINGLE FAMILY SUBDIVISION
☐ TOWN HOME RESIDENTIAL
☐ MULTIFAMILY RESIDENTIAL
☐ INSTITUTIONAL/SCHOOL
☐ INDUSTRIAL
☐ COMMERCIAL
☐ ROAD/HIGHWAY
☐ RECREATIONAL/SPORTS FIELD
☐ BIKE PATH/TRAIL
☐ LINEAR UTILITY
☐ PARKING LOT
☐ OTHER

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

**Post-Development
Future Land Use**

- ☐ SINGLE FAMILY HOME
☐ SINGLE FAMILY SUBDIVISION
☐ TOWN HOME RESIDENTIAL
☐ MULTIFAMILY RESIDENTIAL
☐ INSTITUTIONAL/SCHOOL
☐ INDUSTRIAL
☒ COMMERCIAL
☐ MUNICIPAL
☐ ROAD/HIGHWAY
☐ RECREATIONAL/SPORTS FIELD
☐ BIKE PATH/TRAIL
☐ LINEAR UTILITY (water, sewer, gas, etc.)
☐ PARKING LOT
☐ CLEARING/GRADING ONLY
☐ DEMOLITION, NO REDEVELOPMENT
☐ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
☐ OTHER

Number of Lots

--	--	--

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

*note: for gas well drilling, non-high volume hydraulic fractured wells only

4. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law ?

☐ Yes ☒ No

5. Is this a project which does not require coverage under the General Permit (e.g. Project done under an Individual SPDES Permit, or department approved remediation)?

☐ Yes ☒ No

6. Is this property owned by a state authority, state agency, federal government or local government?

☐ Yes ☒ No

7. In accordance with the larger common plan of development or sale, enter the total project site acreage, the acreage to be disturbed and the future impervious area (acreage) within the disturbed area. Round to the nearest tenth of an acre.

**Total Site
Acreage**

				0	.	8
--	--	--	--	---	---	---

**Acreage To
Be Disturbed**

				1	0	0	.	8
--	--	--	--	---	---	---	---	---

**Existing Impervious
Area Within Disturbed**

				0	.	
--	--	--	--	---	---	--

**Future Impervious
Area Within Disturbed**

				0	.	5
--	--	--	--	---	---	---

8. Do you plan to disturb more than 5 acres of soil at any one time?

☐ Yes ☒ No

9. Indicate the percentage of each Hydrologic Soil Group (HSG) at the site.

A

--	--	--	--

%

B

1	0	0
---	---	---

%

C

--	--	--	--

%

D

--	--	--	--

%

10. Is this a phased project? ☐ Yes ☒ No

$$\begin{array}{|c|c|} \hline 1 & 0 \\ \hline \end{array} / \begin{array}{|c|} \hline 1 \\ \hline \end{array} / 2013 - \begin{array}{|c|c|} \hline 1 & 2 \\ \hline \end{array} / \begin{array}{|c|} \hline 1 \\ \hline \end{array} / 2014$$

Name

[illegible]

☐ Wetland / State Jurisdiction On Site (Answer 12b)
☐ Wetland / State Jurisdiction Off Site
☐ Wetland / Federal Jurisdiction On Site (Answer 12b)
☐ Wetland / Federal Jurisdiction Off Site
☐ Stream / Creek On Site
☐ Stream / Creek Off Site
☐ River On Site
☐ River Off Site
☐ Lake On Site
☒ Lake Off Site
☐ Other Type On Site
☐ Other Type Off Site

☐ Regulatory Map
☐ Delineated by Consultant
☐ Delineated by Army Corps of Engineers
☐ Other (identify)

[illegible][illegible]

☒ Yes ☐ No

☒ Yes ☐ No

☒ Yes ☐ No

- ☐ Yes ☒ No

--	--	--	--	--	--

- ☐ Yes ☒ No

- ☒ Yes ☐ No ☐ Unknown

- [illegible]

[illegible]

- ☐ Yes ☒ No ☐ Unknown

- ☒ Yes ☐ No

- ☐ Yes ☒ No

- ☐ Yes ☐ No

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ☒ Professional Engineer (P.E.)
☐ Soil and Water Conservation District (SWCD)
☐ Registered Landscape Architect (R.L.A.)
☐ Certified Professional in Erosion and Sediment Control (CPESC)
☐ Owner/Operator
☐ Other

[illegible]

SWPPP Preparer

[illegible]

Contact Name (Last, Space, First)

[illegible]

Mailing Address

[illegible]City[illegible]

State

N	Y
---	---

Zip

1	2	5	6	3	-				
---	---	---	---	---	---	--	--	--	--

Phone

$$\begin{array}{|c|c|c|} \hline 8 & 4 & 5 \\ \hline \end{array} - \begin{array}{|c|c|c|} \hline 8 & 7 & 8 \\ \hline \end{array} - \begin{array}{|c|c|c|c|} \hline 7 & 8 & 9 & 4 \\ \hline \end{array}$$

Fax

$$\begin{array}{|c|c|c|} \hline 8 & 4 & 5 \\ \hline \end{array} - \begin{array}{|c|c|c|} \hline 8 & 7 & 8 \\ \hline \end{array} - \begin{array}{|c|c|c|c|} \hline 4 & 9 & 3 & 9 \\ \hline \end{array}$$

Email

[illegible][illegible]

SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-10-001. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name

[illegible]

MI

7

Last Name

[illegible]

Signature

Date _____

		/			/				
--	--	---	--	--	---	--	--	--	--

25. Has a construction sequence schedule for the planned management practices been prepared? ☒ Yes ☐ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- ☐ Check Dams
- ☐ Construction Road Stabilization
- ☐ Dust Control
- ☐ Earth Dike
- ☒ Level Spreader
- ☐ Perimeter Dike/Swale
- ☐ Pipe Slope Drain
- ☐ Portable Sediment Tank
- ☐ Rock Dam
- ☒ Sediment Basin
- ☐ Sediment Traps
- ☒ Silt Fence
- ☒ Stabilized Construction Entrance
- ☐ Storm Drain Inlet Protection
- ☐ Straw/Hay Bale Dike
- ☐ Temporary Access Waterway Crossing
- ☐ Temporary Stormdrain Diversion
- ☐ Temporary Swale
- ☐ Turbidity Curtain
- ☐ Water bars

Biotechnical

- ☐ Brush Matting
- ☐ Wattling

Other

[illegible]

Vegetative Measures

- ☐ Brush Matting
- ☐ Dune Stabilization
- ☐ Grassed Waterway
- ☒ Mulching
- ☐ Protecting Vegetation
- ☐ Recreation Area Improvement
- ☒ Seeding
- ☐ Sodding
- ☐ Straw/Hay Bale Dike
- ☐ Streambank Protection
- ☐ Temporary Swale
- ☒ Topsoiling
- ☐ Vegetating Waterways

Permanent Structural

- ☐ Debris Basin
- ☐ Diversion
- ☐ Grade Stabilization Structure
- ☐ Land Grading
- ☐ Lined Waterway (Rock)
- ☐ Paved Channel (Concrete)
- ☐ Paved Flume
- ☐ Retaining Wall
- ☐ Riprap Slope Protection
- ☐ Rock Outlet Protection
- ☐ Streambank Protection

Water Quality and Quantity Control

Important: Completion of Questions 27-35 is not required if response to Question 22 is No.

Post-Construction Stormwater Management Practices

27. Indicate **all** Stormwater Management Practice(s) that will be installed/constructed on this site:

Ponds

- ☐ **Micropool Extended Detention (P-1)**
- ☐ **Wet Pond (P-2)**
- ☐ **Wet Extended Detention (P-3)**
- ☐ **Multiple Pond System (P-4)**
- ☐ **Pocket Pond (P-5)**

Filtering

- ☐ Surface Sand Filter (F-1)
- ☐ Underground Sand Filter (F-2)
- ☐ Perimeter Sand Filter (F-3)
- ☐ Organic Filter (F-4)
- ☐ Bioretention (F-5)
- ☐ Other

Alternative Practice

- ☐ Rain Garden
- ☐ Cistern
- ☐ Green Roof
- ☐ Stormwater Planters
- ☐ Permeable Paving (Modular Block)

Wetlands

- Shallow Wetland (W-1)
- Extended Detention Wetland (W-2)
- Pond/Wetland System (W-3)
- Pocket Wetland (W-4)

Infiltration

- Infiltration Trench (I-1)
- Infiltration Basin (I-2)
- Dry Well (I-3)
- Underground Infiltration System

Open Channels

- ☐ Dry Swale (0-1)
- ☐ Wet Swale (0-2)

Verified Proprietary Practice

- ☐ Hydrodynamic
- ☐ Wet Vault
- ☐ Media Filter

28. Describe other stormwater management practices not listed above or explain any deviations from the technical standards.

29. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed?

☐ Yes ☐ No

If Yes, Identify the entity responsible for the long term Operation and Maintenance

[illegible]

30. Provide the total water quality volume required and the total provided for the site.

WQv Required
 [][][] . [][][] acre-feet

WQv Provided
 [][][] . [][][] acre-feet

31. Provide the following Unified Stormwater Sizing Criteria for the site.

Total Channel Protection Storage Volume (CPv) - Extended detention of post-developed 1 year, 24 hour storm event

CPv Required
 [][][] . [][][] acre-feet

CPv Provided
 [][][] . [][][] acre-feet

31a. The need to provide for channel protection has been waived because:

☐ Site discharges directly to fourth order stream or larger

Total Overbank Flood Control Criteria (Qp) - Peak discharge rate for the 10 year storm

Pre-Development
 [][][] . [][][] CFS

Post-development
 [][][] . [][][] CFS

Total Extreme Flood Control Criteria (Qf) - Peak discharge rate for the 100 year storm

Pre-Development
 [][][] . [][][] CFS

Post-development
 [][][] . [][][] CFS

31b. The need to provide for flood control has been waived because:

☐ Site discharges directly to fourth order stream or larger

☐ Downstream analysis reveals that flood control is not required

IMPORTANT: For questions 31 and 32, impervious area should be calculated considering the project site and all offsite areas that drain to the post-construction stormwater management practice(s). (Total Drainage Area = Project Site + Offsite areas)

32. Pre-Construction Impervious Area - As a percent of the Total Drainage Area enter the percentage of the existing impervious areas before construction begins.

[][][] %

33. Post-Construction Impervious Area - As a percent of the Total Drainage Area, enter the percentage of the future impervious areas that will be created/remain on the site after completion of construction.

[][][] %

34. Indicate the total number of post-construction stormwater management practices to be installed/constructed.

[][]

35. Provide the total number of stormwater discharge points from the site. (include discharges to either surface waters or to separate storm sewer systems)

[][]

7

[illegible]

37. Does this project require a US Army Corps of Engineers Wetland Permit? ☐ Yes ☒ No
If Yes, Indicate Size of Impact.

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- (If No, skip question 39)

39. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI? ☒ Yes ☐ No

- | | | | | | | | | |
|---|---|---|--|--|--|--|--|--|
| N | Y | R | | | | | | |
|---|---|---|--|--|--|--|--|--|

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

[illegible]

10

[illegible]

		/			/				
--	--	---	--	--	---	--	--	--	--

StormTech SC-740 Chamber

Designed to meet the most stringent industry performance standards for superior structural integrity while providing designers with a cost-effective method to save valuable land and protect water resources. The StormTech system is designed primarily to be used under parking lots thus maximizing land usage for commercial and municipal applications.

StormTech®

Detention • Retention • Recharge

Subsurface Stormwater ManagementSM

StormTech SC-740 Chamber

(not to scale)

Nominal Chamber Specifications

Size (L x W x H)

85.4" x 51.0" x 30.0"

(2170 x 1295 x 762 mm)

Chamber Storage

45.9 ft³ (1.30 m³)

Minimum Installed Storage*

74.9 ft³ (2.12 m³)

Weight

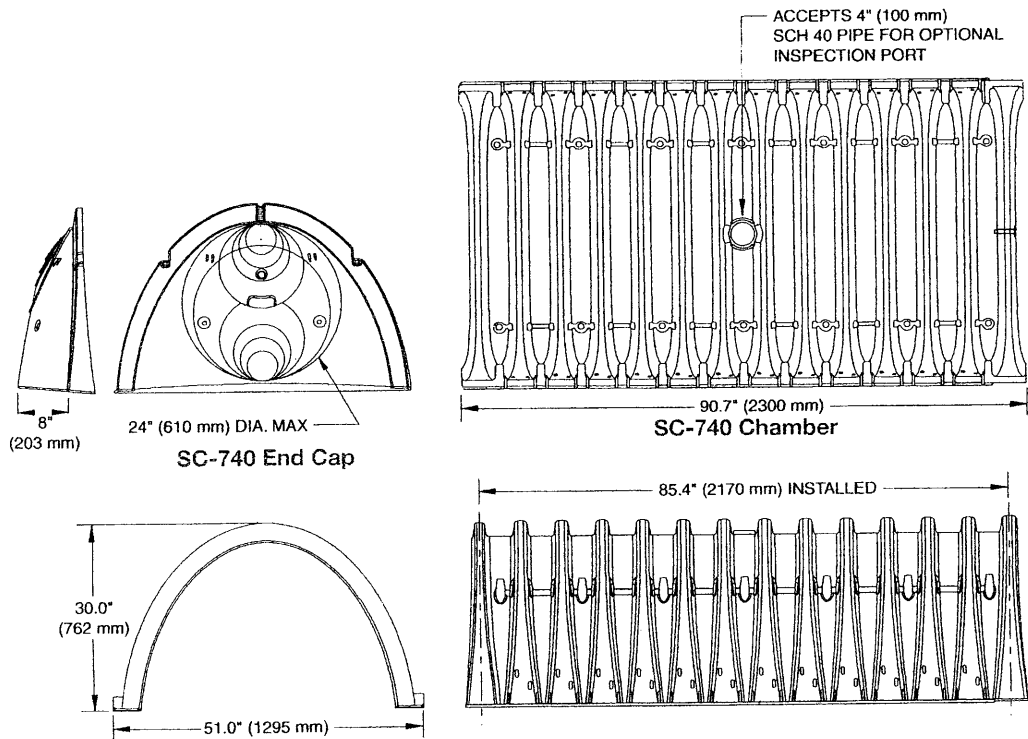
74.0 lbs (33.6 kg)

Shipping

30 chambers/pallet

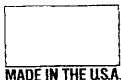
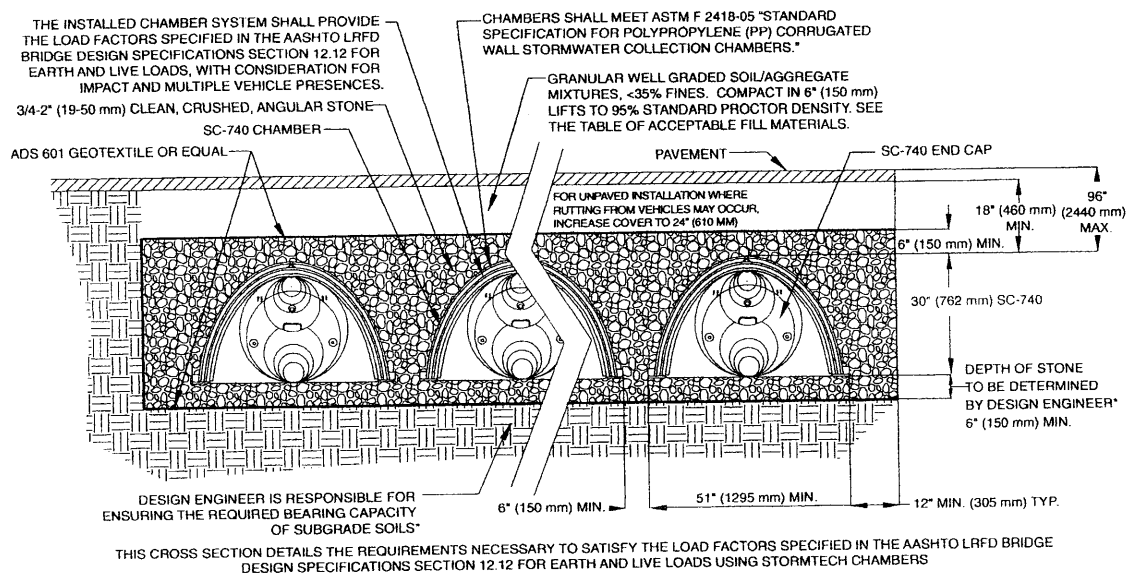
60 end caps/pallet

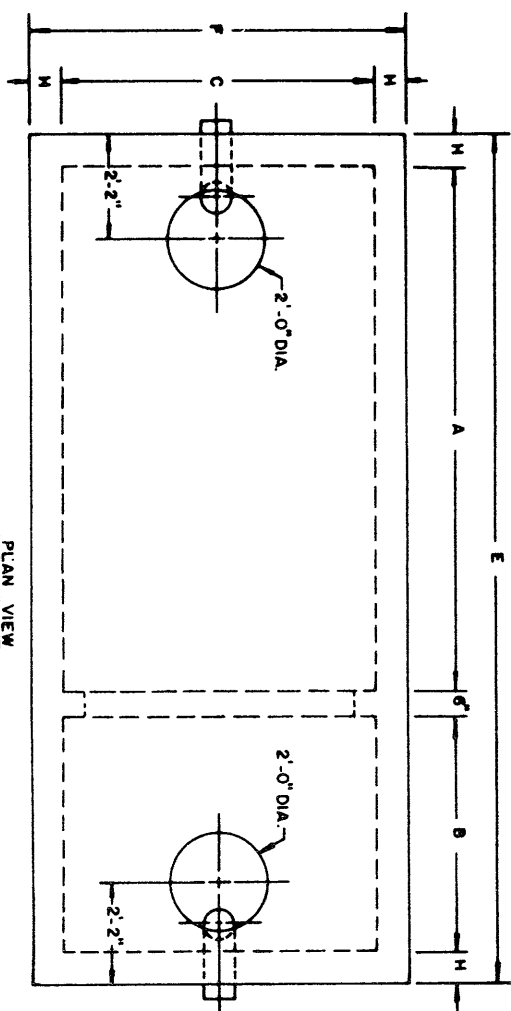
12 pallets/truck



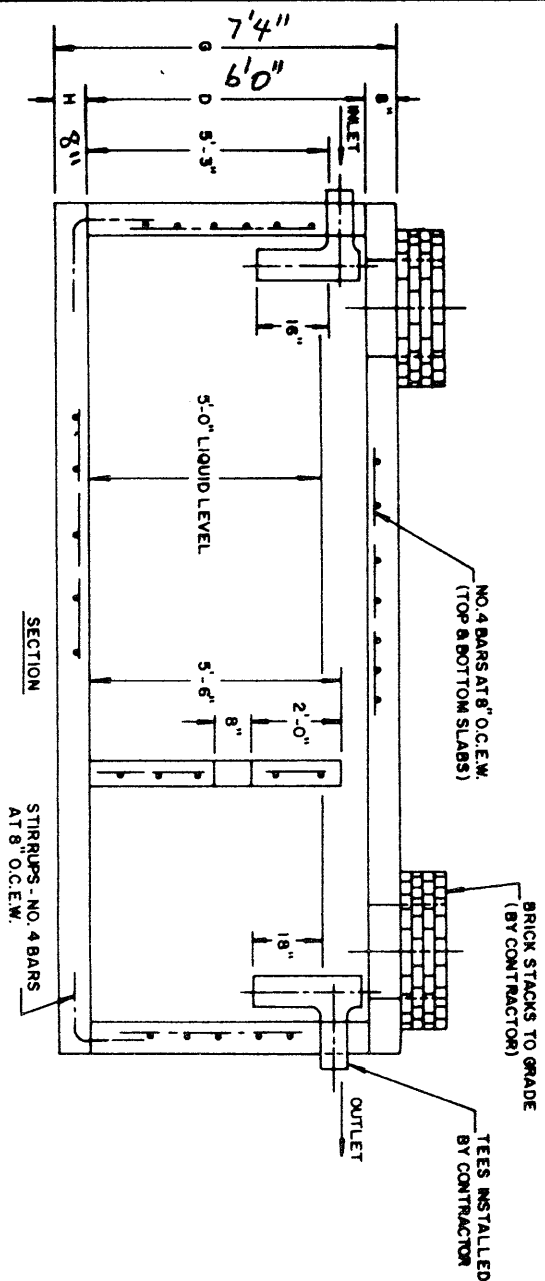
Typical Cross Section Detail

(not to scale)

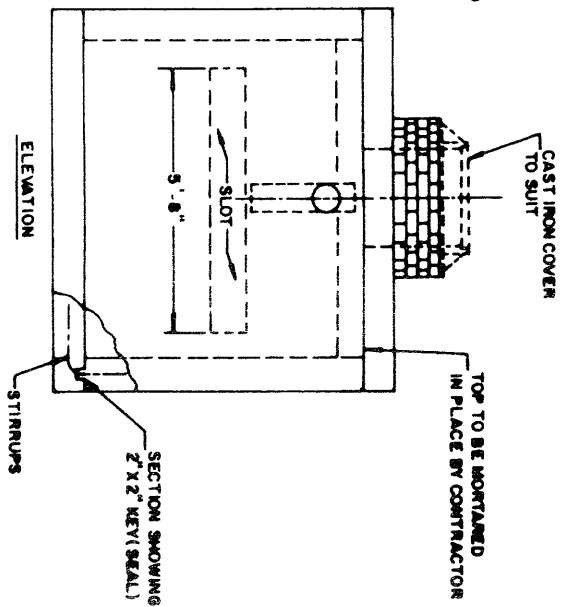




PLAN VIEW



SECTION

ELEVATION

SCHEDULE											
MODEL NO.	TOTAL CAP. (GALLONS)	LARGE COMP. (GALLONS)	SMALL COMP. (GALLONS)	DIMENSIONS							
				A	B	C	D	E	F	G	H
15-2500	2500	1666	834	6'-8"	3'-4"	6'-8"	6'-0"	11'-6"	7'-8"	7'-2"	6'
15-3000	3000	2000	1000	6'-0"	4'-0"	6'-8"	6'-0"	13'-6"	7'-8"	7'-2"	6'
15-3500	3500	2333	1167	9'-4"	4'-8"	6'-8"	6'-0"	15'-6"	7'-8"	7'-2"	6'
15-4000	4000	2666	1334	10'-8"	5'-4"	6'-8"	6'-0"	17'-0"	8'-0"	7'-4"	8'
15-4500	4500	3000	1500	12'-0"	6'-0"	6'-8"	6'-0"	19'-0"	8'-0"	7'-4"	8'
15-5000	5000	3250	1750	13'-0"	7'-0"	6'-8"	6'-0"	22'-0"	8'-0"	7'-4"	8'
— OTHER SIZES AVAILABLE AS REQUIRED —											

—OTHER SIZES AVAILABLE AS REQUIRED—

CONCRETE TO TEST 4000 PSI AT 28 DAYS

PRECAST CONCRETE SALES CO

A DIV. OF PRECONCO SALES CORP.

ROUTE 303 VALLEY COTTAGE, N.Y. 10966

RECTANGULAR COMPARTMENT

PRECAST CONCRETE SEPTIC TANKS

DATE: MARCH 14, 1984 DWG. NO. SEE SCHEDULE E

SC-740 Cumulative Storage Volumes Per Chamber

Assumes 40% Stone Porosity. Calculations are Based Upon a 6" (152 mm) Stone Base Under the Chambers.

42 (1067)	↑	45.90 (1.300)	74.90 (2.121)
41 (1041)	↑	45.90 (1.300)	73.77 (2.089)
40 (1016)	Stone	45.90 (1.300)	72.64 (2.057)
39 (991)	Cover	45.90 (1.300)	71.52 (2.025)
38 (965)	↓	45.90 (1.300)	70.39 (1.993)
37 (948)	↓	45.90 (1.300)	69.26 (1.961)
36 (914)		45.90 (1.300)	68.14 (1.929)
35 (889)		45.85 (1.298)	66.98 (1.897)
34 (864)		45.69 (1.294)	65.75 (1.862)
33 (836)		45.41 (1.286)	64.46 (1.825)
32 (813)		44.81 (1.269)	62.97 (1.783)
31 (787)		44.01 (1.246)	61.36 (1.737)
30 (762)		43.06 (1.219)	59.66 (1.689)
29 (737)		41.98 (1.189)	57.89 (1.639)
28 (711)		40.80 (1.155)	56.05 (1.587)
27 (686)		39.54 (1.120)	54.17 (1.534)
26 (660)		38.18 (1.081)	52.23 (1.479)
25 (635)		36.74 (1.040)	50.23 (1.422)
24 (610)		35.22 (0.977)	48.19 (1.365)
23 (584)		33.64 (0.953)	46.11 (1.306)
22 (559)		31.99 (0.906)	44.00 (1.246)
21 (533)		30.29 (0.858)	41.85 (1.185)
20 (508)		28.54 (0.808)	39.67 (1.123)
19 (483)		26.74 (0.757)	37.47 (1.061)
18 (457)		24.89 (0.705)	35.23 (0.997)
17 (432)		23.00 (0.651)	32.96 (0.939)
16 (406)		21.06 (0.596)	30.68 (0.869)
15 (381)		19.09 (0.541)	28.36 (0.803)
14 (356)		17.08 (0.484)	26.03 (0.737)
13 (330)		15.04 (0.426)	23.68 (0.670)
12 (305)		12.97 (0.367)	21.31 (0.608)
11 (279)		10.87 (0.309)	18.92 (0.535)
10 (254)		8.74 (0.247)	16.51 (0.468)
9 (229)		6.58 (0.186)	14.09 (0.399)
8 (203)		4.41 (0.125)	11.66 (0.330)
7 (178)		2.21 (0.063)	9.21 (0.264)
6 (152)	↑	0	6.76 (0.191)
5 (127)	↑	0	5.63 (0.160)
4 (102)	Stone Foundation	0	4.51 (0.125)
3 (76)		0	3.38 (0.095)
2 (51)	↓	0	2.25 (0.064)
1 (25)	↓	0	1.13 (0.032)

Note: Add 1.13 cu. ft. (0.032 m³) of storage for each additional inch (25 mm) of stone foundation.

Storage Volume Per Chamber

	Bare Chamber Storage	Chamber and Stone Foundation Depth		
	ft ³ (m ³)	6 (150)	12 (305)	18 (460)
StormTech SC-740	45.9 (1.3)	74.9 (2.1)	81.7 (2.3)	88.4 (2.5)

Note: Storage volumes are in cubic feet per chamber. Assumes 40% porosity for the stone plus the chamber volume.

Amount of Stone Per Chamber

	Stone Foundation Depth		
ENGLISH TONS (CUBIC YARDS)	6"	12"	18"
StormTech SC-740	3.8 (2.8 yd³)	4.6 (3.3 yd³)	5.5 (3.9 yd³)
METRIC KILOGRAMS (METER³)	150 mm	305 mm	460 mm
StormTech SC-740	3450 (2.1 m³)	4170 (2.5 m³)	4490 (3.0 m³)

Note: Assumes 6" (150 mm) of stone above, and between chambers.

Volume of Excavation Per Chamber

	Stone Foundation Depth		
	6" (150 mm)	12" (305 mm)	18" (460 mm)
StormTech SC-740	5.5 (4.2)	6.2 (4.7)	6.8 (5.2)

Note: Volumes are in cubic yards (cubic meters) per chamber. Assumes 6" (150 mm) of separation between chamber rows and 18" (460 mm) of cover. The volume of excavation will vary as the depth of the cover increases.

STANDARD LIMITED WARRANTY OF STORMTECH LLC ("STORMTECH"): PRODUCTS

- (A) This Limited Warranty applies solely to the StormTech chambers and endplates manufactured by StormTech and sold to the original purchaser (the "Purchaser"). The chambers and endplates are collectively referred to as the "Products."
- (B) The structural integrity of the Products, when installed strictly in accordance with StormTech's written installation instructions at the time of installation, are warranted to the Purchaser against defective materials and workmanship for one (1) year from the date of purchase. Should a defect appear in the Limited Warranty period, the Purchaser shall provide StormTech with written notice of the alleged defect at StormTech's corporate headquarters within ten (10) days of the discovery of the defect. The notice shall describe the alleged defect in reasonable detail. StormTech agrees to supply replacements for those Products determined by StormTech to be defective and covered by this Limited Warranty. The supply of replacement products is the sole remedy of the Purchaser for breaches of this Limited Warranty. StormTech's liability specifically excludes the cost of removal and/or installation of the Products.
- (C) **THIS LIMITED WARRANTY IS EXCLUSIVE. THERE ARE NO OTHER WARRANTIES WITH RESPECT TO THE PRODUCTS, INCLUDING NO IMPLIED WARRANTIES OF MERCHANTABILITY OR OF FITNESS FOR A PARTICULAR PURPOSE.**
- (D) This Limited Warranty only applies to the Products when the Products are installed in a single layer. **UNDER NO CIRCUMSTANCES, SHALL THE PRODUCTS BE INSTALLED IN A MULTI-LAYER CONFIGURATION.**
- (E) No representative of StormTech has the authority to change this Limited Warranty in any manner or to extend this Limited Warranty. This Limited Warranty does not apply to any person other than to the Purchaser.
- (F) Under no circumstances shall StormTech be liable to the Purchaser or to any third party for product liability claims, claims arising from the design, shipment, or installation of the Products, or the cost of other goods or services related to the purchase and installation of the Products. For this Limited Warranty to apply, the Products must be installed in accordance with all site conditions required by state and local codes; all other applicable laws; and StormTech's written installation instructions.
- (G) **THE LIMITED WARRANTY DOES NOT EXTEND TO INCIDENTAL, CONSEQUENTIAL, SPECIAL, OR INDIRECT DAMAGES. STORMTECH SHALL NOT BE LIABLE FOR PENALTIES OR LIQUIDATED DAMAGES, INCLUDING LOSS OF PRODUCTION AND PROFITS; LABOR AND MATERIALS; OVERHEAD COSTS; OR OTHER LOSS OR EXPENSE INCURRED BY THE PURCHASER OR ANY THIRD PARTY. SPECIFICALLY EXCLUDED FROM LIMITED WARRANTY COVERAGE ARE DAMAGE TO THE PRODUCTS ARISING FROM ORDINARY WEAR AND TEAR; ALTERATION, ACCIDENT, MISUSE, ABUSE OR NEGLIGENCE; THE PRODUCTS BEING SUBJECT TO VEHICLE TRAFFIC OR OTHER CONDITIONS WHICH ARE NOT PERMITTED BY STORMTECH'S WRITTEN SPECIFICATIONS OR INSTALLATION INSTRUCTIONS; FAILURE TO MAINTAIN THE MINIMUM GROUND COVERS SET FORTH IN THE INSTALLATION INSTRUCTIONS; THE PLACEMENT OF IMPROPER MATERIALS INTO THE PRODUCTS; FAILURE OF THE PRODUCTS DUE TO IMPROPER SITING OR IMPROPER SIZING; OR ANY OTHER EVENT NOT CAUSED BY STORMTECH. THIS LIMITED WARRANTY REPRESENTS STORMTECH'S SOLE LIABILITY TO THE PURCHASER FOR CLAIMS RELATED TO THE PRODUCTS, WHETHER THE CLAIM IS BASED UPON CONTRACT, TORT, OR OTHER LEGAL THEORY.**

20 Beaver Road, Suite 104 Wethersfield, Connecticut 06109

860.529.8188 860.892.2694 fax 860.328.8401 fax 860.529.8040 www.stormtech.com



Teakettle Heights Realty
TAX MAP# 76.17-1-19
JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK, 12563
845-878-7894 FAX 845 878 4939
jack4911@yahoo.com

RESPONSE TO COMMENTS

Pat Cleary - July 24, 2013

1. It is acknowledged that a referral to the ECB is required.
2. The existing homes on Teakettle Spout Lake Road are shown on the plan. An aerial photo of the area will be provided to the Board in this regard also.
3. The jog in the property line is because of the approved location of the septic area.
4. It is acknowledged that zoning variances are required for lot frontage and lot depth.
5. The owner has no objection to a note limiting further subdivision of the property.
6. Preliminary storm water management areas are shown on the plan.


Mike Carnazza – July 24, 2013

1. To our knowledge there have been no variances granted for this property previously.
2. Lot width and depth lines are shown on the plat.
3. The asterisks indicate the need for variances. This is clearly indicated on the plan.

Ron Gainer – July 23, 2013

Most of these comments relate to requirements in the Town Code for Preliminary Approval, not Sketch Plan approval. Comments that have been addressed on the revised plan are as follows:

1. Mike Carnazza has indicated that a variance is not required for a flag lot. Pat Cleary's memo clearly indicates the Board's obligation relative to the flag lots.
2. The approval by the PCDH for the septic system on lot # 1 is attached.
3. Steep slope areas have been added to the map.
4. Sight distance exceeds 300 feet in each direction. Sight lines are shown on the revised plan.
5. A note has been placed on the plan relative to the stone walls.


John Karell, Jr., P.E.



**Environmental
Protection**

Carter H. Strickland, Jr.
Commissioner

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

465 Columbus Avenue
Valhalla, New York 10595
T: (845) 340-7800
F: (845) 334-7175

July 3, 2012

Michael F. Stein, P.E.
Hudson Engineering & Consulting, PC
55 South Broadway
Tarrytown, NY 10591

re: Dewn Subdivision (aka Eagle Hill);
 Stormwater Pollution Prevention Plan;
 Mexico Lane; (T) Carmel
 DEP Project Log #2003-AM-0992-SP.1

Dear Mr. Stein:

This letter is to inform you that your application to engage in the above referenced regulated activity pursuant to the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources* (Regulations) was approved on July 3, 2012. This Department reserves the right to modify, suspend, or revoke this approval based on the grounds set forth in Section 18-26 of the Regulations.

The activity proposed in your application only applies to the terms of this approval and is subject to the Regulations cited above. Failure to comply with the conditions of the approval may be the cause for suspension of this approval and initiation of an enforcement action. Should modification, suspension or revocation of an approval be necessary, the Department will notify the regulated party, via certified mail or personal service prior to modifying, suspending or revoking the approval. The notice will state the alleged facts or conduct which appear to warrant the intended action and explain the procedures to be followed.

Please call John Drake at (914)742-2025 at least two days prior to start of construction so that an inspection may be scheduled.

Sincerely,

Mary P. Galasso
Supervisor
Stormwater Programs

xc: (T) Carmel Planning Board (w/ att)
 (T) Carmel Building Department (w/att)
 P. Ferracane, NYSDEC (email)



**Environmental
Protection**

New York City
**Department of
Environmental Protection**

59-17 Junction Boulevard, 19th Floor
Corona, NY 11368

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

Pursuant to the authority granted under:

Article 11 of the New York State Public Health Law;
Rules and Regulations For The Protection From Contamination, Degradation and
Pollution Of The New York City Water Supply and Its Sources, 15 RCNY Chapter 18, 10
NYCRR Part 128.

New York City Department of Environmental Protection makes the following determinations
with respect to the stormwater pollution prevention plan described below:

Name of Project: Dewn Subdivision (aka Eagle Hill)

Location: Mexico Lane
 (T) Carmel

Owner: Dewn Holding Company

Address: 19 Sunset Drive
 Carmel, NY, 10594

Drainage Basin: Amawalk Reservoir

General Description:

The applicant proposes to subdivide one 30.1-acre undeveloped parcel into five residential lots. The parcel is wooded with light underbrush on moderate to steep slopes. The subdivision will be accessed by a new common driveway providing access to the individual lots. Stormwater runoff from the 1-year, 24-hour design storm will be collected by open and closed drainage and conveyed to green infrastructure techniques and stormwater management practices, including rain gardens, a dry swale, and a micropool extended detention pond, for volume reduction and treatment. After treatment, stormwater runoff will be conveyed through closed drainage under Mexico Lane and discharge to a watercourse tributary to DEC Wetland OL-18. Construction shall be implemented in accordance with the plans titled, *5-Lot Subdivision Mexico Lane Town of Carmel Putnam County, New York*, prepared by Michael F. Stein, P.E., dated May 31, 2008 and last revised March 21, 2012 (see Appendix A).

Date(s) of site inspection:

04/12, 2004, 08/06/2010, 03/17/2011, 04/14/2011

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

(XX) Approved

() Denied

Conditions of Approval:

This approval is granted with the following conditions:

- The regulated activity must be conducted in compliance with the plans as approved, listed in Appendix A, all applicable accepted standards, and all applicable laws, rules and regulations. Any alteration of the plans must be approved by NYCDEP prior to construction.
- Alteration or modification of any activity in a manner which would require an amended SWPPP pursuant to Part III C of the New York State Department of Environmental Conservation General Permit No. GP-0-10-001 shall require NYCDEP review and approval.
- All erosion and sediment controls must be properly installed and maintained until the site has been stabilized and the risk of erosion eliminated. Final stabilization is defined in the General Permit as "all soil disturbance activities have ceased and a uniform, perennial vegetative cover with a density of eighty (80) percent over the entire pervious surface has been established; or other equivalent stabilization measures, such as permanent landscape mulches, rock rip-rap or washed/crushed stone have been applied on all disturbed areas that are not covered by permanent structures, concrete or pavement."
- The applicant must schedule a pre-construction conference prior to the start of construction. Present at the meeting should be the applicant, the engineer, the contractor, and NYCDEP staff.
- The applicant must notify NYCDEP at least forty-eight (48) hours prior to the commencement of construction activity so that inspections can be scheduled by NYCDEP.
- This approval shall expire and thereafter be null and void unless construction is completed within five (5) years of the date of issuance or within any extended period of time approved by NYCDEP upon good cause shown.
- In the event that the material submitted is inaccurate or misleading, this approval is not valid and construction of this project is in violation of NYCDEP Regulations
- Failure to comply with any of the conditions of this approval is a violation of this approval and the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources*.
- The stormwater management facilities must be maintained in accordance with the maintenance schedule included in the SWPPP and approved by NYCDEP.
- The applicant is required to submit as-built plans for all stormwater management and water quality facilities.

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

This approval and all conditions of the approval are binding on the owner of the property where the stormwater pollution prevention plan is to be located. Any references to the "applicant" in this approval or in any conditions of this approval shall be deemed to refer to the owner of such property.

If the applicant sells or otherwise transfers title to Dawn Subdivision, the applicant shall require the new owner ("Buyer") to comply with the stormwater pollution prevention plan approved by the New York City Department of Environmental Protection on July 3, 2012 ("SWPPP") including, but not limited to, all provisions relating to erosion and sediment control during construction and to maintenance of the stormwater management facilities once construction is complete. In particular, the applicant shall provide the Buyer with a copy of the SWPPP and shall cause the following real covenants and restrictions to be recorded with the deed for Dawn Subdivision with the following provisions:

(1) Buyer hereby acknowledges, covenants, warrants, and represents that he/she shall install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the SWPPP, such SWPPP being attached hereto as Exhibit A.

(2) Buyer's installation and maintenance of the erosion control and stormwater management facilities shall be for the benefit of the consumers of the New York City drinking water supply system as well as for the owners of Dawn Subdivision.

(3) Buyer's obligation to install and maintain any and all erosion controls and stormwater management facilities on the premises in accordance with the attached SWPPP shall be perpetual, shall run with the land, and shall be binding on Buyer's heirs, successors, and assigns.

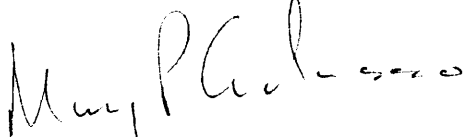
(4) Buyer hereby covenants, warrants and represents that any lease, mortgage, subdivision, or other transfer of Dawn Subdivision, or any interest therein, shall be subject to the restrictive covenants contained herein pertaining to the installation and maintenance of erosion control and stormwater management facilities, and any deed, mortgage, or other instrument of conveyance shall specifically refer to the attached SWPPP and shall specifically state that the interest thereby conveyed is subject to covenants and restrictions contained herein.

Prior to conveying title to Dawn Subdivision, the applicant shall submit to the New York City Department of Environmental Protection a proposed deed containing the aforementioned real covenants and restrictions.

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

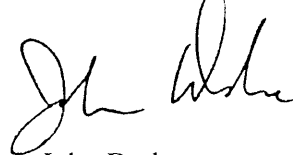
Date: July 3, 2012

Determination made by:



Mary P. Galasso
Supervisor
Stormwater Programs EOH

Recommended for Approval:



John Drake
Associate Project Manager
Stormwater Programs EOH

This determination letter must be maintained by the applicant and be readily available for inspection at the construction site.

STORMWATER POLLUTION PREVENTION PLAN DETERMINATION

APPENDIX A

1. Report, titled *Stormwater Pollution Prevention Plan & Drainage Analysis; 5-Lot Subdivision Mexico Lane Town of Carmel Putnam County, New York*, prepared by Michael F. Stein, P.E., dated February 2011 and last revised April 2011.
2. Subdivision Plat titled Subdivision Plat Known as Eagle Hill, prepared by David L. O'Dell, L.S., last revised June 16, 2012.

The following sheets from the set of drawings titled *5-Lot Subdivision Mexico Lane Town of Carmel Putnam County, New York*, prepared by Michael F. Stein, P.E.:

3. Sheet C-1, Site Layout Plan, dated May 31, 2008 and last revised March 21, 2012.
4. Sheet C-2, Sediment & Erosion Control Plan, dated May 31, 2008 and last revised March 21, 2012.
5. Sheet C-3, Road Profile, dated January 20, 2008 and last revised January 23, 2012.
6. Sheet C-4, Details, dated January 20, 2008 and last revised March 21, 2012.
7. Sheet C-5, Details, dated January 20, 2008 and last revised March 21, 2012.
8. Sheet C-6, Details, dated January 20, 2008 and last revised April 16, 2012.
9. Sheet C-7, Proposed Easements, dated March 21, 2012.
10. Sheet C-8, Sequencing Limits Plan, dated April 16, 2012.
11. Sheet C-9, Sequencing Limits Plan, dated April 16, 2012.
12. Sheet C-10, Sequencing Limits Plan, dated April 16, 2012

The following draft legal documents related to covenants, restrictions, and long-term maintenance of stormwater management measures, prepared by Harold Tevelowitz, received electronically by Michael F. Stein, P.E. on May 14, 2012:

13. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS FOR EAGLE HILL
14. DECLARATION FOR COMMON ACCESS, STORMWATER POLLUTION PREVENTION PLAN, GRADING, DRAINAGE AND UTILITIES
15. BY-LAWS OF EAGLE HILL ROAD ASSOCIATION, INC.

James LaPorte
940 Peekskill Hollow Road
Putnam Valley, NY 10579

Re; LaPorte, 940&944 Peekskill Hollow Road (Tax Map #53.-1-1-14 &15) - Subdivision Merger Review

To: Chairman Gary and Members of the Planning Board

Enclosed are 5 new Maps adjusted as per your comments and suggestion from the most recent Planning Board Meeting. I would also like to clarify the questions you presented in the Memorandum.

- **Question-** Multiple Dwellings on each lot. Are these pre-existing conditions legal?

Answer-Yes Pre-existing conditions are recognized as legal

- **Question/Comment-**This adjustment will not result in any new development opportunities.

Answer-Yes James and Andrew LaPorte are not seeking any development opportunities

- **Question/Comment-**the Lot Line adjustment eliminates the non-conforming side yard setback and would allow Lots to conform to side set back provisions. 3 small sheds are non-conforming

Answer- Yes, the new Lot line would be correcting a non-conforming side set back to conforming. The non-conforming sheds in Town of Carmel have been removed.

- **Question-** The Plan indicates an existing easement to be abandoned

Answer- Yes the easement was an agreement from Parents to Son and done for convenience. The Father and son are deceased and the 94 year old Mother lives in retirement in Florida. The easement has outlived its need. Both current property owners' request to have the easement dissolved.

As per suggestion from Mr. Gary.

A new survey Map with clearer description of the lot Line change is enclosed.

Regards

James LaPorte

American Design Consultants

204 Great Lawn Ct.,
Brewster, New York 10509

Tel: (914) 490-4978
Fax: (845) 940-1786
Email: AmericanDesignCo@Verizon.net

July 26, 2013

Mr. Harold Gary, Chairman
Town of Carmel Planning Board
McAlpin Avenue
Mahopac, New York 10541

Re: Sosa Subdivision Sketch Plan Submission, Glenacom Road
Tax Map Sect. 86.12, Bl 1, Lot 34
Town of Carmel, Putnam County, New York

Dear Mr. Gary:

The following is in response to comments regarding the above mentioned project:

Response to comments from Michael Carnazza, Director of Code Enforcement, Dated May 23, 2013:

1. Noted
2. Noted, the 40ft Rear yard req. has been changed in the table.

Response to comments from Cleary Consulting, Dated May 22, 2013:

1. The sketch plat has been altered to show proposed layout more clearly, and a second sheet with an integrated plot plan layout has been added.
2. The boundary of Glenacom Road has been updated by the surveyor, and shown more clearly on the sketch plat sheet.
3. The Original Design plan which was prepared by the Town of Carmel Engineer, did not show a full cul-de-sac at the end of the roadway when the roadway improvements were completed, it showed a hammer head design, which is similar to what was built. The Cul-de-Sac 50 ft. frontage requirement is not required for this subdivision anymore, since lot # 3 has been eliminated altogether.
4. Lot # 2 has 172.6 ft of frontage upon Glenacom Road, as shown upon the Sketch Plat.

Response to comments from Ronald Gainer, Town of Carmel Engineer, Dated May 21, 2013:

1. Noted, A Town of Carmel Highway Department Work Permit will be applied for as the Subdivision progresses, a copy of the latest plan has been preliminarily submitted to the Town of Carmel Highway Superintendent and we are currently awaiting his preliminary comments in terms of drainage improvements which he may require, as part of a permit approval.
2. The Table of Impervious area and disturbance area, as well as the Disturbance line, has been relocated and shown upon Sheet # 2, the integrated Plot Plan and updated as well to accommodate the current lot # 2 layout.
3. Noted. Once Sketch plan approval is received, The Preliminary and Final subdivision plan Elements shall be added to the plans.
4. Noted. Once Sketch plan approval is received, and the Preliminary and Final subdivision plans are prepared, they will be referred to the appropriate agency as necessary for their comments.
5. Noted

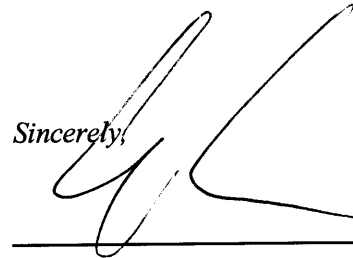
Enclosed please find copies of the following for the above project:

- *5 copies of the Updated Sketch plat plan and Integrated plot plan.*

I trust the enclosed materials complete the application for the above project. We are requesting to be placed on the next possible Planning Board meeting. We look for to a favorable response from you and fellow members of the Planning Board.

Please feel free to contact me 914-490-4978 should you have any questions or comments.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'C' followed by a horizontal line and a small upward stroke.

*Chris Caralyus, Mbr
Project Manager*

BIBBO ASSOCIATES, L.L.P.

Consulting Engineers

Joseph J. Buschynski, P.E.

Timothy S. Allen, P.E.

Sabri Barisser, P.E.

July 29, 2013

Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541-2340

Attn: Mr. Harold Gary, Chairman

Re: Proposed 14-Lot Subdivision
Yankee Development

Dear Members of the Board:

On behalf of the owners of the above captioned property we are hereby requesting a third 180 day extension of Preliminary Subdivision Approval. It is noted that the Preliminary Resolution was approved on February 15, 2012, extended via resolution August 8, 2012 and February 15, 2013 and will expire on August 15, 2013. It is also noted that we are still under the NYCDEP review process.

Should you require any additional information, please contact me directly at (914) 277-5805 ext. 333.

Very truly yours,



Edward J. Delaney, Jr.
Project Manager

cc: Angelo Luppino
Michael Sirignano

Site Design ♦ Environmental

Mill Pond Offices · 293 Route 100, Suite 203 · Somers, NY 10589
Phone: 914-277-5805 · Fax: 914-277-8210 · E-Mail: bibbo@optonline.net