

CRAIG PAEPRER
Chairman

ANTHONY GIANNICO
Vice Chairman

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KIM KUGLER
RAYMOND COTE
ROBERT FRENKEL
MARK PORCELLI
VICTORIA CAUSA

TOWN OF CARMEL PLANNING BOARD



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

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

PLANNING BOARD AGENDA **DECEMBER 17, 2020 – 7:00 P.M.**

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | | |
|---|----------------------------|----------|---------|---------------------|
| 1. Stillwater Business Park – 105 Stillwater Road | 75.17-1-53
86.5-1-25,26 | 12/17/20 | 12/7/20 | Open Public Hearing |
| 2. Hillcrest Commons – Lot E-2.2 – Clapboard Ridge Rd | 44.10-2-4.2 | 12/17/20 | 8/29/18 | Bond Return |

SITE PLAN

- | | | | |
|--|-----------|---------|-------------------|
| 3. DP 53, LLC (Spins Bowl) – 23 Old Route 6 | 55.7-1-1 | 12/2/20 | Amended Site Plan |
| 4. House of Prayer & Worship – 365 Hill Street | 64.6-1-14 | 12/3/20 | Site Plan |
| 5. Fairhaven at Baldwin Place – Baldwin Place Rd & Route 6 | 86.6-1-4 | 12/2/20 | Site Plan |

SUBDIVISION

- | | | | |
|--|----------|---------|-------------|
| 6. Fairhaven at Baldwin Place – Baldwin Place Rd & Route 6 | 86.6-1-4 | 12/2/20 | Sketch Plan |
|--|----------|---------|-------------|

MISCELLANEOUS

- | | | |
|---|--------------|-------------|
| 7. Carmel Centre Senior Housing – Lot 3 | 55.14-1-11.1 | Bond Return |
| 8. Minutes – 11/12/20 | | |



December 7, 2020

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

RE: Stillwater Business Park
105 Stillwater Road
Town of Carmel
TM#s 75.17-1-53, 86.5-1-25, & 86.5-1-26

Dear Chairman Paepre and Members of the Board:

Enclosed please find the following documents in support of the above referenced site plan application:

- Site Plans (consisting of 8 sheets), last revised December 7, 2020.
- Photos of the Southwest Corner of the Site.

The site plans have been revised in accordance with comments received at the Public Hearing and discussion with the Board and their Consultants. Responses to technical comments received from the Board's Consultant have been previously addressed. The following are responses to comments made to the Board at the Public Hearing:

1. As previously noted, a Town and NYSDEC regulated wetland exists off site to the west. This wetland was recently delineated by the NYSDEC and all existing site improvements to remain as well as the proposed improvements are outside of the 100' adjacent area to this wetland. Review of historic aerial mapping of the subject property indicates that land use activity, and improvements of subject property have taken place over decades extending back prior to the current owners' control of the site. The existing conditions depicted on the site plans indicate the areas of slope which is currently vegetated and stabilized. We have enclosed photos of the area in question which shows current conditions. The current application proposes no disturbance or further improvements to this area.
2. Our office is currently working with NYCDEP to process the required SWPPP approval from their Department. Please be advised that soil testing relative to the stormwater system has been completed with their Department and we are working on the required permit.
3. Reference to the existing drainage easement along the south and west portion of the property relates to rights amongst the subject lots. The easement is no longer relevant based on the merger of the lots.
4. The applicant has agreed to accommodate the request to eliminate the westerly driveway and the enclosed plans have been modified accordingly.
5. As suggested, during the Public Hearing the northerly building has been shifted slightly to the west to provide further screening of the site.

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

6. The proposed site lighting has been reviewed and revised to ensure efficient site lighting while minimizing spillage. Also note the proposed lighting is "dark sky" compliant in accordance with the latest recommended standards.
7. Reference to the fencing along Stillwater Road has been addressed by relocating the fencing behind the proposed stone wall and landscape buffer as indicated on the revised site plans.

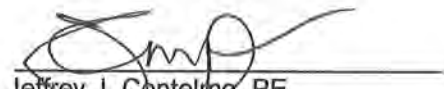
We look forward to meeting with the Board at their December 17, 2020 meeting for discussions of these items and anticipated closing of the Public Hearing.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By:


Jeffrey J. Contelino, PE
Senior Principal Engineer

JJC/amk

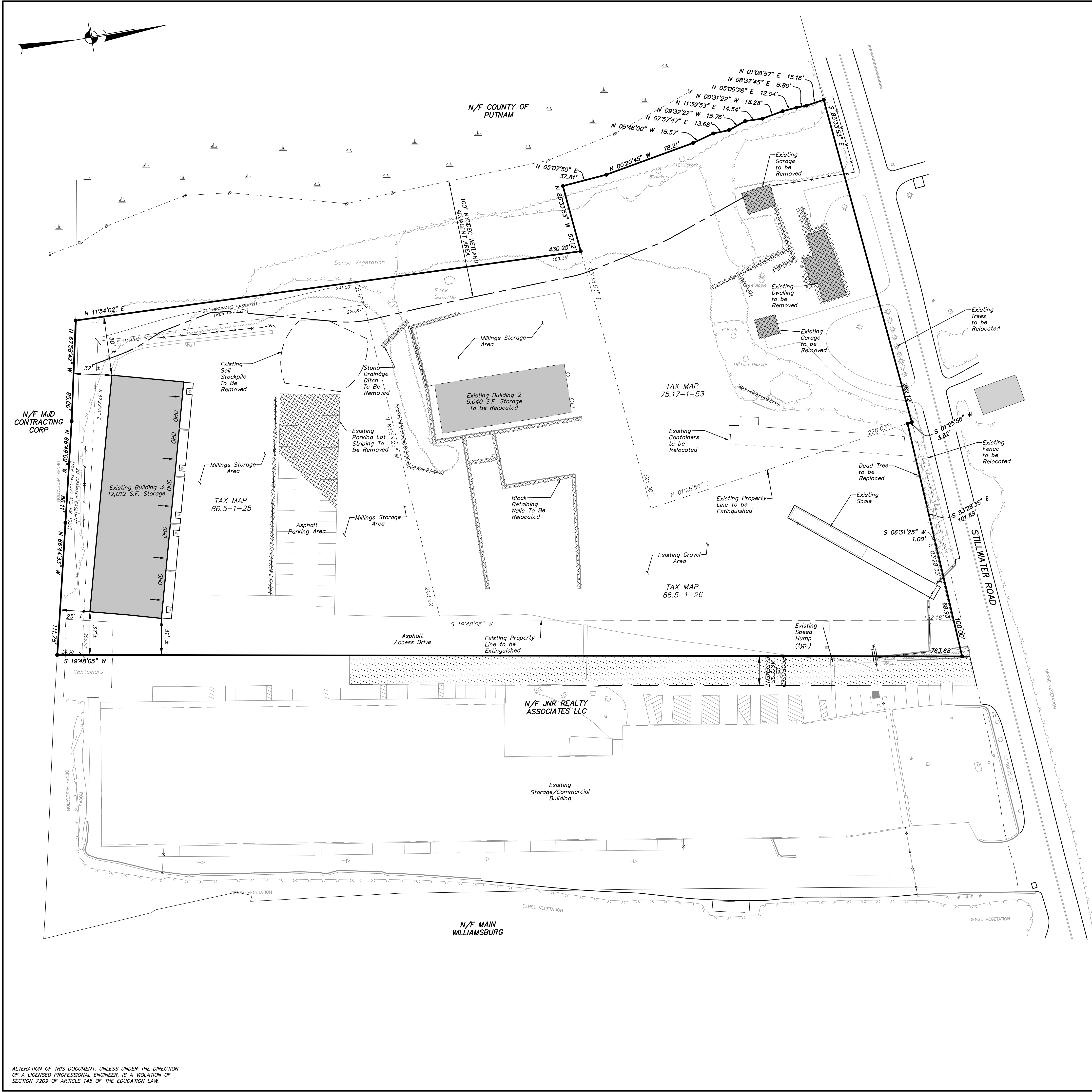
Enclosures

cc: Dan Maloney

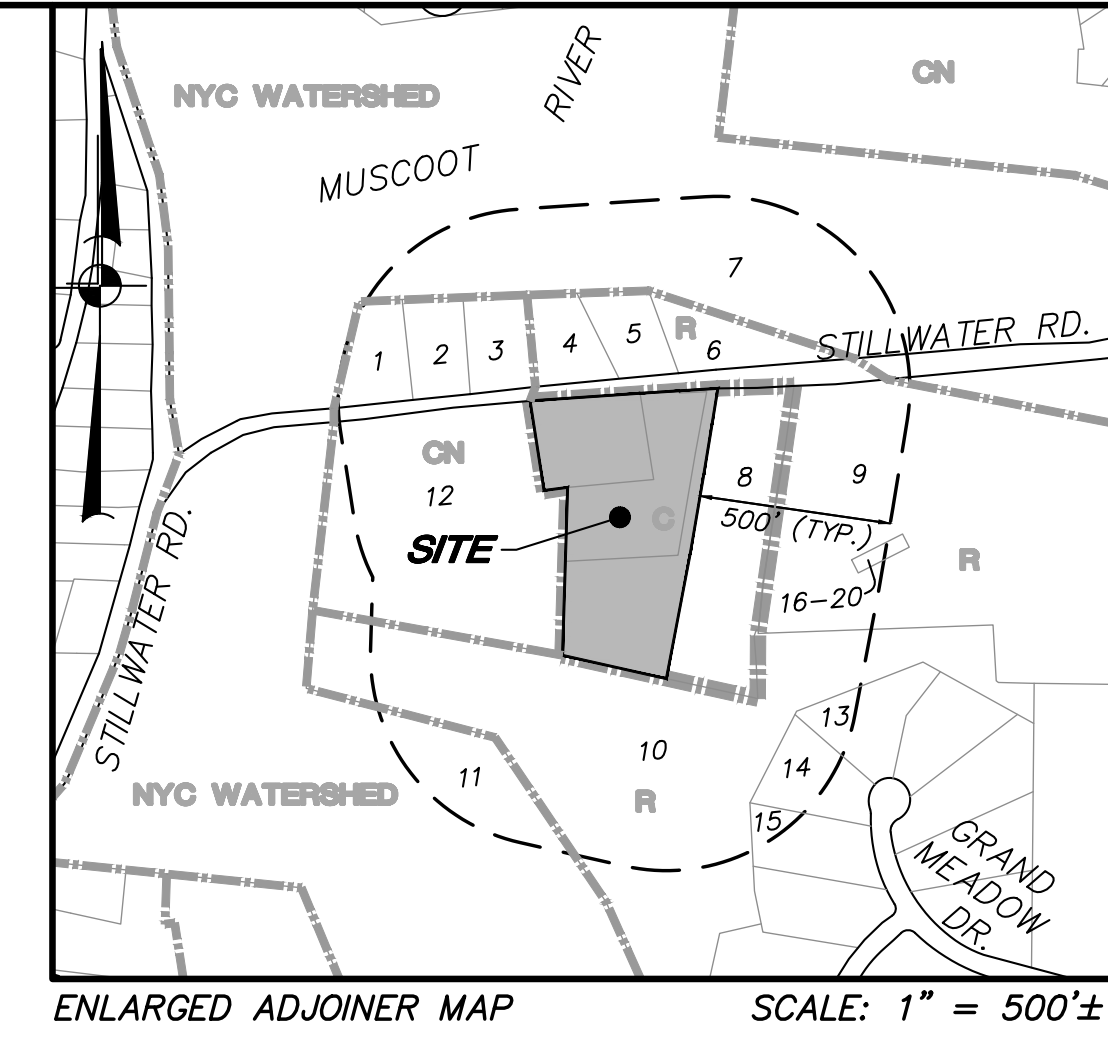




BUILDING
17



- 500' ADJOINERS:**
1. N/F PETER & MARIE EGAN
 2. N/F MATTHEW R. WANNER
 3. N/F ROBERT C. BOHLMANN
ROSALBA BOHLMANN
 4. N/F MARIE FARISELLI
PAUL & CHANEL FARISELLI
 5. N/F DEBRA GIAMPIA
 6. N/F COUNTY OF PUTNAM
 7. N/F CITY OF NEW YORK
 8. N/F AKASS STILLWATER AUTO BODY
 9. N/F MAIN WILLIAMSBURG
 10. N/F MJD CONTRACTING CORP.
 11. N/F CITY OF NEW YORK
 12. N/F COUNTY OF PUTNAM
 13. N/F THOMAS J. FORGIONE
REBECCA A. FORGIONE
 14. N/F MICHAEL FERRARA
ALICIA FERRARA
 15. N/F JOSEPH LEONE
ANTOINETTE LEONE
 16. N/F MATTHEW G. CASCIOLI
 17. N/F SALVATORE RUSSO
 18. N/F ANDREA BERNARDI
 19. N/F LAURA HULL
 20. N/F JULIANNE VAUPEN



OWNER/APPLICANT: TM: 75.17-1-53 Topcat Realty
TM: 86.5-1-25 1841 Park Ave. Realty Corp.
TM: 86.5-1-26 1841 Park Ave. Realty Corp.

SITE DATA: Zone: C - COMMERCIAL
Total Acreage: 5.82 AC

- GENERAL NOTES:**
1. Property line as shown hereon are based on survey prepared by Insite Engineering, Surveying & Landscape Architecture, P.C.
 2. Topographic information and contours shown hereon are based on aerial mapping by Geomaps International, dated July 20, 2018.
 3. Updated existing conditions based on field visits performed by Insite Engineering, Surveying & Landscape Architecture, P.C.
 4. Wetland flag locations shown hereon flagged by NYSDEC on July 26, 2020 and survey located by Insite Engineering, Surveying & Landscape Architecture, P.C.
 5. The proposed number of employees, general operation and types of machinery on site are to remain as existing.
 6. The lots must be merged as shown prior to the Planning Board's signing of the site plans.
 7. Curbs, sidewalks, manholes, guide rails, and drainage shall conform to the requirements of Chapter 128 of the Town Code.

LEGEND

—	EXISTING PROPERTY LINE
- - -	EXISTING LOT LINE TO BE EXTINGUISHED
=====	EXISTING WALL
=====	EXISTING EDGE OF PAVEMENT
- x - x -	EXISTING FENCE
- Δ - Δ - Δ -	EXISTING WETLAND FLAG AND BOUNDARY
- - -	EXISTING WETLAND BUFFER
~~~~~	EXISTING HEDGE ROW
⊙	EXISTING EVERGREEN TREE
⊙	EXISTING DECIDUOUS TREE
XXXXXX	EXISTING ITEM TO BE REMOVED

**LIST OF DRAWINGS**

DRAWING NO.	DRAWING NAME	SHEET
EX-1	EXISTING CONDITIONS & REMOVALS PLAN	1
SP-1	LAYOUT & LANDSCAPE PLAN	2
SP-2	GRADING & UTILITIES PLAN	3
SP-3	EROSION & SEDIMENT CONTROL PLAN	4
SP-4	LIGHTING & LANDSCAPE PLAN	5
D-1	DETAILS	6
D-2	DETAILS	7
D-3	DETAILS	8

4	12-7-20	GENERAL REVISION	E.R.A.
3	11-18-20	GENERAL REVISION	E.R.A.
2	11-2-20	GENERAL REVISION	E.R.A.
1	8-7-20	REVISED PER PLANNING BOARD COMMENTS	E.R.A.
NO.	DATE	REVISION	BY

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

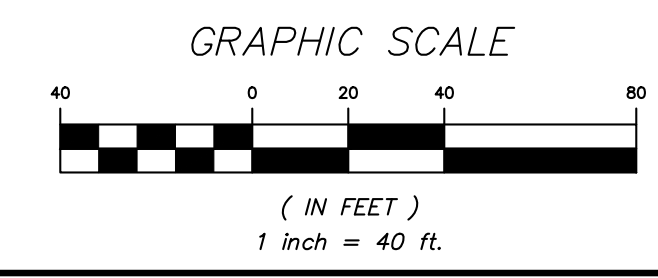
3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT: **STILLWATER BUSINESS PARK**

STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK

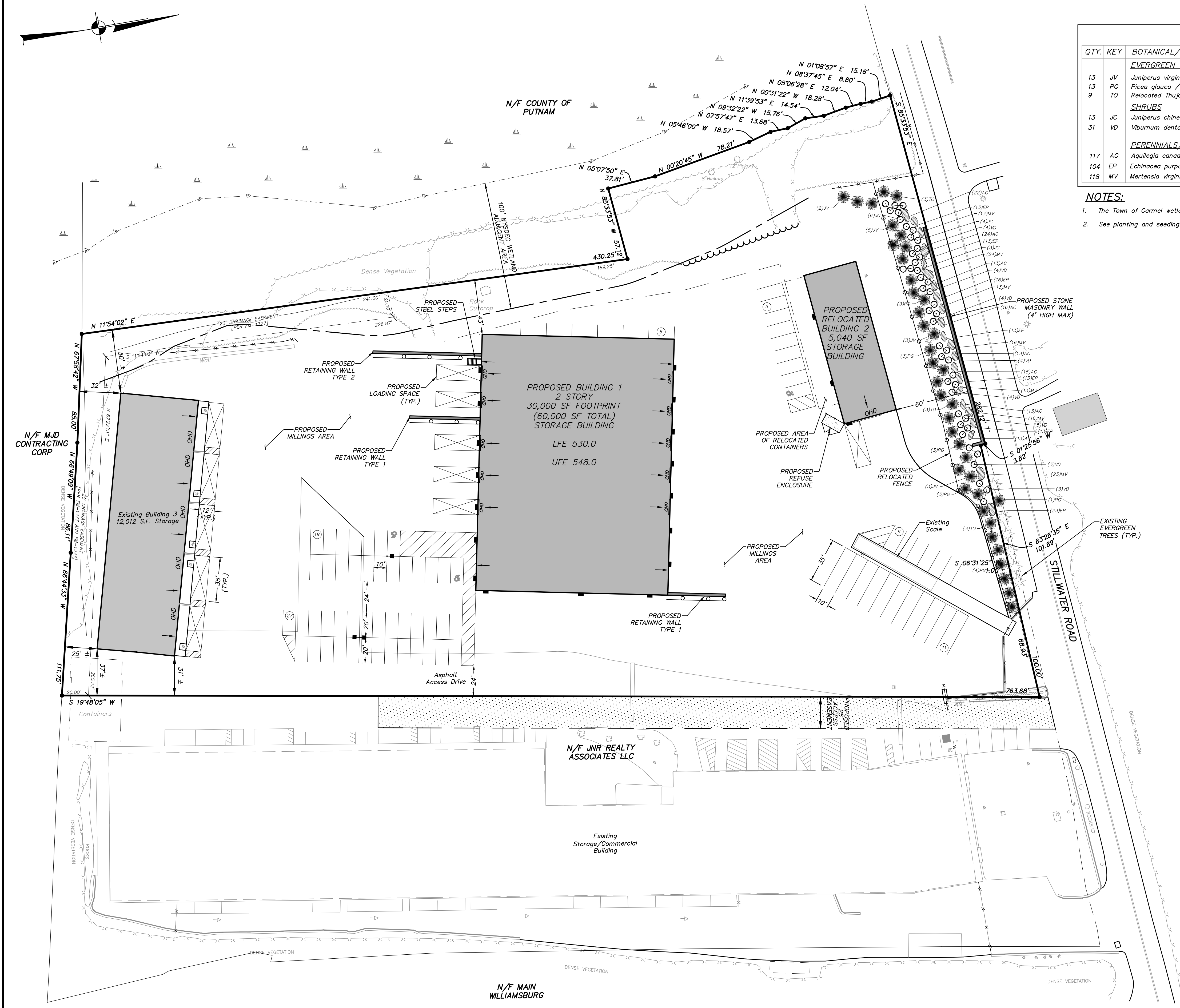
DRAWING: **EXISTING CONDITIONS PLAN**

PROJECT NUMBER	18189.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	EX-1	SHEET	1
DATE	6-26-20	DRAWN BY	C.B.Z.				8
SCALE	1" = 40'	CHECKED BY	A.D.T.				



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.





PLANT LIST			
QTY.	KEY	BOTANICAL/COMMON NAME	SIZE
EVERGREEN TREES			
13	JV	Juniperus virginia / Eastern Redcedar	8'-10' HT.
13	PG	Picea glauca / White Spruce	8'-10' HT.
9	TO	Relocated Thuja occidentalis / Arborvitae	6'-8' HT.
SHRUBS			
13	JC	Juniperus chinensis "Sea Green" / Sea Green Juniper	#3 CONT./6" O.C.
31	VD	Viburnum dentatum / Leatherleaf Viburnum	#3 CONT./6" O.C.
PERENNIALS/GROUND COVERS			
117	AC	Aquilegia canadensis / Columbine	#1 CONT./18" O.C.
104	EP	Echinacea purpurea / Purple Coneflower	#1 CONT./18" O.C.
118	MV	Mertensia virginica / Virginia Bluebells	#1 CONT./18" O.C.

- NOTES:**
- The Town of Carmel wetland inspector to verify all plantings.
  - See planting and seeding notes on sheet D-1.

PARKING SUMMARY	
<b>REQUIRED:</b>	
WHOLESALE, WAREHOUSE, STORAGE, HEAVY COMMERCIAL ESTABLISHMENTS	
77,042 S.F. @ 1 SPACE/1,000 S.F.	= 78 REQUIRED
TOTAL PARKING SPACES PROVIDED	= 78
77,042 S.F. @ 1 LOADING SPACE FOR 1st 10,000sf	= 5 REQUIRED
1 ADDL FOR EACH ADDL 20,000sf	
TOTAL LOADING SPACE PROVIDED	= 11

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING LOT LINE TO BE EXTINGUISHED
	EXISTING WALL
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE
	EXISTING WETLAND FLAG AND BOUNDARY
	EXISTING WETLAND BUFFER
	EXISTING HEDGE ROW
	EXISTING EVERGREEN TREE
	EXISTING DECIDUOUS TREE
	PROPOSED CONCRETE CURB
	PROPOSED RETAINING WALL
	PROPOSED GUIDE RAIL
	PROPOSED EDGE OF SIDEWALK
	PROPOSED STRIPED ISLAND
	PROPOSED PAINTED HANDICAP PARKING SYMBOL
	PROPOSED LANDSCAPING
	PROPOSED BUILDING MOUNTED LIGHT
	PROPOSED PAINTED STOPBAR
	PROPOSED SINGLE POLE SIGN

PROPOSED C ZONE REQUIREMENTS:		
	REQUIRED	PROPOSED COMBINED LOTS
Minimum Lot Area:	40,000 sf	253,084 sf ±
Minimum Lot Depth:	200'	704' ±
Minimum Lot Width:	200'	330' ±
Minimum Road Frontage:	100'	484'
Minimum Principal Building Setbacks:		
Front Yard:	40'	60' ±
Side Yard:	25'	31' ±
Rear Yard:	30'	25' ±*
Maximum Building Height:	35'	33'-3"
Minimum Building Floor Area:	5,000 sf	77,042 sf
Maximum Lot Building Coverage:	30%	18.6% ±

* Variance approved by the Carmel ZBA on 10/22/20

4	12-7-20	GENERAL REVISION	E.R.A.
3	11-18-20	GENERAL REVISION	E.R.A.
2	11-2-20	GENERAL REVISION	E.R.A.
1	8-7-20	REVISED PER PLANNING BOARD COMMENTS	E.R.A.
NO.	DATE	REVISION	BY

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

3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT:  
**STILLWATER BUSINESS PARK**

STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK

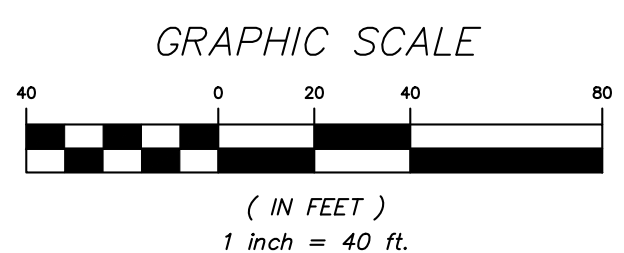
DRAWING:  
**LAYOUT AND LANDSCAPE PLAN**

PROJECT NUMBER	18189.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	6-26-20	DRAWN BY	C.B.Z.		
SCALE	1" = 40'	CHECKED BY	A.D.T.		

STATE OF NEW YORK  
JEREMY J. CONNELLEY  
61831  
LICENSED PROFESSIONAL ENGINEER

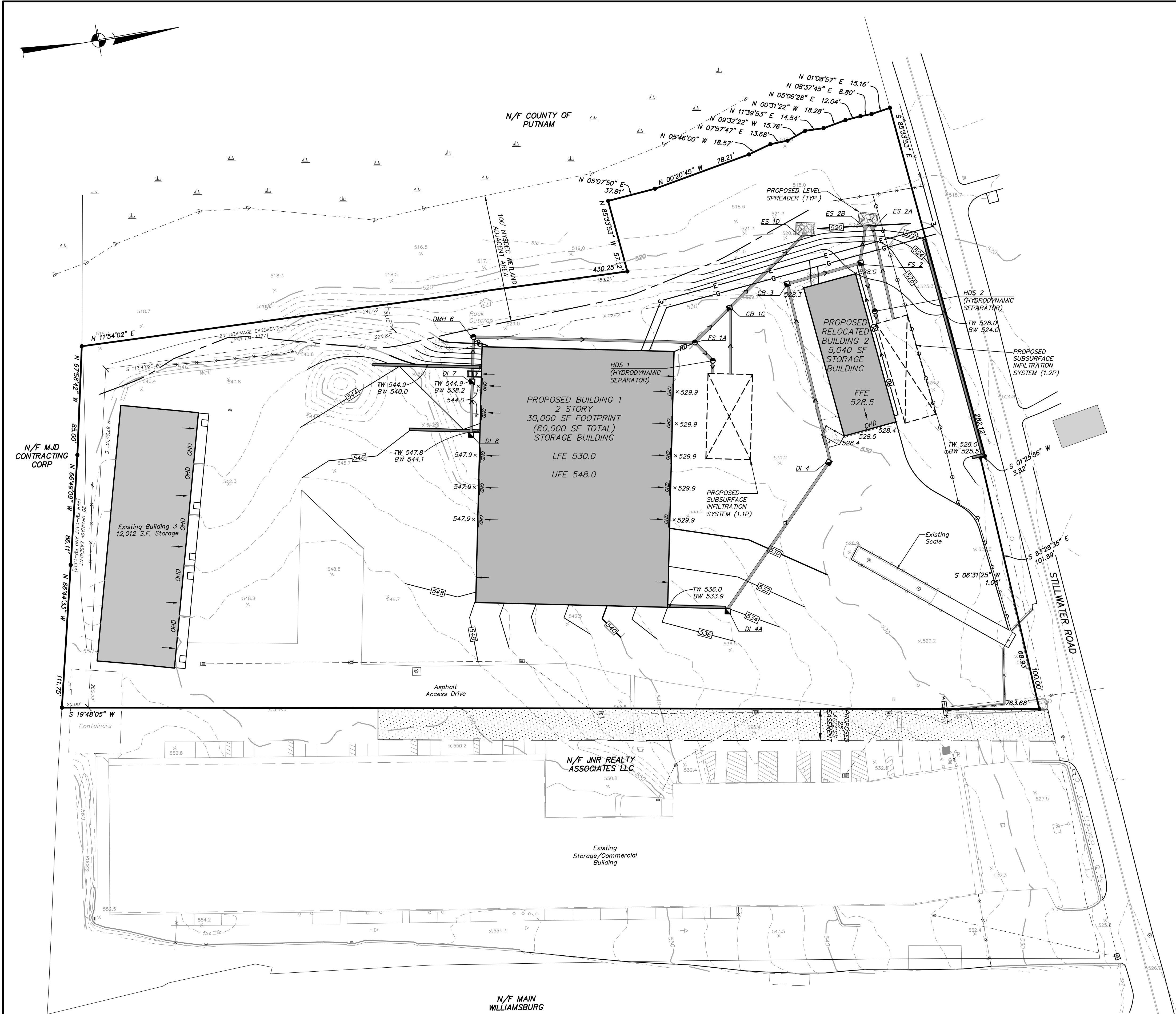
SP-1  
2  
8

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PROPOSED DRAINAGE TABLE				
STRUCTURE	RIM.	INV.	PIPE	LENGTH
DI 8	547.8	540.9	12"	43 L.F.
DI 7	543.8	IN 540.4   OUT 529.8	12"	33 L.F.
DMH 6	529.0	IN 526.8   OUT 526.6	15"	173 L.F.
FS 1A	529.0	524.8	10"	20 L.F.
HDS 1B	528.8	524.6	10"	10 L.F.
1.1P	-	IN 524.5   OUT 524.7	8"	50 L.F.
ES 1D	-	521.8		
DI 4A	534.0	530.8	12"	143 L.F.
DI 4	528.8	IN 525.6   OUT 525.4	15"	140 L.F.
CB 3	528.0	524.0	15"	56 L.F.
FS 2	527.0	523.4	10"	48 L.F.
HDS 2	528.0	522.9	10"	10 L.F.
1.2P	-	IN 522.8   OUT 523.0	8"	75 L.F.
ES 2A	-	519.5		
FS 2	527.0	523.4		
ES 2B	-	519.5	15"	62 L.F.

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING LOT LINE TO BE EXTINGUISHED
	EXISTING WALL
	EXISTING EDGE OF PAVEMENT
	EXISTING FENCE
	EXISTING WETLAND FLAG AND BOUNDARY
	EXISTING WETLAND BUFFER
	EXISTING DRAINAGE INLET
	EXISTING DRAINAGE PIPE
	PROPOSED CONCRETE CURB
	PROPOSED RETAINING WALL
	PROPOSED EDGE OF SIDEWALK
	PROPOSED ROOF DRAIN
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB & BOTTOM OF CURB ELEVATIONS
	PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS
	PROPOSED SEWER MANHOLE
	PROPOSED DRAINAGE MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED UNDERGROUND ELECTRICAL SERVICE
	PROPOSED UNDERGROUND NATURAL GAS SERVICE

PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE					
PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 5 to 10 YEARS
INFILTRATION UNITS	-	Confirm infiltrators dewater within 40 hours	Inspect & clean	Inspect outlet structures & remove accumulated sediment.	Clean isolator row per manufactures recommendations
SUBSURFACE STORMWATER COLLECTION SYSTEMS	-	-	Inspect & clean	Inspect, clean, repair and/or replace structures. Remove debris.	-

**Note:** The party responsible for implementation of the maintenance schedule during and after construction is:

1841 Park Avenue Realty Corp  
121 Stillwater Road  
Mahopac, NY 10541

and/or the current owner(s) of the subject property.

4	12-7-20	GENERAL REVISION	E.R.A.
3	11-18-20	GENERAL REVISION	E.R.A.
2	11-2-20	GENERAL REVISION	E.R.A.
1	8-7-20	REVISED PER PLANNING BOARD COMMENTS	E.R.A.
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3 Garrett Place  
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(845) 225-9690  
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PROJECT:

**STILLWATER BUSINESS PARK**

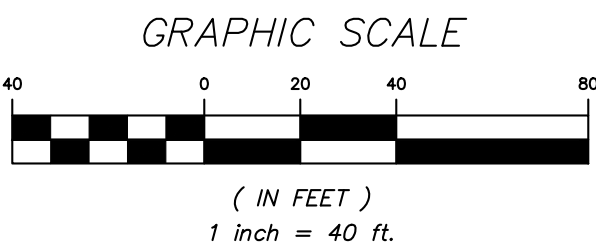
STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK

DRAWING:

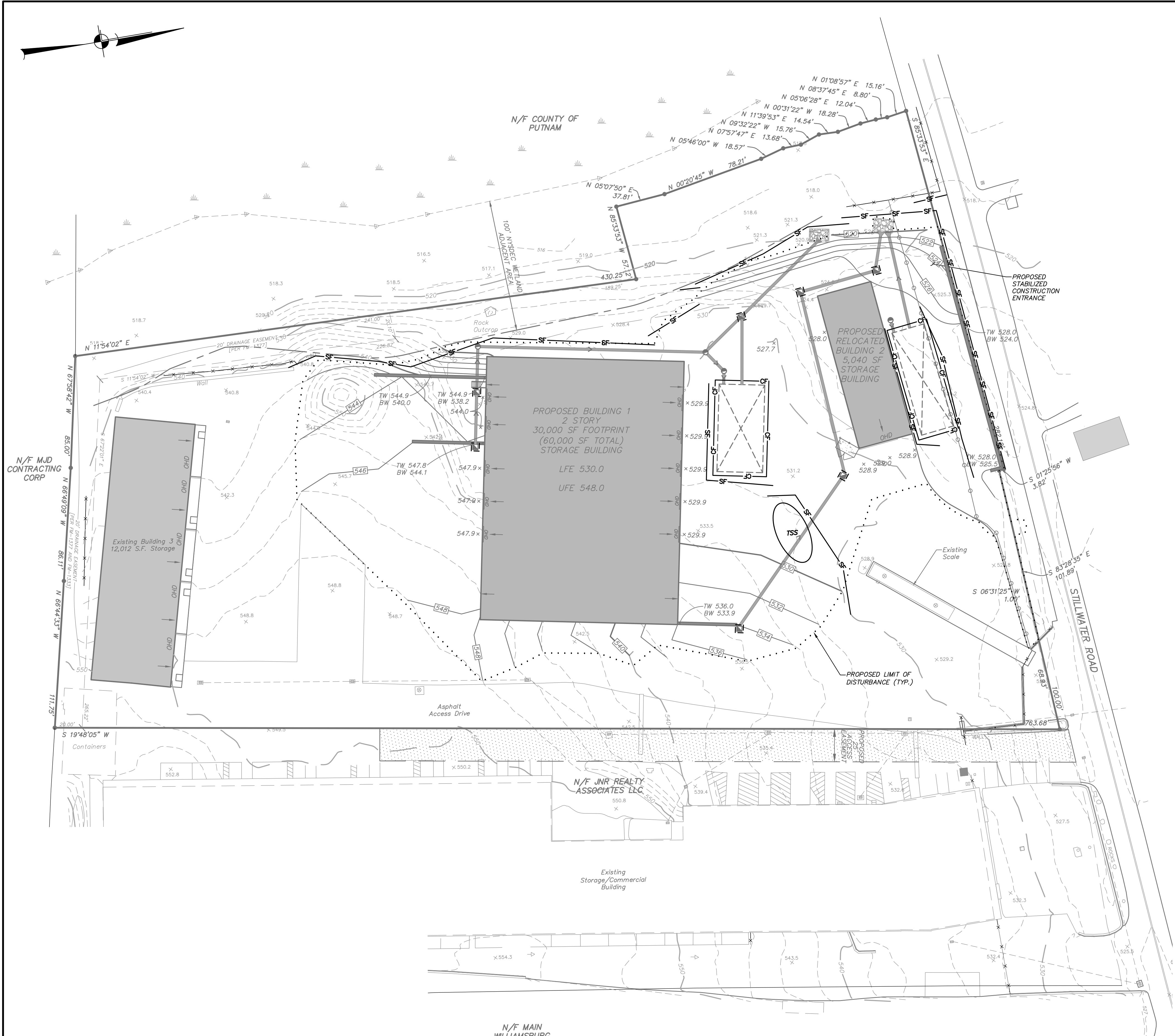
**GRADING AND DRAINAGE PLAN**

PROJECT NUMBER	18189.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	6-26-20	DRAWN BY	C.B.Z.	SP-2	3
SCALE	1" = 40'	CHECKED BY	A.D.T.		

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LEGEND

—

EXISTING PROPERTY LINE

- - -

EXISTING LOT LINE TO BE EXTINGUISHED

=====

EXISTING WALL

—

EXISTING EDGE OF PAVEMENT

- x - x -

EXISTING FENCE

- Δ - Δ - Δ -

EXISTING WETLAND FLAG AND BOUNDARY

—

EXISTING WETLAND BUFFER

— 100' —

PROPOSED 10' CONTOUR

— 2' —

PROPOSED 2' CONTOUR

x 100.5 x 100.5

PROPOSED SPOT ELEVATION

TC 101.0  
x BC 100.5

PROPOSED TOP OF CURB & BOTTOM OF CURB ELEVATIONS

TW 105.0  
x BW 100.0

PROPOSED TOP OF WALL & BOTTOM OF WALL ELEVATIONS

SF

PROPOSED SILT FENCE

CF

PROPOSED CONSTRUCTION FENCE

TSS

PROPOSED TEMPORARY SOIL STOCKPILE

SF

PROPOSED STABILIZED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS				MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	—	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	—	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	—	Inspect	Mulching/ Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	—	Inspect	Inspect	Water/Reseed/ Remulch	Reseed to 80% Coverage
SOIL STOCKPILES	—	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove
SWALES	—	Inspect	Inspect	Clean/Mulch/ Repair	Mow Permanent Grass/Replace/ Repair Rip Rap
ROAD & PAVEMENT	—	Inspect	Inspect	Clean	Clean

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized.  
Note. The party responsible for implementation of the maintenance schedule during and after construction is:  
1841 Park Avenue Realty Corp  
121 Stillwater Road  
Maropag, NY  
10541  
and/or the current owner(s) of the subject property.

CONSTRUCTION SEQUENCE:

1. Install stabilized construction entrance/anti-tracking pad at driveway entrance.
2. Install silt fence in general locations indicated on the plan.
3. Begin demolition of the existing dwelling and out buildings.
4. Remove demolition debris from the site.
5. Begin excavation for foundations, and surrounding grading for the relocated and new proposed buildings.
6. Disassemble existing 5,040sf storage building.
7. Begin construction of the new proposed storage building and reassembly of the existing structure in its new location.
8. Install infiltration Areas and connect Roof Leader Drains.
9. Upon completion of grading operations, install finished driveway surfaces.
10. Topsoil, seed, and mulch all disturbed areas as soon as practical in accordance with the Erosion and Sediment Control Notes contained on this page.

4	12-7-20	GENERAL REVISION	E.R.A.
3	11-18-20	GENERAL REVISION	E.R.A.
2	11-2-20	GENERAL REVISION	E.R.A.
1	8-7-20	REVISED PER PLANNING BOARD COMMENTS	E.R.A.
NO.	DATE	REVISION	BY

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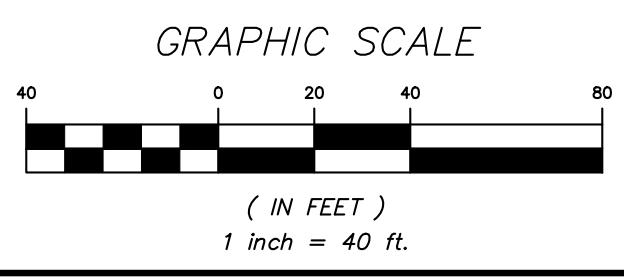
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PROJECT:  
**STILLWATER BUSINESS PARK**

STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK

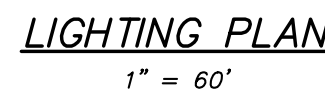
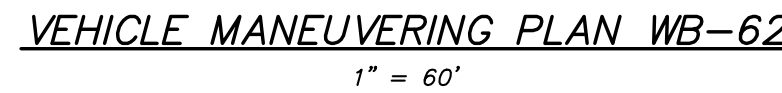
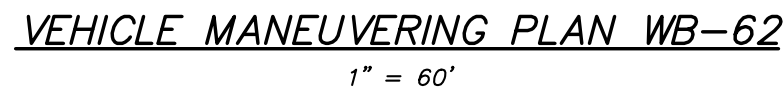
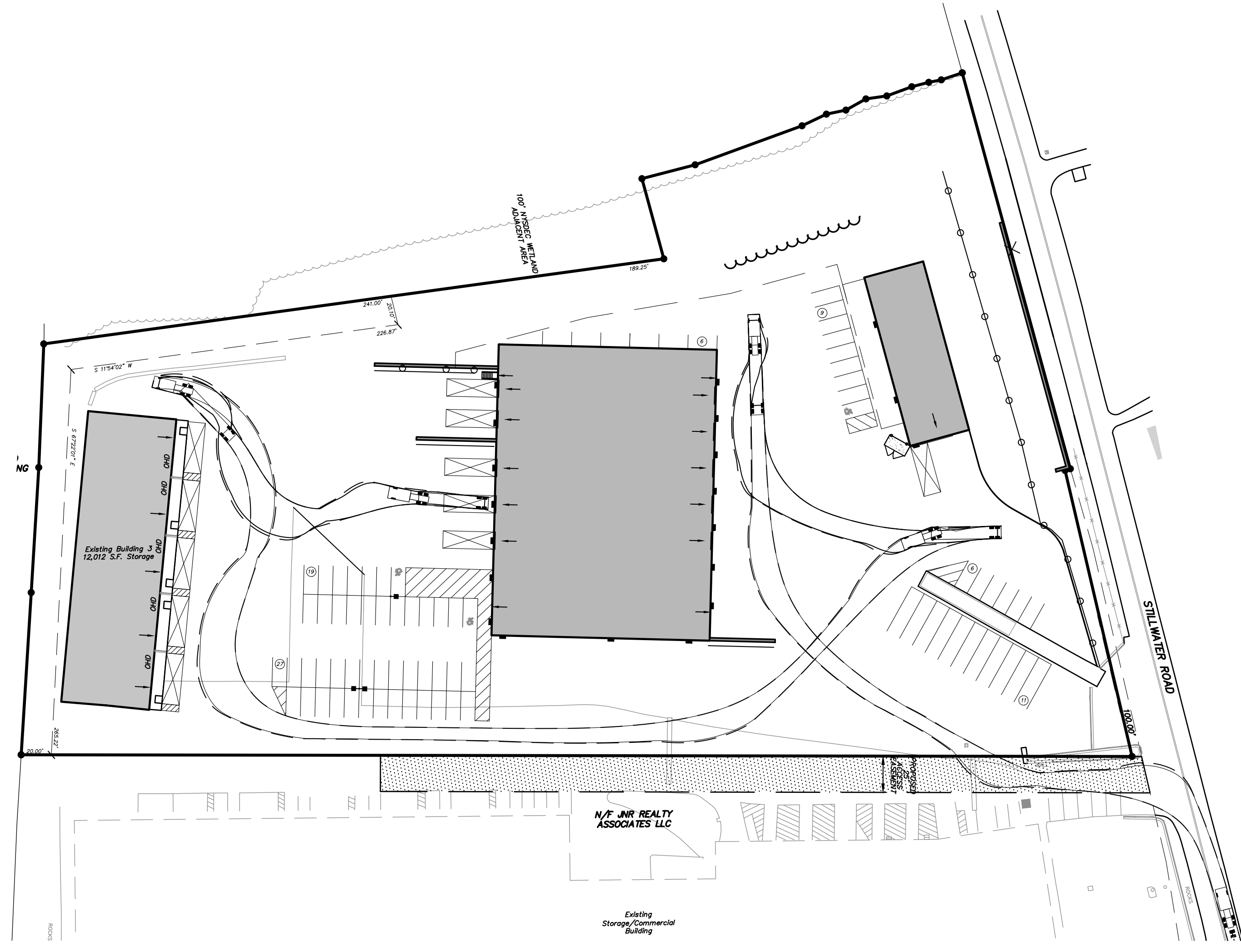
DRAWING:  
**EROSION AND SEDIMENT  
CONTROL PLAN**

PROJECT NUMBER	18189.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SP-3	SHEET 4
DATE	6-26-20	DRAWN BY	C.B.Z.			
SCALE	1" = 40'	CHECKED BY	A.D.T.			



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**LIGHT CONTOUR LEGEND**

———— 0.1 ————	0.10 Foot Candles
———— 0.5 ————	0.50 Foot Candles
———— 1 ————	1.00 Foot Candles

* Photometric calculations shown on plan are in foot candles.


LUMINAIRE SCHEDULE						
Sym	Qty	Catalog Number	Description	Lamp	Mounting Height	Watts
■	10	ASW1 LED 42C 700 40K SR3 MVOLT	LITHONIA LIGHTING LED WALL LUMINAIRE TYPE 3 DISTRIBUTION	LED	16'-0"	98
■-■	3	DSKWP1 LED 20C 1000 30K T4M MVOLT	LITHONIA LIGHTING LED AREA LUMINAIRE TYPE 4 DISTRIBUTION	LED	16'-0"	98

[illegible]




# ASW1 LED

## LED Wall Luminaire



### Specifications

Width:	13" (330mm)				
Depth:	1.5-2.5" (38-64mm)				
Height:	9"-12" (229-305mm)				
Weight:	3.0 lbs (1.4kg)				



### Introduction

The *Aesw1*™ family combines sleek, fluid forms and art to deliver a driving architectural aesthetic that can be echoed throughout entire sites.

The *ASW1 LED* integrates the latest LED technology with the distinctive aesthetic of the *Aesw1*™ family for stylish, high-performance illumination that lasts. The *ASW1 LED* is designed for replacing 100-400-watt halide in a new lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

### Ordering Information

Size (in)	Part Number	Part Number	Other Accessories	Finish/Color	Voltage	Mounting	Accessories
ASW1 LED	42-48-60 (range)	350-350K	400-400K	502 (sld)	100V/1	277	30-60 reduction
	350-350K	400-400K	502 (sld)	240	120		
	350-350K	400-400K	502 (sld)	240	1		

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3	12-7-20	GENERAL REVISION	E.R.A.
2	11-18-20	GENERAL REVISION	E.R.A.
1	11-2-20	GENERAL REVISION	E.R.A.
NO.	DATE	REVISION	BY

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

3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
[www.insite-eng.com](http://www.insite-eng.com)

PROJECT:  
STILLWATER BUSINESS PARK

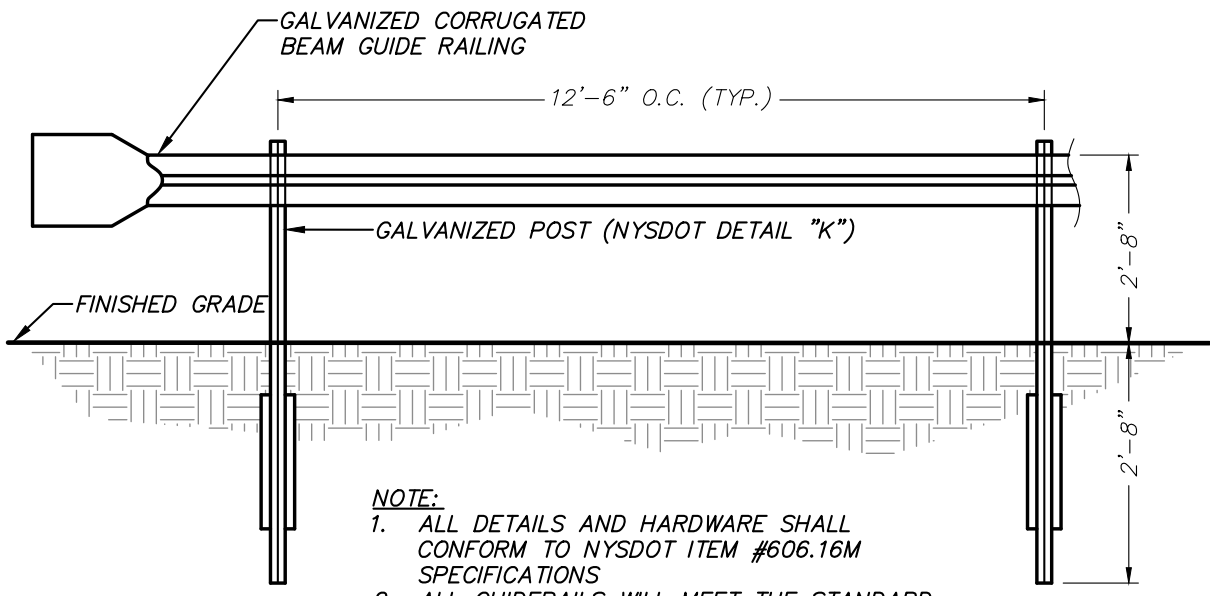
DRAWING:  
VEHICLE MANEUVERING AND  
LIGHTING PLANS

PROJECT NUMBER	18189.100	PROJECT MANAGER	J.J.C.	DRAWING NO.  SP-4	SHEET 5 8
DATE	8-7-20	DRAWN BY	A.D.T.		
SCALE	AS SHOWN	CHECKED BY	J.C.C.		

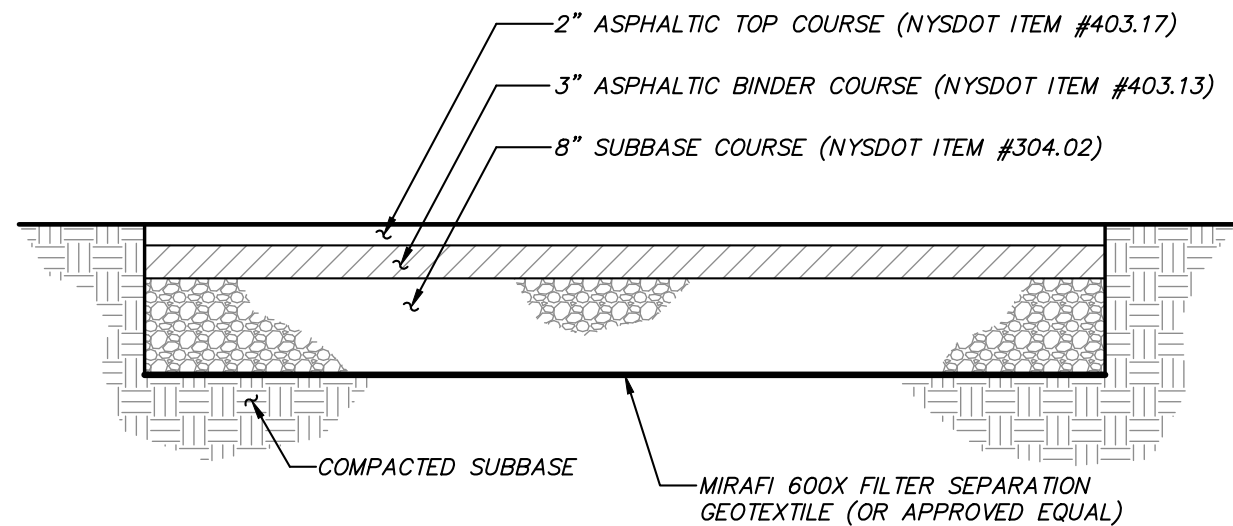


ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



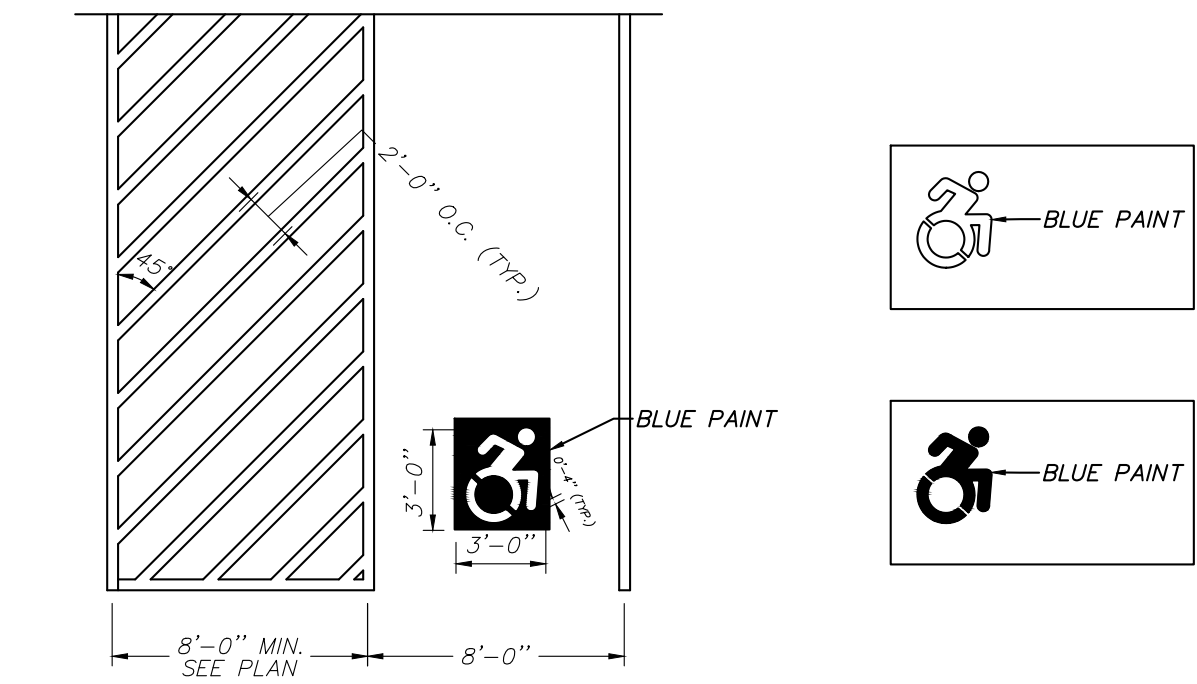


GUIDERAIL DETAIL  
(N.T.S.)

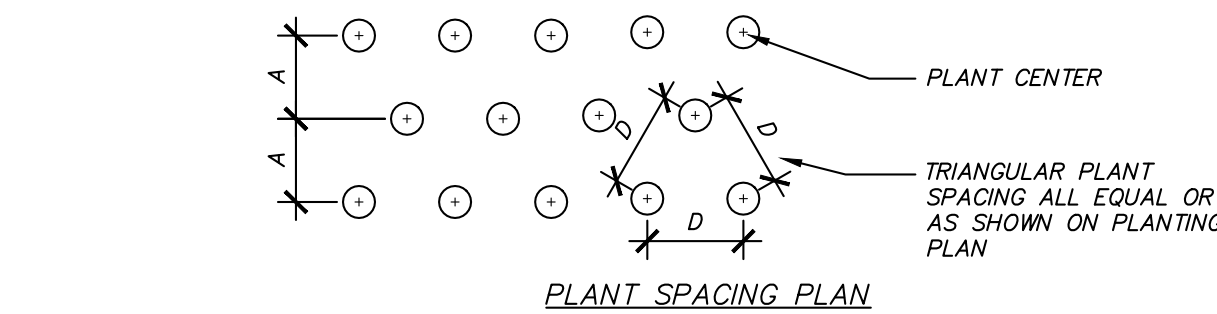


ASPHALT PAVEMENT DETAIL  
(N.T.S.)

NOTE:  
1. ALL ASPHALT INSTALLATION WILL MEET THE STANDARDS OF § 128 OF THE TOWN OF CARMEL CODE.



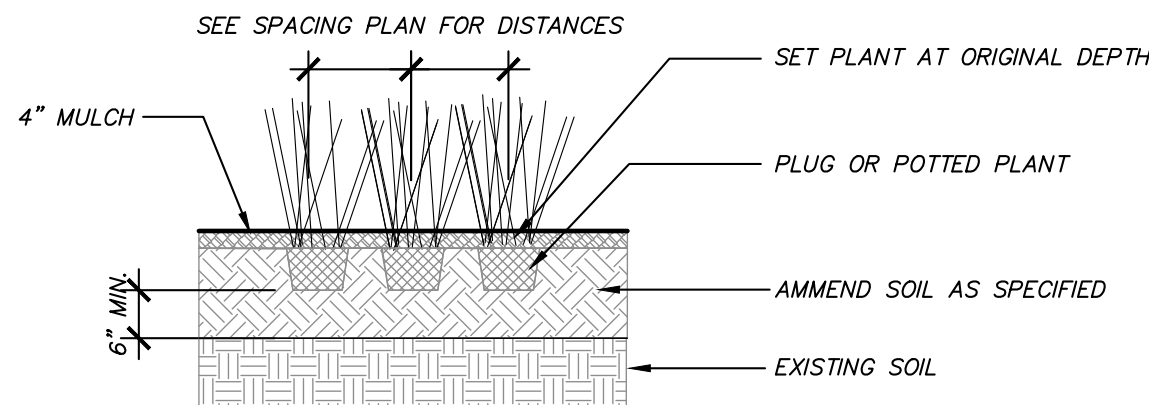
PAINTED NYS ACCESSIBLE PARKING DETAIL  
(N.T.S.)



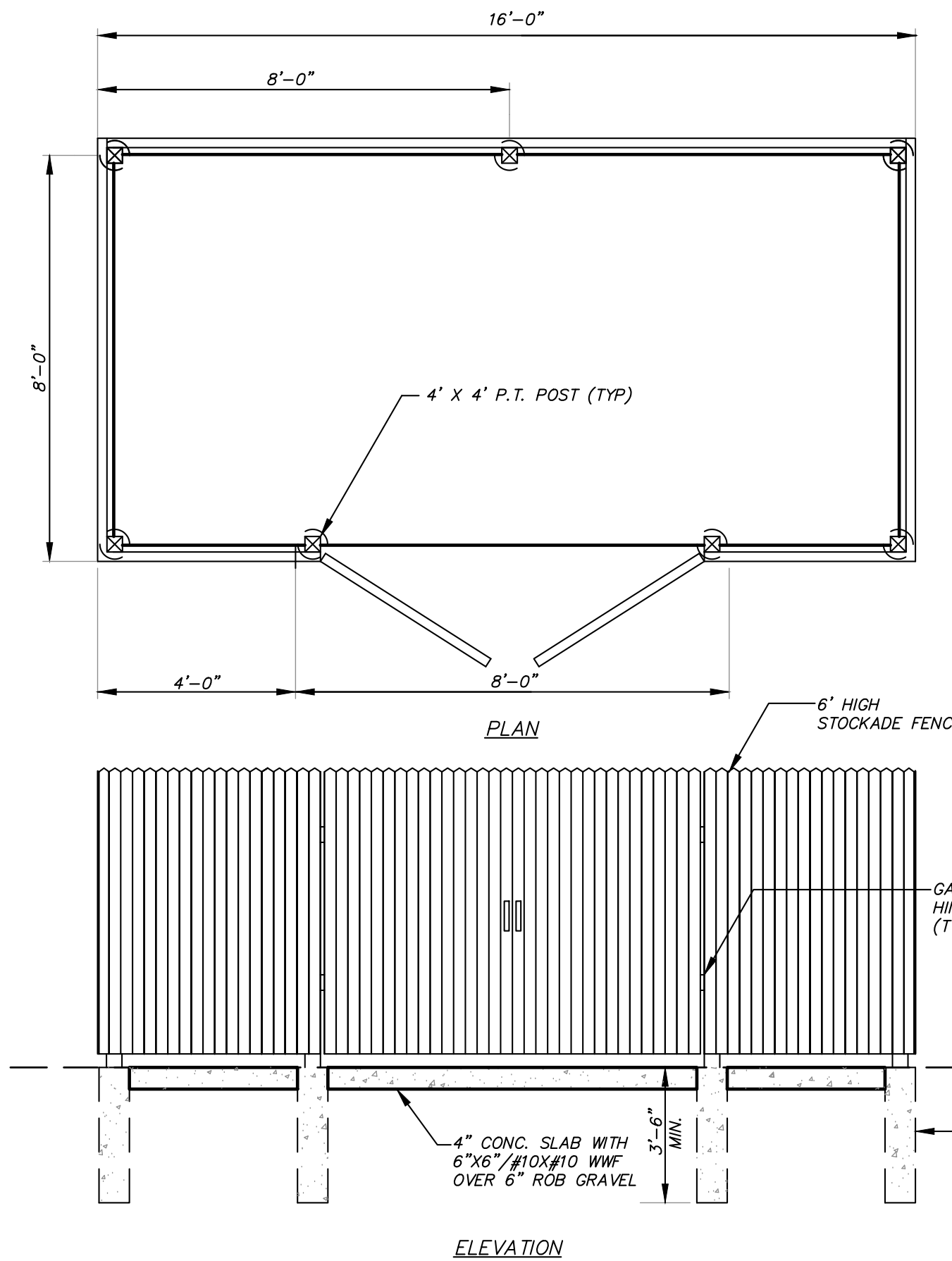
SPACING "D" 18" O.C.  
ROW "A" 15.6"  
PLANTS PER SQ. FT. 0.50

NOTE:  
PLANT QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS PER SQ. FT. FOR REQUIRED SPACING.

QUANTITY OF PLANTS AND SPACING AS NOTED IN PLANTING SCHEDULE

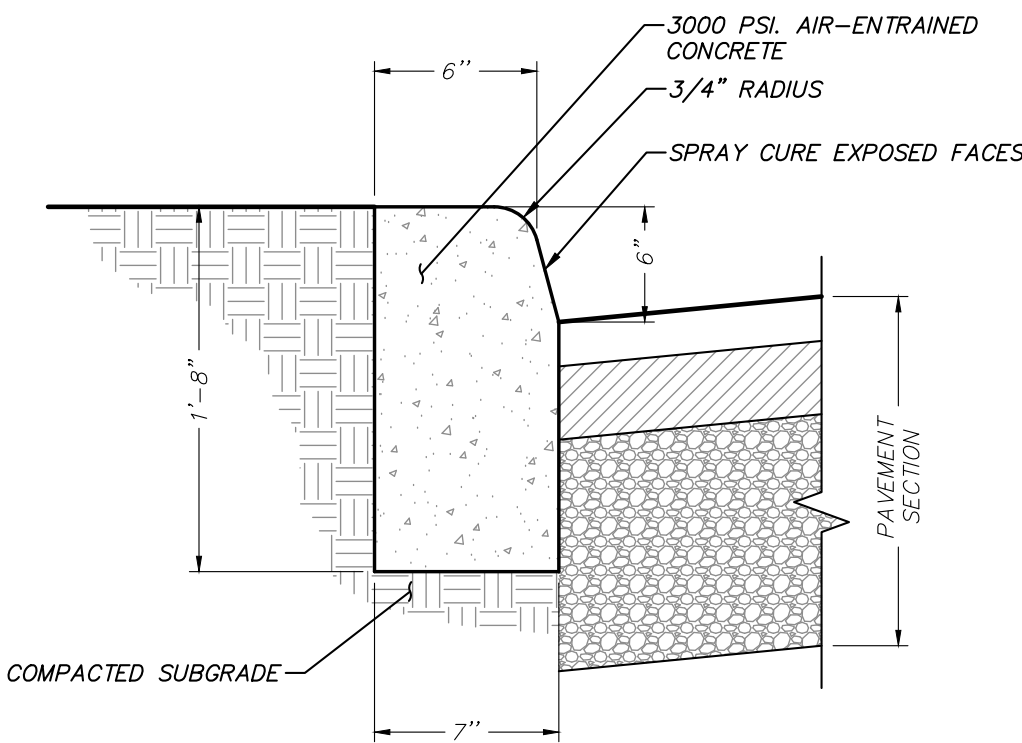


PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL  
(N.T.S.)

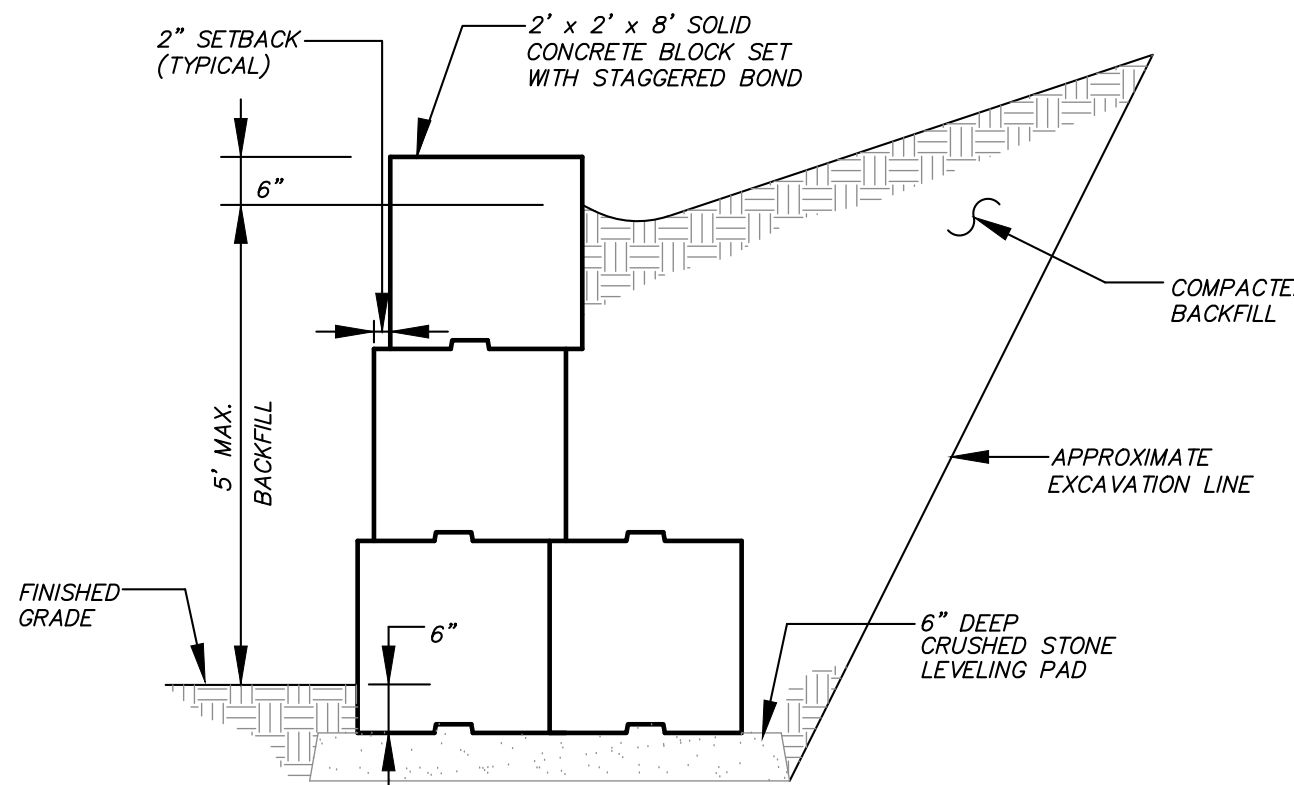


PROPANE STORAGE ENCLOSURE DETAIL  
(N.T.S.)

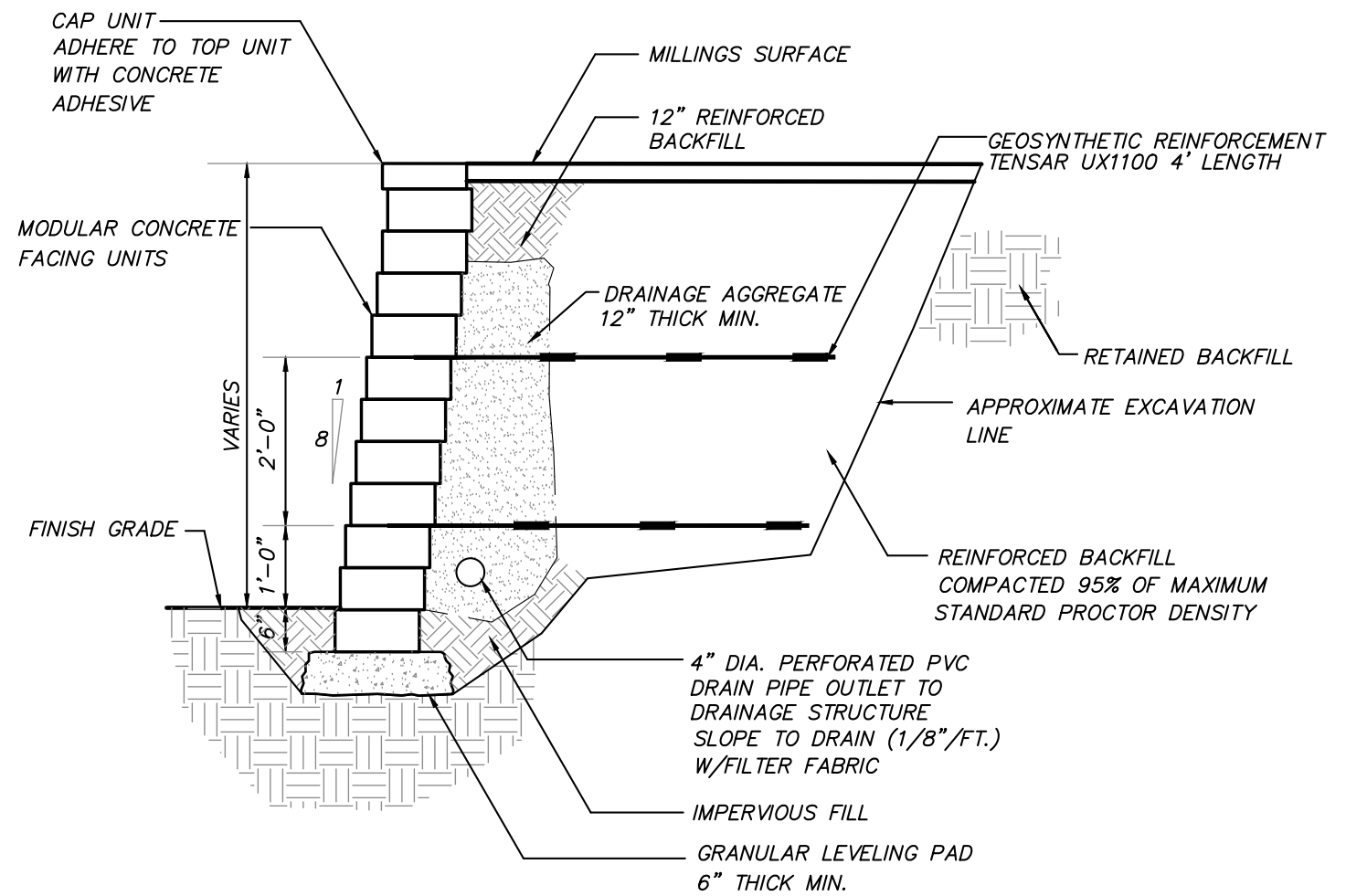
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CONCRETE CURB DETAIL  
(N.T.S.)

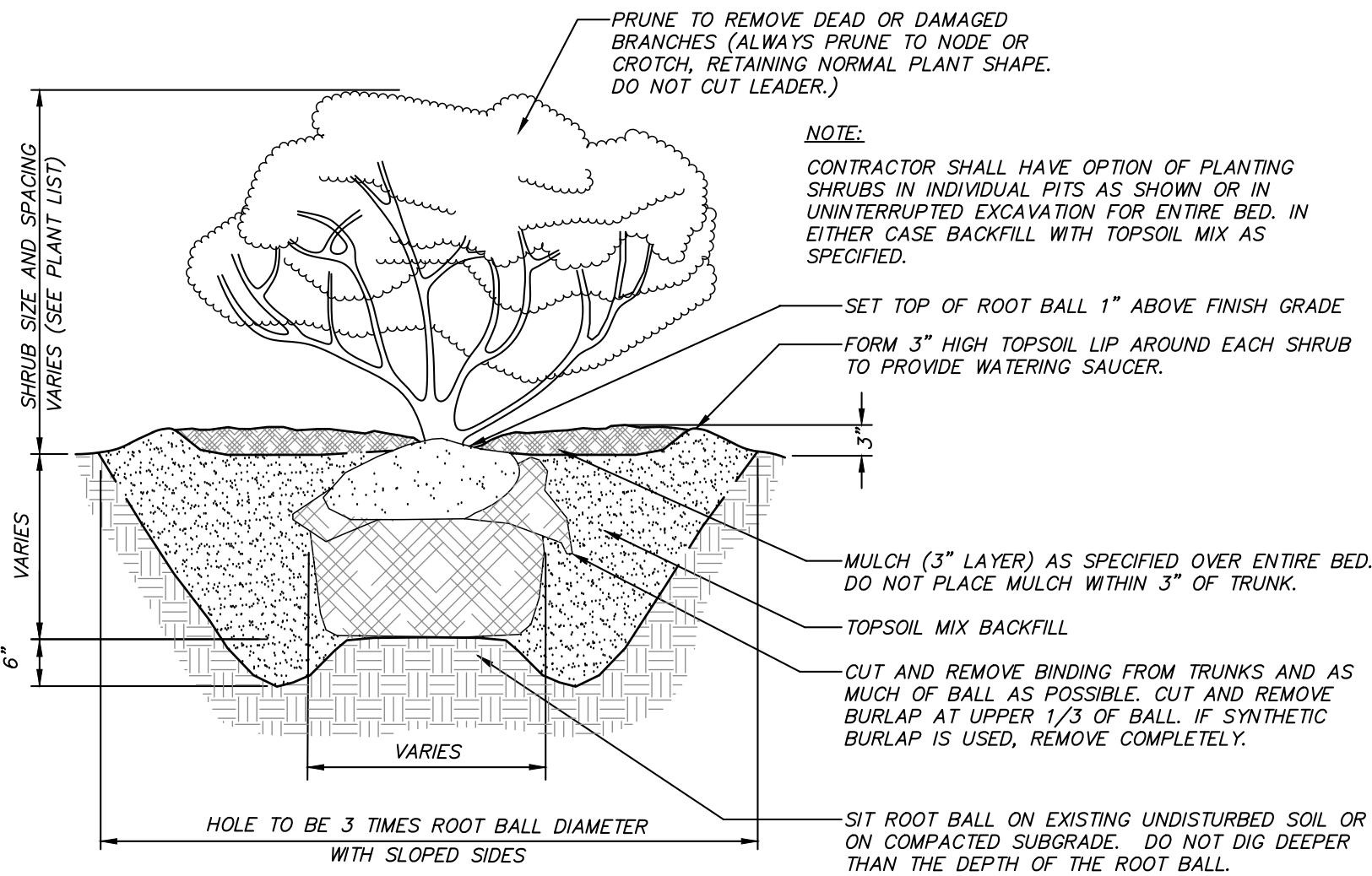


RETAINING WALL-TYPE 1 DETAIL  
(N.T.S.)

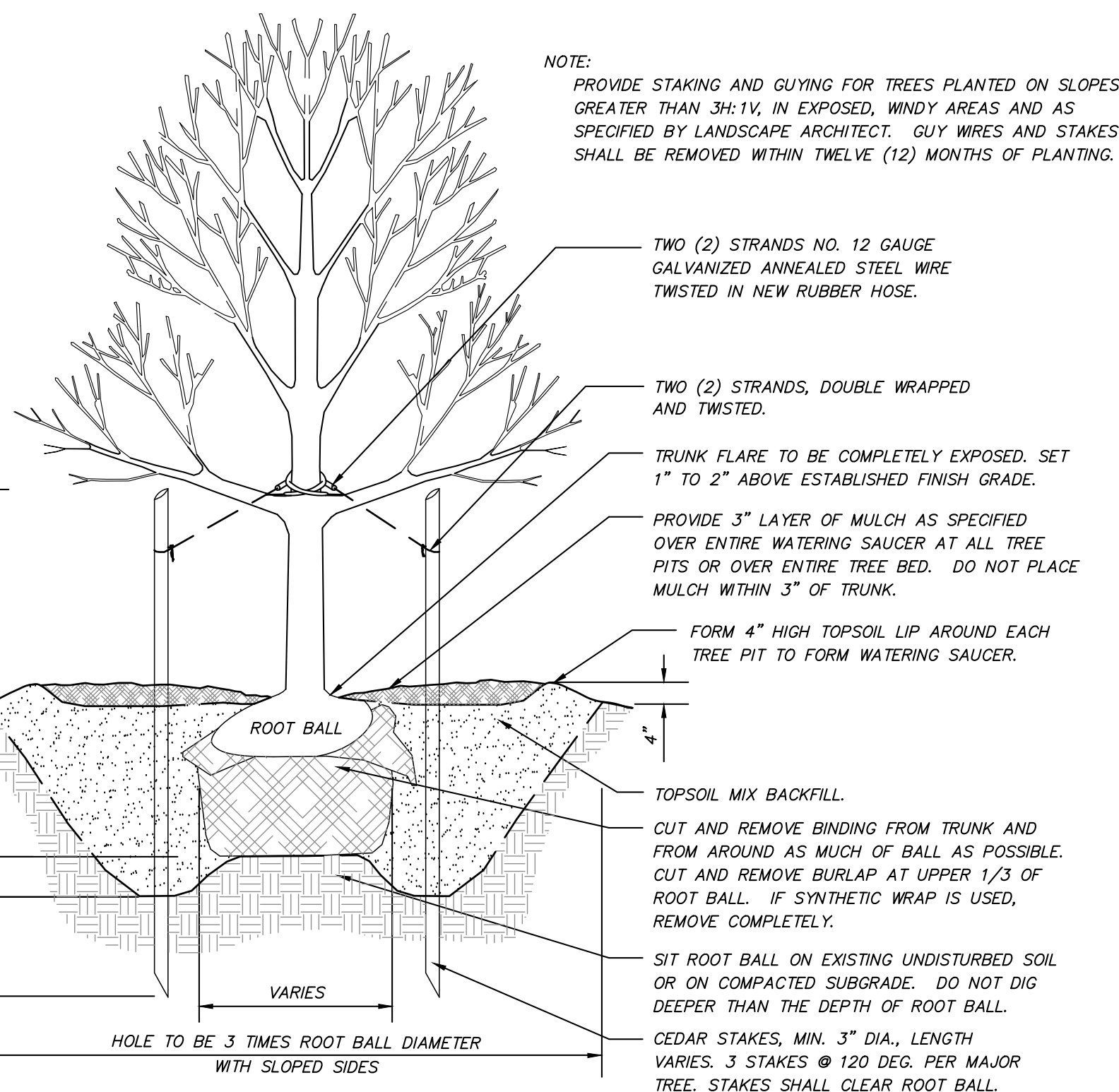


RETAINING WALL-TYPE 2 DETAIL  
(N.T.S.)

NOTES:  
1. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AND GEOSYNTHETIC ALIGNMENT.  
2. BENCH CUT ALL EXCAVATED SLOPES.  
3. DO NOT OVER EXCAVATE UNLESS DIRECTED BY SITE ENGINEER TO REMOVE UNSUITABLE SOIL.  
4. SITE ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.  
5. LEVELING PAD SHALL CONSIST OF COMPACTED COARSE SAND OR CRUSHED GRAVEL, 6" THICK MIN.  
6. CONTRACTOR MAY OPT FOR A LEAN CONCRETE PAD. CONCRETE PAD SHALL BE UNREINFORCED, 3" THICK MAXIMUM.  
7. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 6".  
8. FOR UNITS TO BE EMBEDDED, COMPACT FILL IN FRONT OF UNITS AT THE SAME TIME FILL BEHIND UNITS IS COMPACTED.  
9. DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND THE WALL WITHIN 12" OF THE TOP OF THE WALL. DRAINAGE AGGREGATE SHALL NOT EXTEND BELOW FINAL GRADE IN FRONT OF WALL.  
10. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D-698)  
11. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE SITE SOILS ENGINEER.  
12. COMPACTION WITHIN 3 FT. OF WALL SHALL BE LIMITED TO HAND OPERATED EQUIPMENT.  
13. GEOSYNTHETIC SHALL BE PLACED WITH STRONGEST DIRECTION PERPENDICULAR TO WALL. FOLLOW GEOSYNTHETIC MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.  
14. CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO AVOID DAMAGING WALL WHILE UNDER CONSTRUCTION.  
15. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.  
16. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.  
17. MODULAR BLOCK RETAINING WALL MANUFACTURER TO SUPPLY CONSTRUCTION DETAILS OF WALL SIGNED AND SEALED BY AN ENGINEER LICENSED IN THE STATE OF NEW YORK.



SHRUB PLANTING DETAIL  
(N.T.S.)



TREE PLANTING DETAIL  
(N.T.S.)

#### GENERAL SITE SEEDING NOTES:

- All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
  - select seed mixture per drawings and seeding notes.
  - fertilizer applied at the manufacturer's recommended rate using Lesco 10-0-18 (no phosphorus) fertilizer or equivalent.
  - mulch: salt hay or small grain straw applied at a rate of 90 lbs./1000s.f. or 2 tons/acre, to be applied and anchored according to New York State Standards and Specifications for Erosion and Sediment Control, August 2005.
  - if the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
- Seed Mix #1 for all other disturbed areas. Primarily for lawn areas and mow strip along roads at a rate of 100 lbs. per acre:
  - Kentucky Bluegrass 20%
  - Creeping Red Fescue 40%
  - Perennial Ryegrass 20%
  - Annual Ryegrass 20%
- Seed mixes to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative.
- Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
- Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1." Hydroseeding shall be performed using materials and methods as approved by the site engineer.

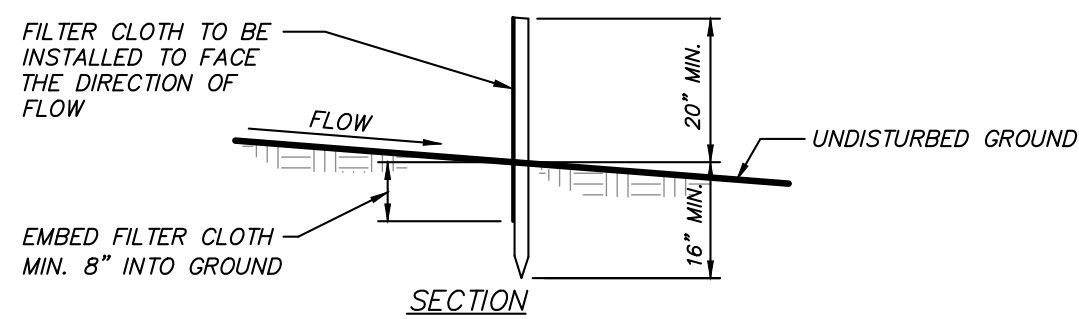
#### GENERAL PLANTING NOTES:

- Tree removal, protection and plantings shall be in accordance with Chapter 142 of the Town Code
- All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
- No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
- All plant material to be nursery grown.
- Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
- Plant material shall be taken from healthy nursery stock.
- All plants shall be grown under climate conditions similar to those in the locality of the project.
- Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
- The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
- Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
- All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.

4	12-7-20	GENERAL REVISION	E.R.A.
3	11-18-20	GENERAL REVISION	E.R.A.
2	11-2-20	GENERAL REVISION	E.R.A.
1	8-7-20	REVISED PER PLANNING BOARD COMMENTS	E.R.A.
NO.	DATE	REVISION	BY

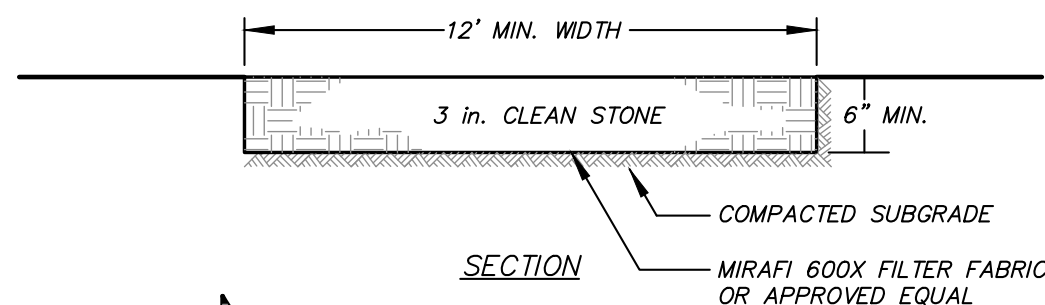
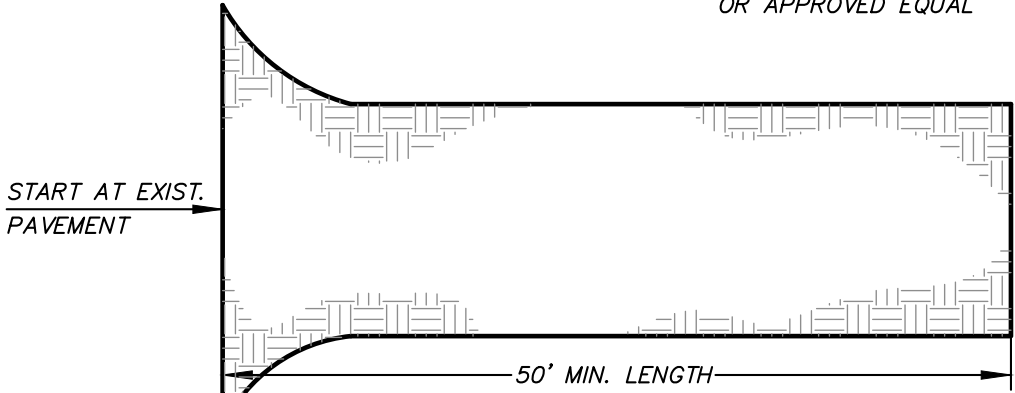
		3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com	
PROJECT:		STILLWATER BUSINESS PARK	
DRAWING:		DETAILS	
PROJECT NUMBER	18189.100	PROJECT MANAGER	J.J.C.
DATE	6-26-20	DRAWN BY	C.B.Z.
SCALE	AS SHOWN	CHECKED BY	A.D.T.
DRAWING NO.		SHEET	
D-1		6	
		8	





1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.	POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.	FILTER CLOTH: 100X, MIRAFI FILTER, STABILINKA T140N OR APPROVED EQUAL
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.	PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

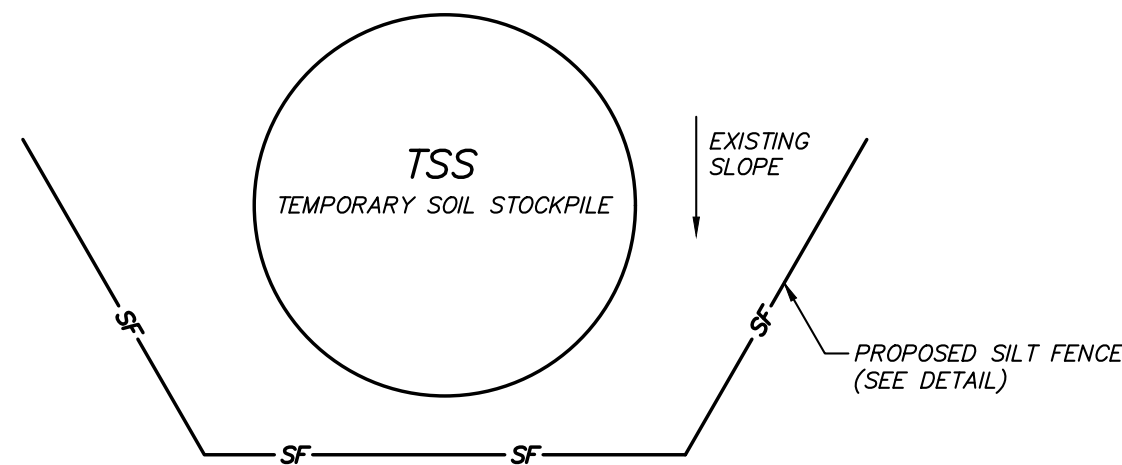
(N.T.S.)

SECTION

PLAN

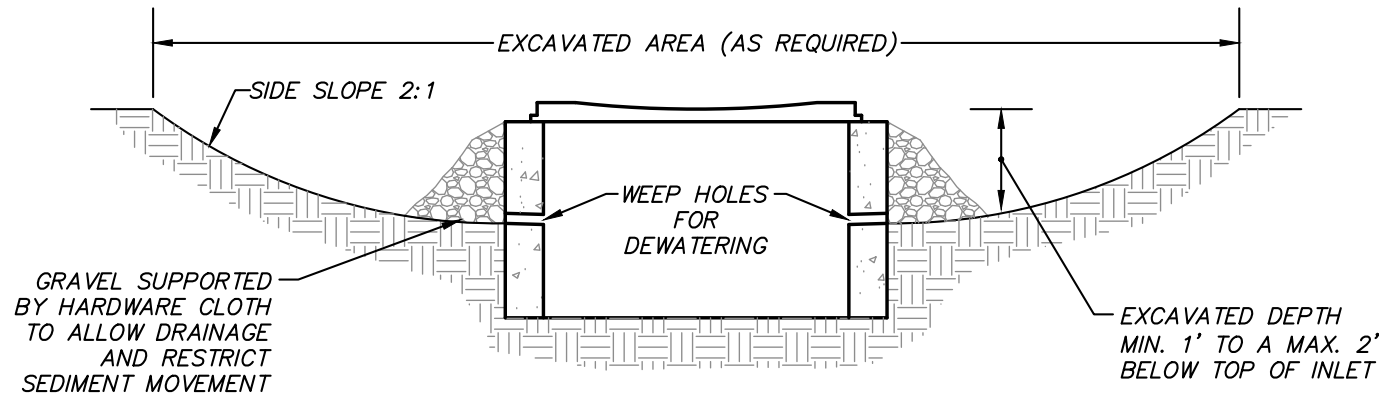
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT THE INGRESS OF PUBLIC RIGHT OF WAY. PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY AREAS USED TO PREVENT ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN ADJACENT TRAPPED AREA.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

(N.T.S.,



1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

(N.T.S.)



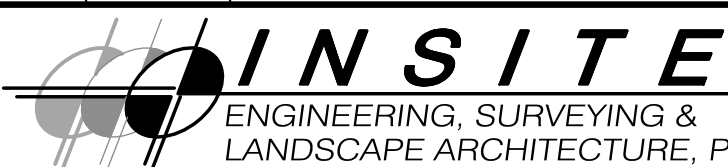
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN
3. WEED HOLES SHALL BE PROTECTED BY GRAVEL
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEED HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY, AND STABILIZE WITH PERMANENT SEEDING
5. MAXIMUM DRAINAGE AREA = 1 ACRE

(N.T.S.)

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain and dispose of sediment. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practicable time. If the soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 100 lbs per acre shall be used for temporary seeding in spring, summer or early fall. "Aristocrat" Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. Seed mixes shall be used to receive a minimum 4" screened topsoil from stockpile area. Seed mixes as defined in General Site Seeding Notes on drawing SP-1 are to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative.
8. Cut or fill slopes 3:1 and steeper shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
9. Paved roadways shall be kept clean at all times.
10. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
11. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
12. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
13. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and berms are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
14. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
15. Cut and fills shall not endanger adjoining property, nor divert water into the property of others.
16. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
17. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
18. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
19. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

3. **Enhanced Phosphorus Removal Standards** – Beginning on September 30, 2008, all construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed to meet the enhanced phosphorus removal standards. The standards included in the SWPPP shall meet the technical standard, New York Stormwater Management Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a – 2.f above. The permanent structural practices component of the SWPPP shall include items 2.g – 2.i of the Design Manual. **Enhanced Phosphorus Removal Standards.** Please see 2.a – 2.f above.

4	12-7-20	GENERAL REVISION	E.R.A.
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1	8-7-20	REVISED PER PLANNING BOARD COMMENTS	E.R.A.
NO.	DATE	REVISION	BY



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PROJECT:

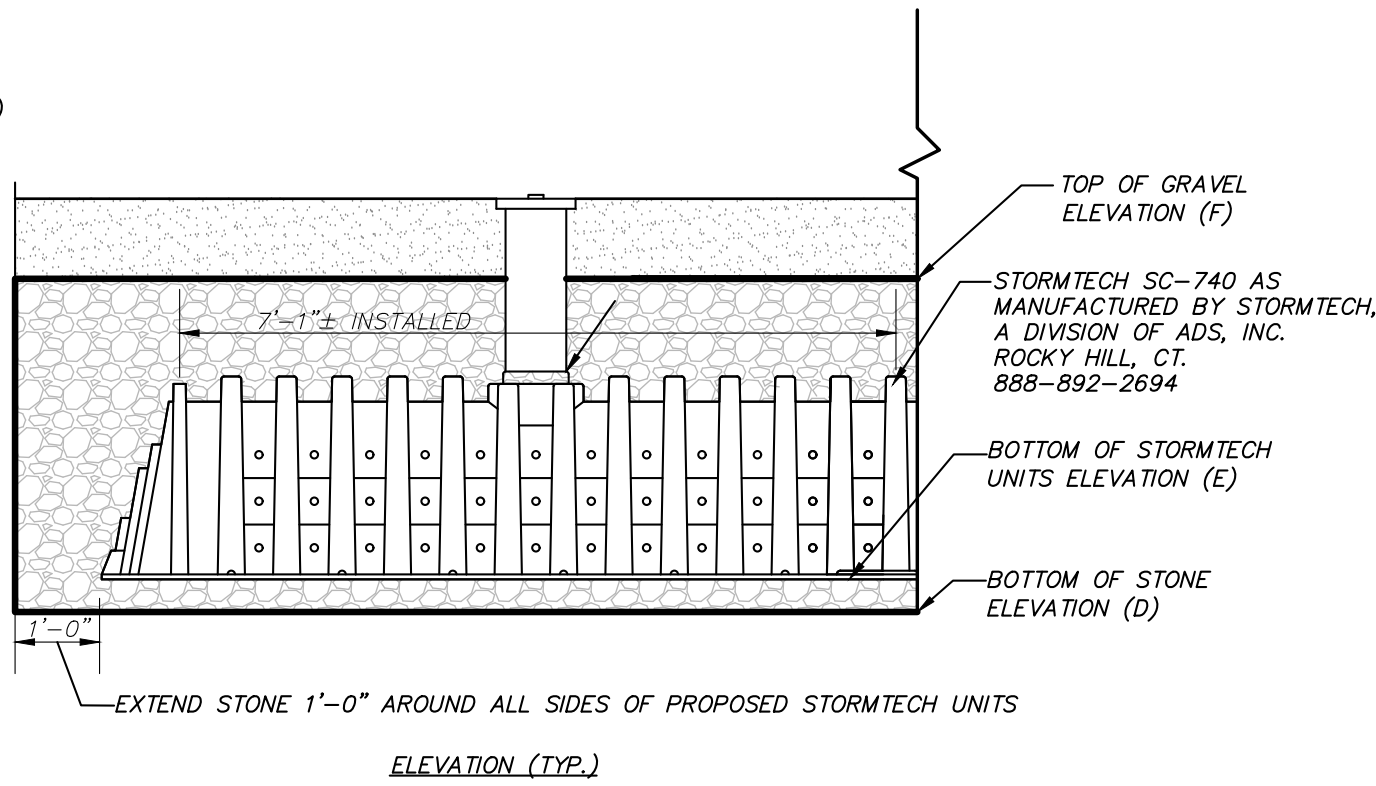
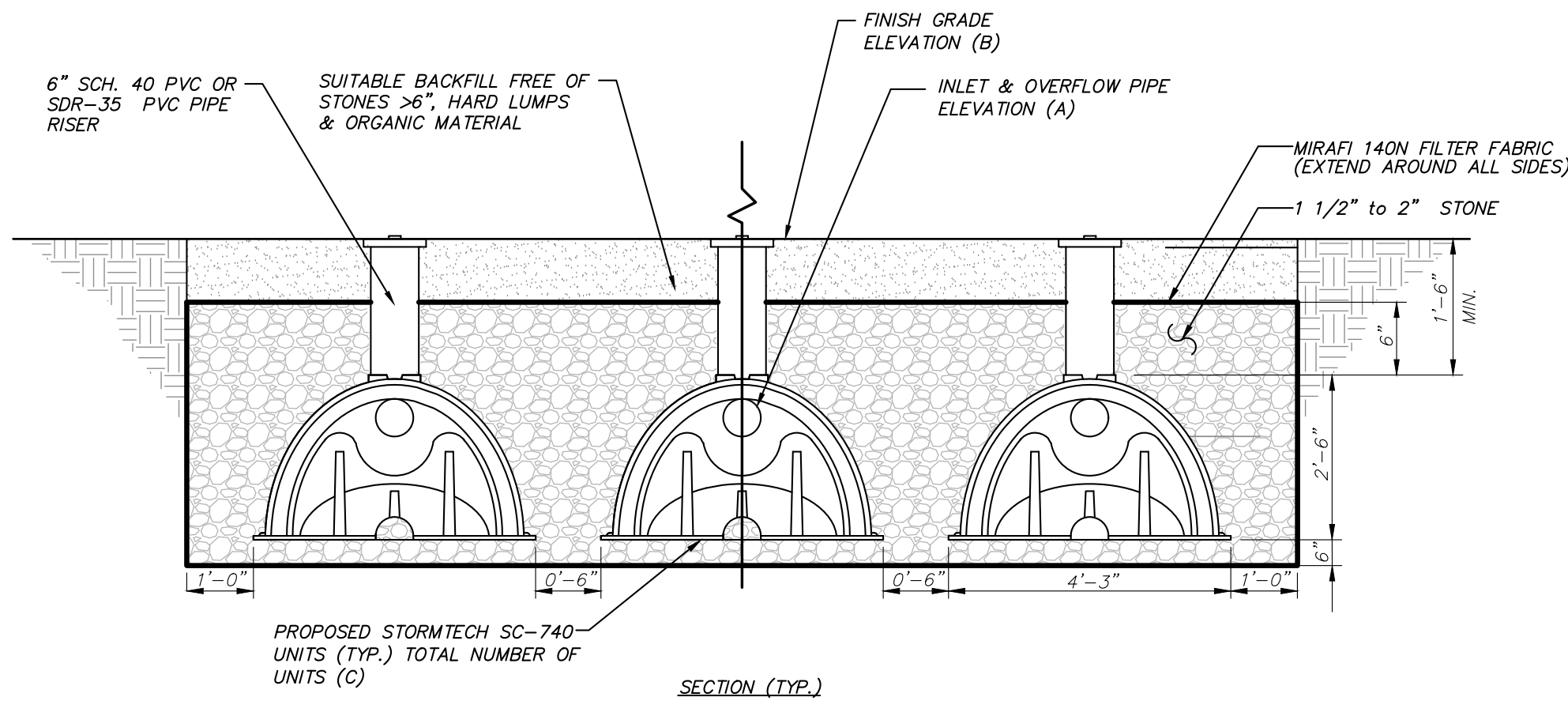
STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK

**DRAWING:**

## DETAILS

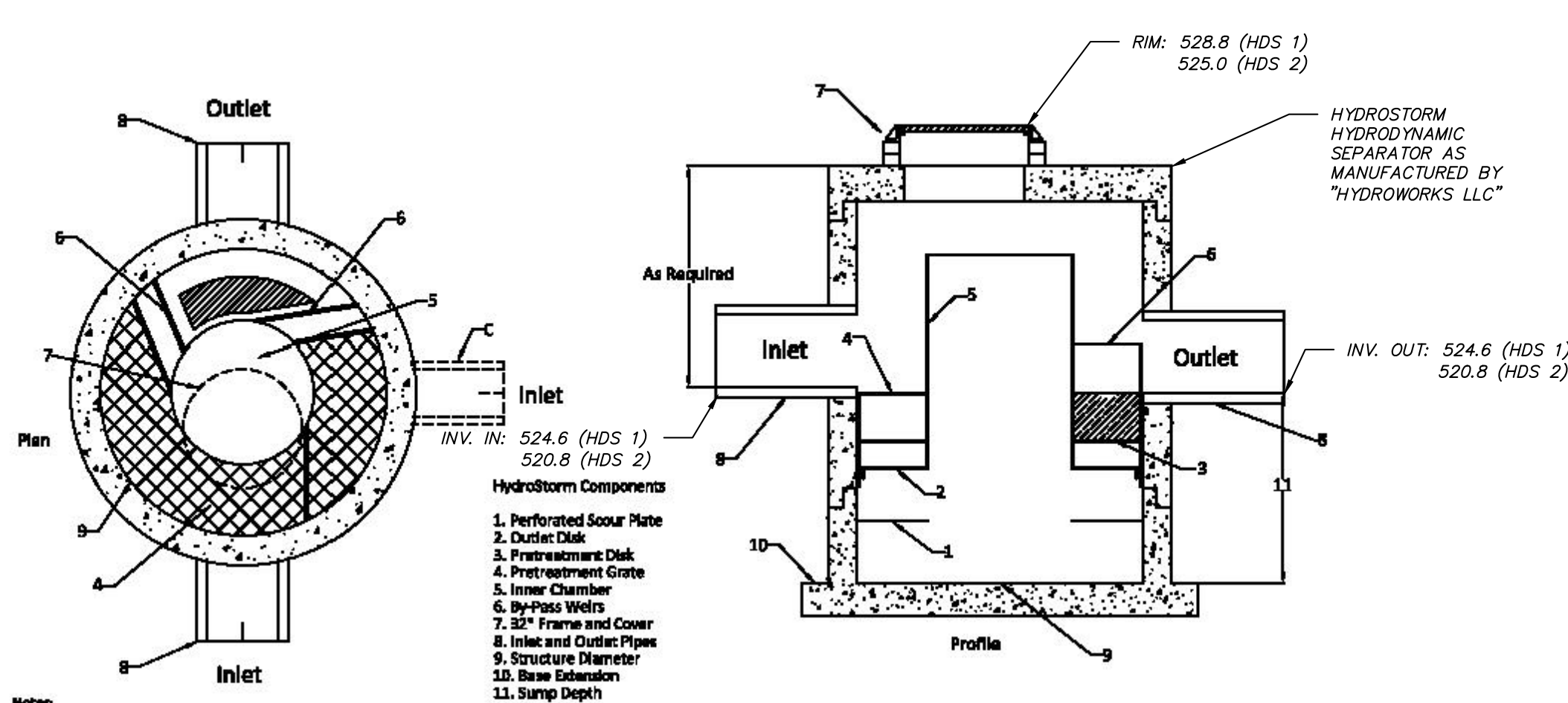
PROJECT NUMBER	18189.100	PROJECT MANAGER	J.J.C.	DRAWING NO.  <i>D-2</i>	SHEET 7 8
DATE	6-26-20	DRAWN BY	C.B.Z.		
SCALE	AS SHOWN	CHECKED BY	A.D.T.		





INFILTRATION SYSTEM	INLET/OVERFLOW PIPE ELEV. (A)	INLET PIPE SIZE	OUTLET PIPE SIZE	FINISHED GRADE ELEV. (B)	NUMBER OF UNITS (C)	BOTTOM OF STONE ELEV. (D)	BOTTOM OF UNIT ELEV. (E)	TOP OF GRAVEL ELEV. (F)
1.1P	IN 524.5   OUT 524.7	10"	8"	528.5-529.5	63 (7 ROWS OF 9)	522.8	523.3	526.3
1.2P	IN 520.7   OUT 520.9	10"	8"	526.0-527.5	55 (5 ROWS OF 11)	519.0	519.5	522.5

**STORMWATER INFILTRATION SYSTEM 1.1P & 1.2P (NYSDEC DESIGN I-4) DETAIL**  
(N.T.S.)

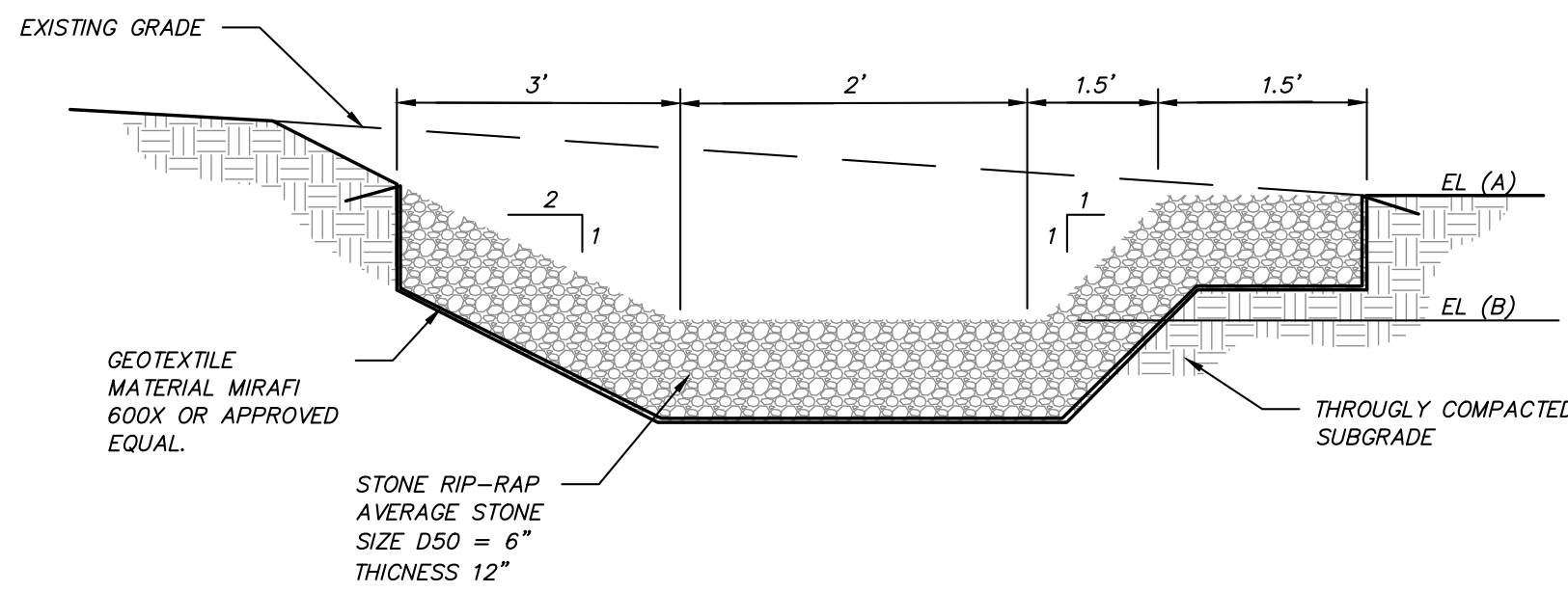


**Notes:**  
A. Use a headloss factor of 1.04 for hydraulic gradient calculations.  
B. Sump depths shown are minimums. Additional depth can be added for site specific capacities.  
C. Multiple inlet pipes allowed.  
D. Slope allowed.  
E. Inlet invert elevations should be the same or higher than the outlet invert elevation. Inlet can be up to 12" lower than outlet if pretreatment area is omitted but 12" must be added to sump depth to maintain overall treatment volume.  
F. Solid Cover shown. HydroStorm can be designed with an inlet grate if required.  
G. Oil capacities given are spill capacities. Oil should be removed from the unit once an oil depth of 2" or more is measured in the linear chamber.  
H. Sediment depths are maximum holding capacities and not recommended capacities for regular maintenance. Maintenance is recommended annually or once every 2 years.  
I. Capacities are rounded down to nearest 5 gal or 10 gal.  
HydroStorm by Hydroworks, LLC  
Patent Pending  
www.hydroworks.com  
888-290-7900

Model	Diameter (ft) (ft)	Sump Depth (ft) (ft)	Inner Chamber (ft) (ft)	Max. Pipe (in) (in)	Volume (gal)	Oil (gal)	Sediment (ft)
HS 4	4	4	2	24	375	95	30
HS 5	5	4	2.5	30	585	155	45
HS 6	6	4	3	36	845	220	65

**NOTES:**  
1. HYDROWORKS HYDROSTORM HS-5 TO BE USED FOR HDS 1.  
2. HYDROWORKS HYDROSTORM HS-5 TO BE USED FOR HDS 2.

**HYDRODYNAMIC SEPARATOR (HDS 1 & HDS 2) DETAIL**  
(N.T.S.)

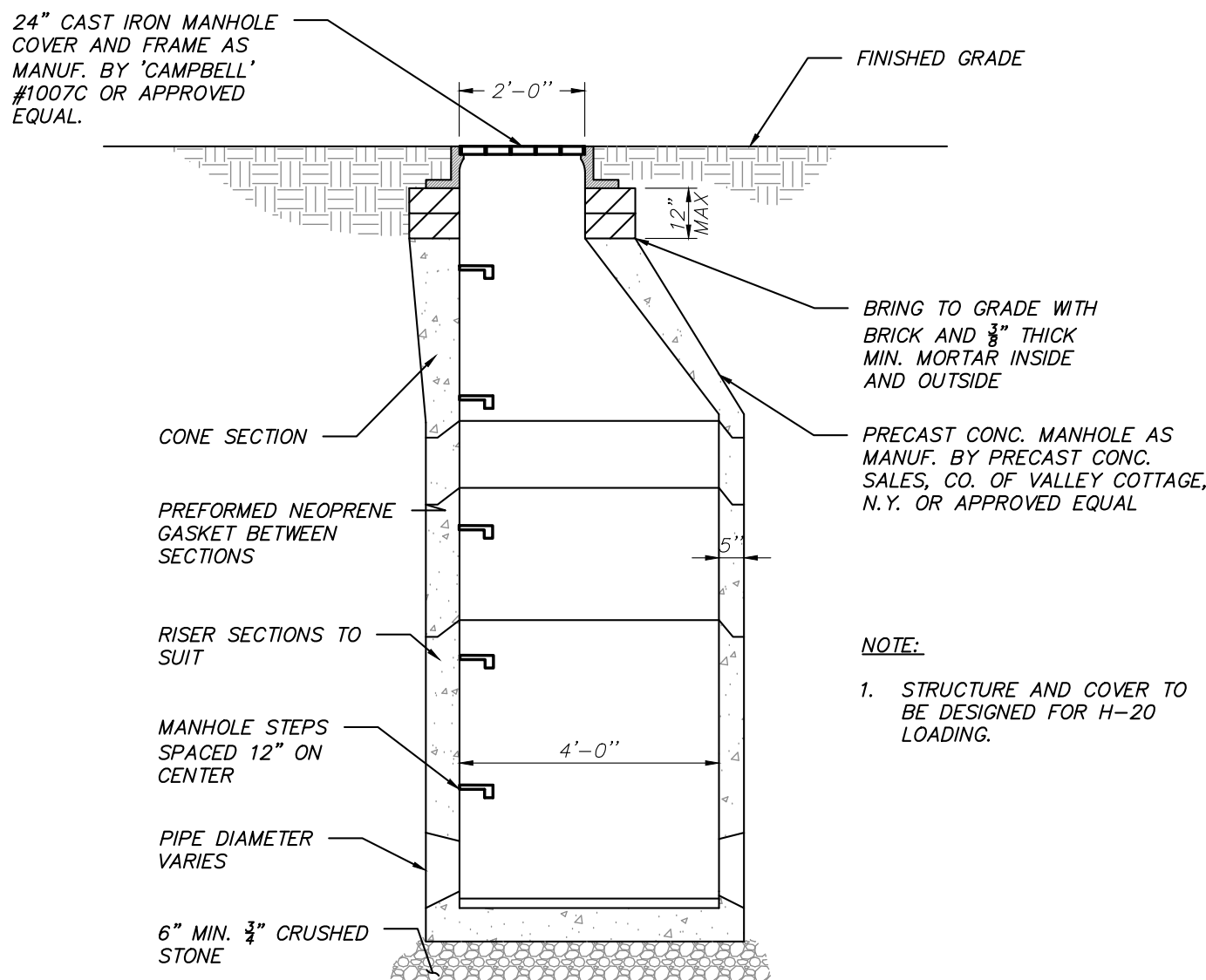


END SECTION ID	DRAINAGE AREA (ac)	100-YEAR PEAK FLOW (cfs)	LENGTH (ft.)	ELEVATION (A)	ELEVATION (B)
ES 2A & ES 2B	1.0	5.5	15	519.5	518.0
ES 5A & ES 5B	1.0	4.5	15	522.0	520.5

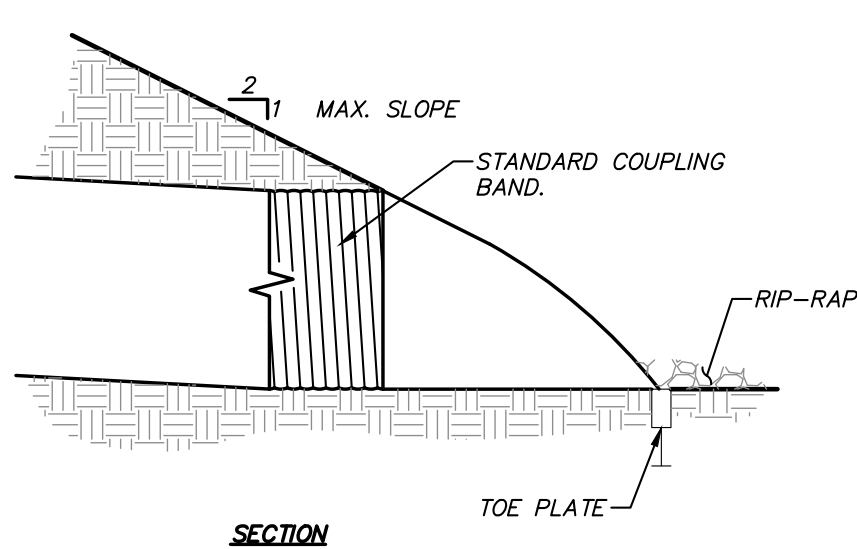
**NOTE:** THE LEVEL SPREADERS HAVE BEEN SIZED TO PROVIDE LESS THAN 0.5 CFS PER LINEAR FOOT IN ACCORDANCE WITH THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", LATEST EDITION.

**LEVEL SPREADER DETAIL**  
(N.T.S.)

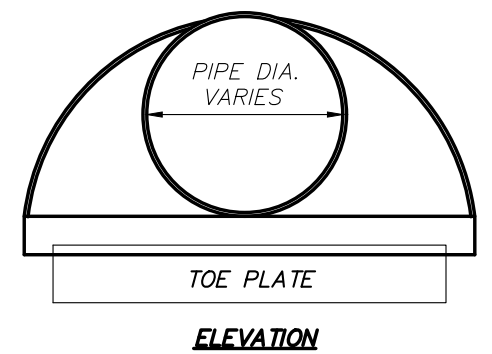
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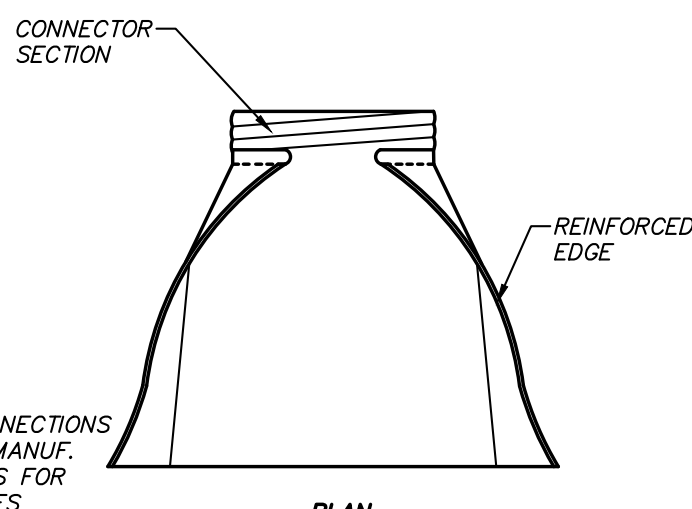
**DRAINAGE MANHOLE DETAIL**  
(N.T.S.)



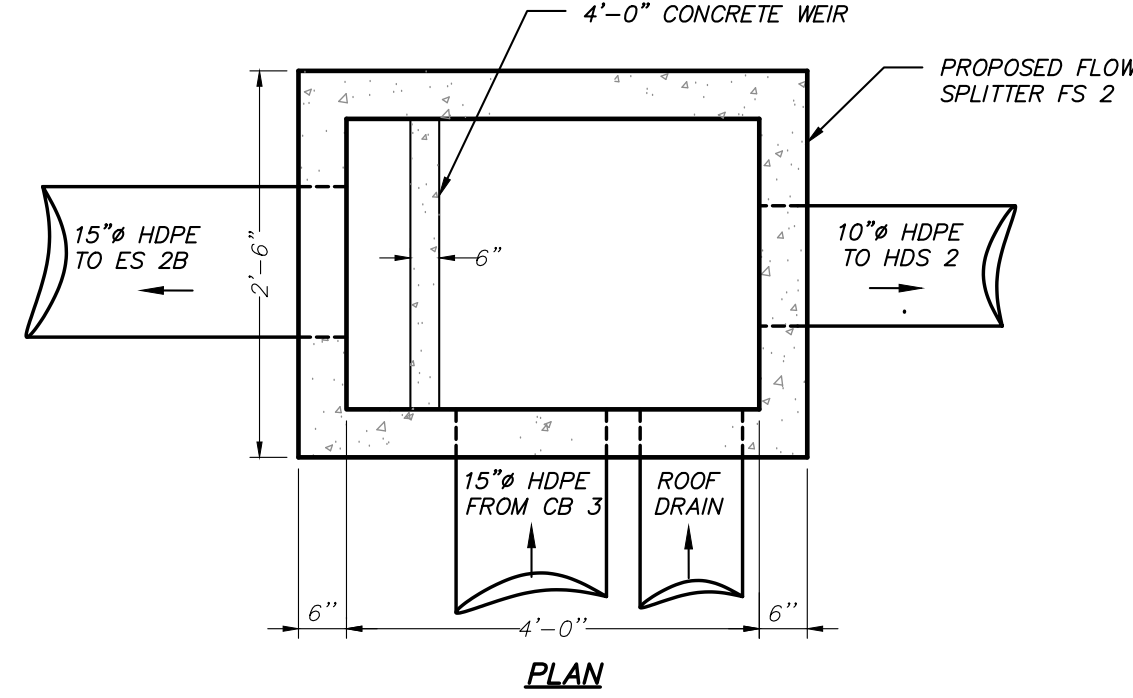
**SECTION**



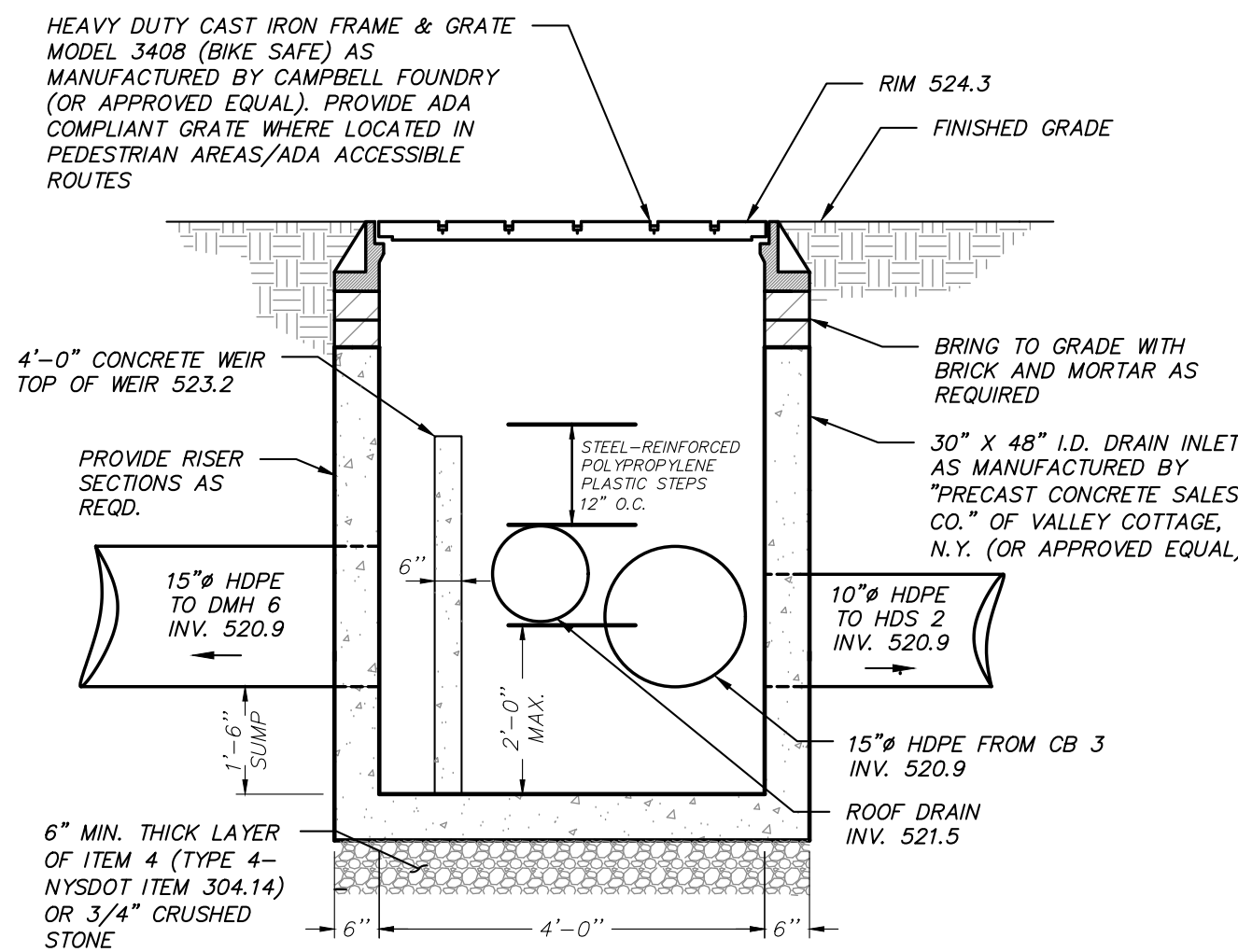
**ELEVATION**



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

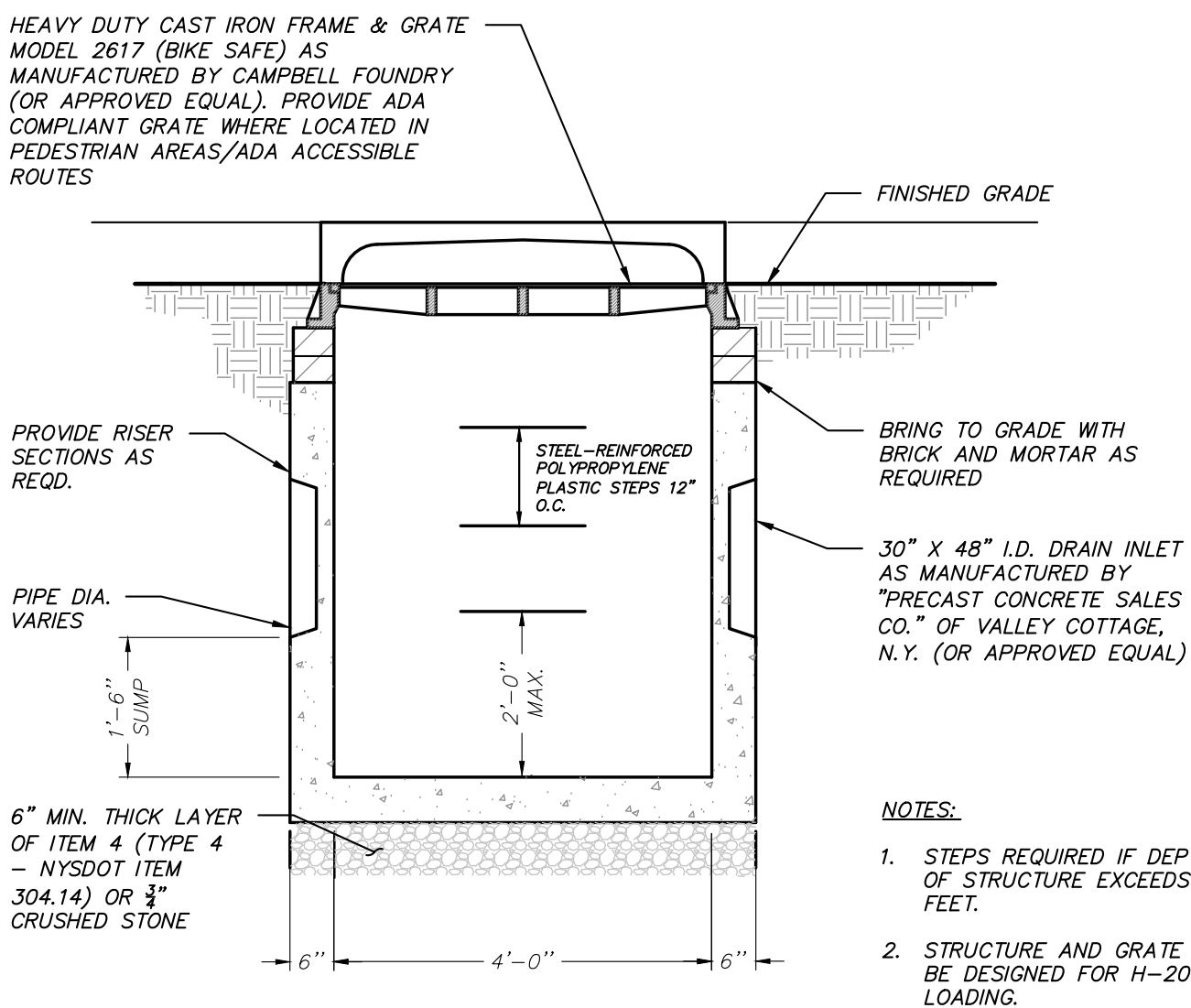


**PLAN**

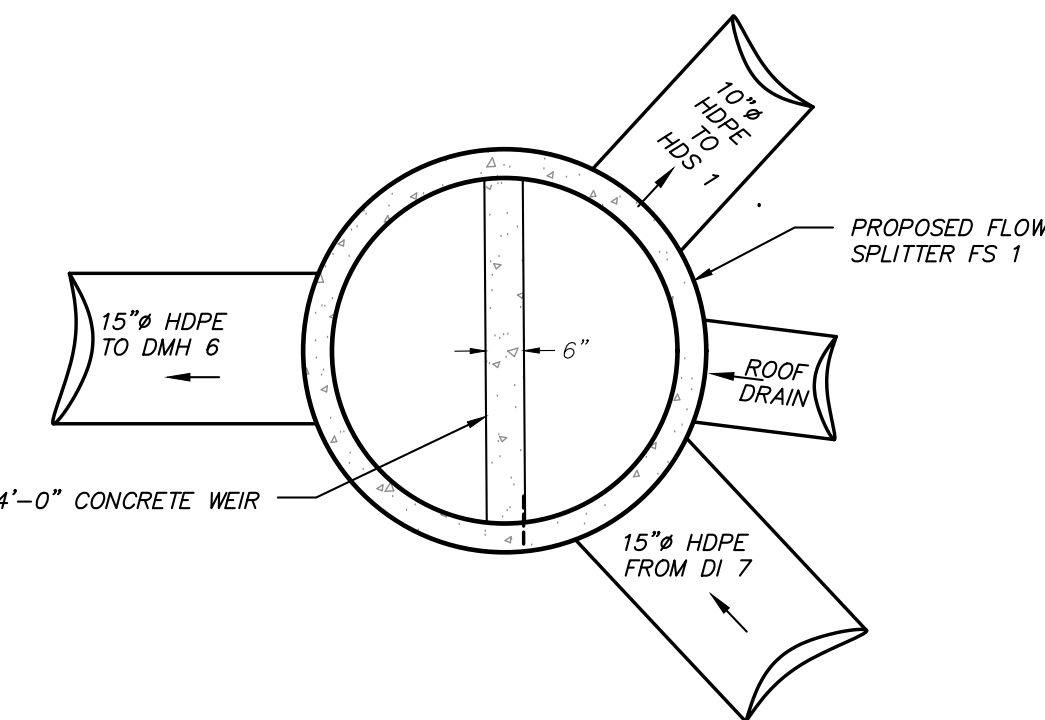


**SECTION**

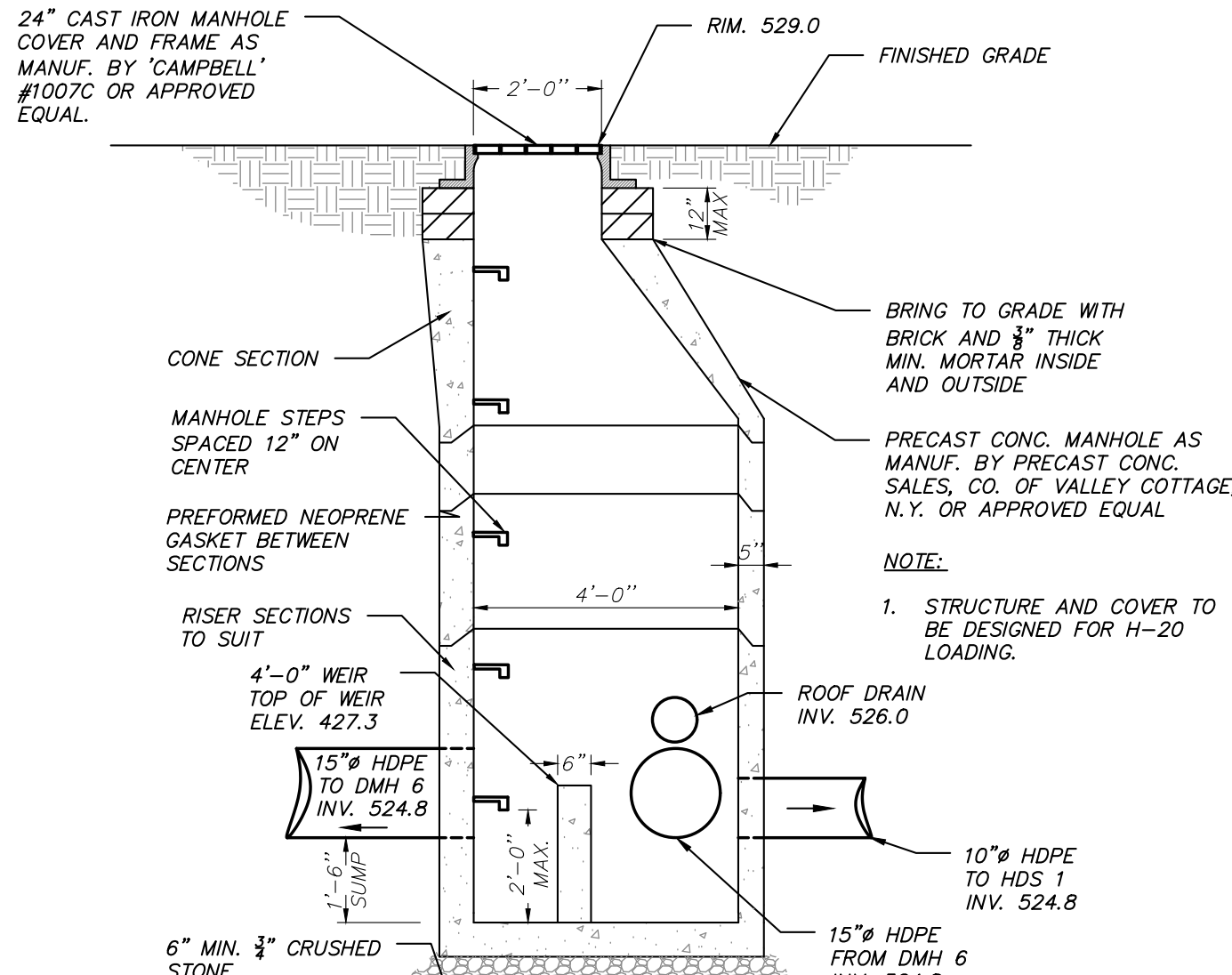
**FLOW SPLITTER FS 2 DETAIL**  
(N.T.S.)



**30\"/>**

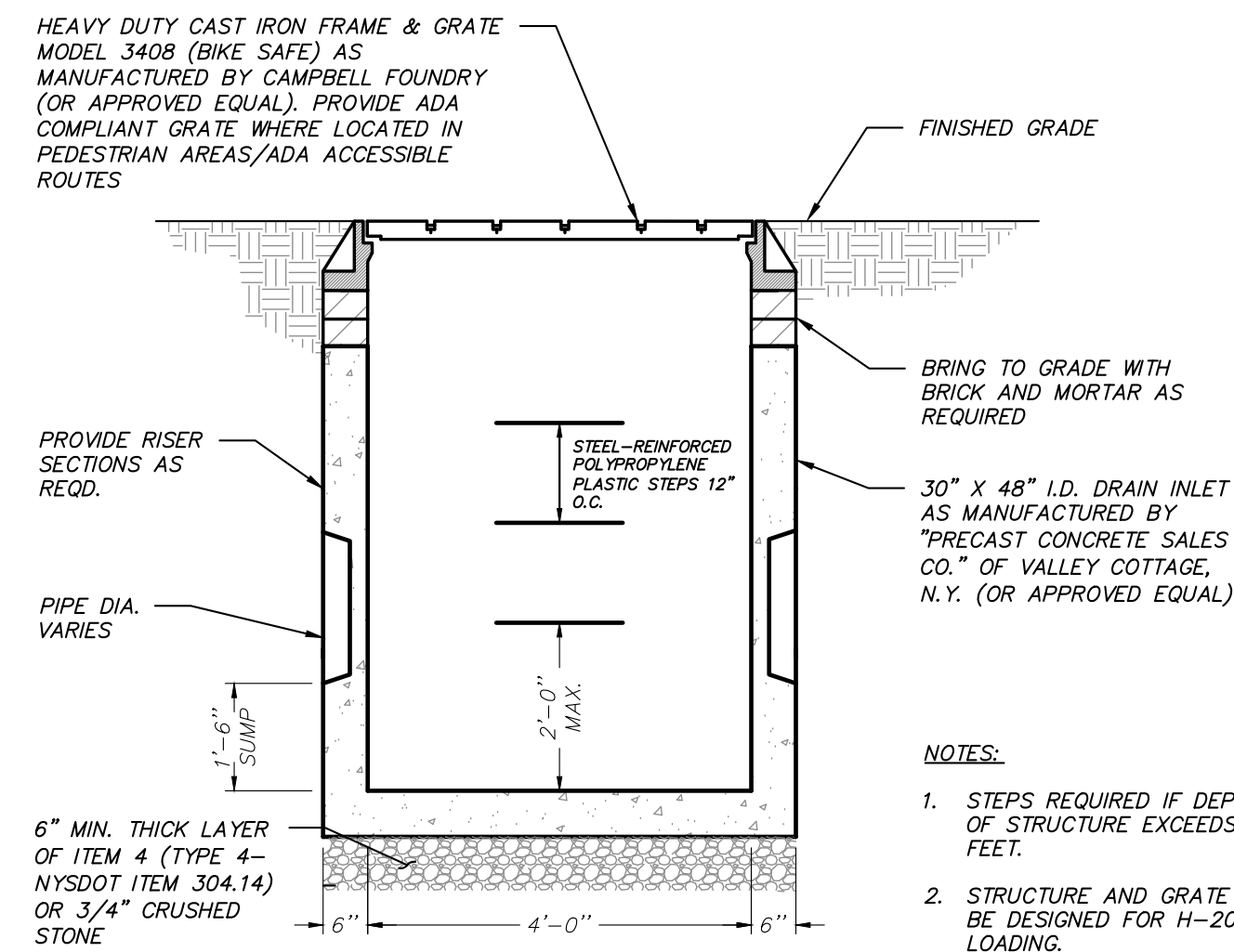


**PLAN**



**SECTION**

**FLOW SPLITTER FS 1 DETAIL**  
(N.T.S.)



**30\"/>**

3	12-7-20	GENERAL REVISION	E.R.A.
2	11-18-20	GENERAL REVISION	E.R.A.
1	11-2-20	GENERAL REVISION	E.R.A.
NO.	DATE	REVISION	BY

**INSITE**  
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.  
3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT: <b>STILLWATER BUSINESS PARK</b>		DRAWING NO. <b>D-3</b>	
STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK		SHEET <b>8</b>	
DRAWING: <b>DETAILS</b>		BY <b>Z.M.P.</b>	
PROJECT NUMBER 18189.100	PROJECT MANAGER J.J.C.	DRAWING NO. <b>D-3</b>	SHEET <b>8</b>
DATE 10-28-20	DRAWN BY E.J.P.	CHECKED BY Z.M.P.	
SCALE AS SHOWN			





**ARYEH SIEGEL**  
ARCHITECT

---

Rose Trombetta  
Planning Office  
Carmel Town Hall  
60 McAlpin Ave  
Mahopac, NY 10541  
845-628-1500 Ext. 190

December 7, 2020

**Re: Spins Carmel – 23 Old Route 6**  
*Site Plan Application*

Dear Rose,

Please find enclosed:

- (5) sets of revised plans, revised December 2, 2020. These plans have been updated per the comments we received from the previous Planning Board review and meeting.
- (5) copies of our comment response letter
- CD ROM with pdf files of drawings and response letter

Please let me know if you have any questions.

Sincerely,



Aryeh Siegel  
*Aryeh Siegel Architect*



# ARYEH SIEGEL

---

## ARCHITECT

Craig Paepre - Planning Board Chairman  
Town of Carmel  
60 McAlpin Avenue  
Mahopac, NY 10541

**Re: Site Plan for DP-53, LLC – Spins Bowl**  
*Site Plan Application – Responses to Comments*

December 7, 2020

Dear Chairman Paepre and Members of the Planning Board,

Below please find our responses to the comments included in the Town Engineer's Memorandum, dated November 17, 2020; as well as the Memorandum from the Director of Code Enforcement dated November 24, 2020; and the Cleary Consulting Memorandum dated November 24, 2020.

### **Office of the Town Engineer Comment Responses:**

1. Comment acknowledged. The Applicant understands that a referral to the Carmel Fire Department may be warranted.
2. The Applicant proposes to construct the improvements all at one time.
3. Proposed plantings are included with this submission.
4. A legend has been added to the drawing.

### **Director of Code Enforcement Comment Responses:**

1. Hours of operation:
  - Spins Operating Hours are generally as follows:
    - a Monday thru Thursday, & Sunday : Venue closes no later than 11PM
    - b Friday & Saturday : Venue closes no later than 1AM
    - c We would like the outdoor space to sync with the operating hours of the rest of the venue, since it is the same management team and staff. We do not operate, nor do our customers view as a 'late night bar' venue. So, we close our doors, at all Spins locations in 3 states (MI, NY and OH), no later than 1AM. Though



liquor and food revenue is important to our operation, we are a destination for our games and activities, no for the particular bar scene.

2. The Applicant will comply with all noise ordinances.
3. We have contacted Mr. Carnazza to explain that there is not a Restaurant use within the building, and that the Applicant believes that the parking requirement previously stated for the business use should be accurate for the intended uses. The building is used for games and activities, and occasional birthday parties, but does not operate as a restaurant.
4. Given the above business use, the Applicant requests that we not be required to provide existing plans of the building. These plans should be on file with the Building Department.

**Office of the Town Engineer Comment Responses:**

1. Parking stalls will be re-striped.
2. The distance between planter boxes has been clarified.
3. Planting has been revised, and a planting schedule has been added. The landscape designer recommends using a combination of shrubs and bulbs to maintain plantings throughout the season and add visual interest.
4. Comment acknowledged. Outdoor lighting will be restricted to that depicted on the site plan.
5. Generally, outdoor music would only be speakers and sound system for background music while customers take advantage of the games. The outdoor deck's primary entertainment are the assorted games and attractions such as fowling, axe throwing, corn hole, etc. But up 15 nights per season (spring thru fall) we would like to be able to host live entertainment, whether acoustic guitar and vocalist or bands. We do not need live music to go past 11PM.
6. This is a modified Airstream trailer, or something similar. This will serve as a bar trailer, and no food preparation will take place within this trailer. Customers can place food orders from this trailer, and the orders will transfer to the indoor kitchen which will prepare the food and deliver the orders.
7. Everything will be managed and operated as one venue. The bowling center is generally very busy in late fall and winter months. Business slows down tremendously during spring, summer and early fall. The addition of the outdoor activities will hopefully allow us to keep the same staff employed year-round instead of needing to lay off staff off during the slow season. During poor weather on a weekend in the summer, for example, we expect the business to just transition indoors. The addition of the outdoor deck and activities should



hopefully just make the business more consistent throughout the 12-month cycle. It's just the case that during great weather people don't typically bowl. So, on a great weather summer weekend, the bowling center will be mostly empty, even if the proposed outdoor activities have a nice crowd. We would like to avoid restrictions based on seasons, since every year the weather changes. If we have a very warm October, for example, we expect that people will continue to use the outdoors. Once it gets cold people will naturally transition to the indoor venue.

8. We would like to make a very dog friendly venue. So, we want to provide a fenced in areas as shown for a dog run for owners that bring their dogs. There is a trend in the hospitality industry to be very dog friendly, and we feel this would be a nice amenity to add.

Thank you. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Aryeh Siegel". The signature is fluid and cursive, with the first name "Aryeh" and last name "Siegel" clearly distinguishable.

Aryeh Siegel  
*Aryeh Siegel, Architect*









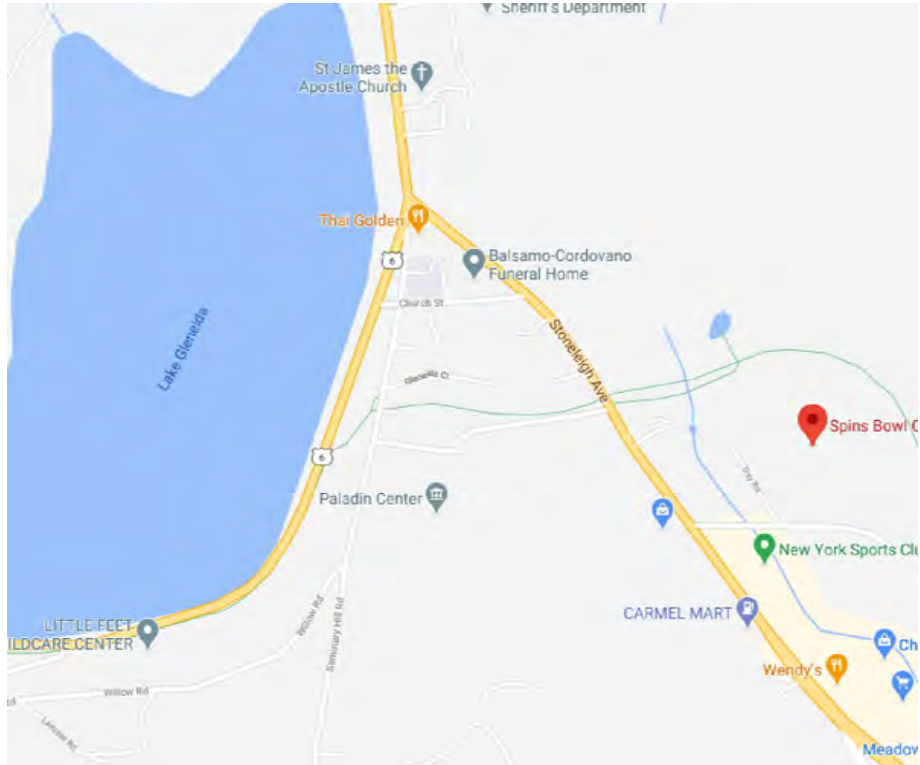
## Aerial View

Not to Scale

1

### Zoning Summary

Zoning District:	Commercial
SWIS A:	372000
Tax Map No.:	55.7-1-1
Lot Area:	369,415 sf / 8.48 acres
Building Area:	27,365 square feet
Historical Overlay District:	No
Existing Use:	Commercial – Existing Bowling Alley
Proposed Uses:	Commercial – Existing Bowling Alley with Accessory Use - Outdoor Entertainment Area



## Existing Location Map

Not to Scale



## Street View

Not to Scale

# Site Plan Application

Sheet 2 of 6 - Aerial Photo & Existing Project Photo

## 23 Old Route 6

Carmel, New York  
Scale: 1/8" = 1'  
October 1, 2020

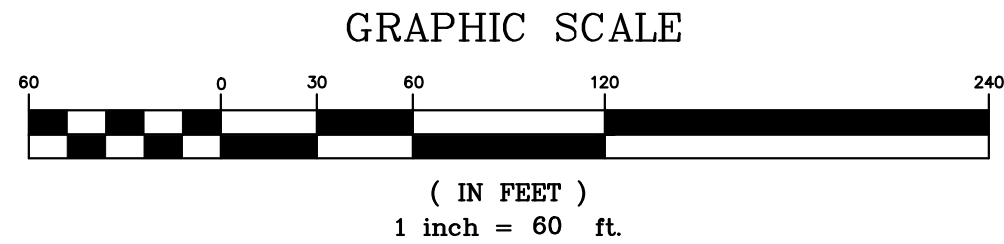
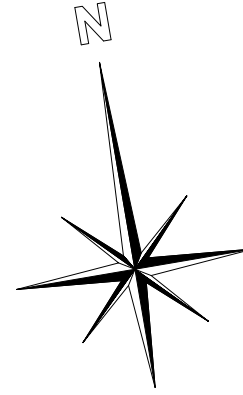




The proposed addition to the property is to add an outdoor area of 100'x75' that is currently part of the asphalt parking lot. We plan to re-purpose this area for outdoor entertainment and recreation activities such as corn hole, fowling, axe throwing, etc as well as a bar trailer, picnic tables and music. While we plan to maintain the asphalt sub surface, we plan to put down pebbles to improve the appearance. The goal is to operate the outdoor area during mild seasons when overall traffic to the existing venue is slower as compared to our peak winter operating season. We do not foresee and parking issues and the number of parking spaces we have still maintains conformity with parking requirements. Lighting will be existing outdoor lighting as well as the addition of decorative lighting such as string lights. The bar cart will be locked when not in use. The area will be fenced off to comply with all SLA requirements. We also plan to include a fenced in area on the grass next to the building for a dog run for guests to bring their dogs. Operating hours will be consistent with our existing hours of operation.

## Proposed Site Plan

Scale: 1" = 60'



## SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- EXISTING SPOT ELEVATIONS
- STRING LIGHTING AS SPECIFIED
- STRING LIGHTING OVER FENCING
- 42" HIGH FENCING AS SPECIFIED
- EXISTING CONCRETE CURBING
- EXISTING WALL MOUNTED LIGHT TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- PLANTERS AS SPECIFIED
- HANDICAP PARKING SIGN
- EXTERIOR WALL MOUNTED SPEAKERS
- EXTERIOR SPOTLIGHTS

## PROPOSED SITE PLAN GENERAL NOTES:

- PARKING SPACES TO BE RESTRIPTED TO MAINTAIN 163 PARKING SPACES WITH 6 CODE COMPLIANT ADA PARKING SPACES. ADA SPACE STRIPING AND SINGAGE TO MEET THE NYS CODE.
- NEW ±6,991 SF OUTDOOR ENTERTAINMENT AREA ADDED. AREA TO HAVE PEA GRAVEL ADDED ON TOP OF EXISTING ASPHALT.
- ENTERTAINMENT AREA SEPARATED & PROTECTED FROM AUTOMOBILES WITH CONCRETE PLANTER BOXES.
- ENTERTAINMENT AREA TO BE GAMING AND RECREATION AREA WITH NO FIXED GAMES, AS THERE WILL BE ALL INTERCHANGEABLE GAMES AS SHOWN. DIFFERENT GAMES CAN BE ADDED/GAMES SHOWN CAN BE REMOVED.
- NO ALTERATION TO SITE DRAINS OR DRAINAGE PATTERN.
- NEW ±217 SF LAWN ADDED WHERE EXISTING DUMPSTER CONCRETE PAD WAS LOCATED.
- NEW ADA COMPLIANT CURB AND RAMP ADDED.
- NEW CONCRETE PAD AND DUMPSTER ENCLOSURE ADDED.
- NO CHANGES TO THE EXISTING BUILDING.
- ONLY OUTDOOR LIGHTING SHOWN SHALL BE INSTALLED, OVER-ILLUMINATION WILL BE AVOIDED.
- SPOT LIGHTS WILL BE INSTALLED FOR SAFETY AT THE AXE THROWING LANES AS SHOWN.
- WALL MOUNTED SPEAKERS WILL BE INSTALLED TO PROVIDE BACKGROUND MUSIC EXTENDED FROM THE INTERIOR SPACE.

Bulk Zoning Regulations Table													
	Required Setbacks			Proposed Setbacks			Minimum Lot Area	Maximum Building Height	Minimum Lot Depth	Proposed/ Existing Lot Area	Existing Building Height	Proposed/ Existing Lot Depth	Minimum Floor Area
	Front	Side	Rear	Front	Side	Rear							Proposed/ Existing Floor Area
Zoning District													
COMMERCIAL	40'	25'	30'	408'-9"	53'/108'	352'	40,000 sf	35'	200'	369,415 sf	<35'	957'	5,000 sf
Property is Located in the Commercial Zone													
* No changes to the existing building													
Accessory use area is Proposed													
** Only parking lot changes													
*** Seeking Permit for moving the dumpster area and an outdoor entertainment area													

## Zoning Summary

Zoning District:	Commercial
SWIS-A:	372000
Tax Map No.:	55.7-1-1
Lot Area:	369,415 sf / 8.48 acres
Building Area:	27,365 square feet
Historical Overlay District:	No
Existing Use:	Commercial – Existing Bowling Alley
Proposed Uses:	Commercial – Existing Bowling Alley with Accessory Use - Outdoor Entertainment Area

## Parking & Loading

Use & Parking Requirements	Area / Count	Parking Requirement
Commercial	27,356 sf	
1 per 200 sf		136 spaces required
Total Existing Parking Spaces	reused	163 spaces required
	New HC Spaces	6
Total Proposed Parking Spaces		169 spaces proposed

## Notes:

- Operating Hours:
  - Monday thru Thursday & Sunday: Venue closes no later than 11pm
  - Friday & Saturday: Venue closes no later than 1am
  - The outdoor space will sync with the operating hours of the rest of the venue, it is the same management team and staff.
- Live Music
  - Generally, there will be outdoor music played through speakers for background music during operating hours. The sound volume will comply with local ordinances.
  - The Applicant proposes to host live entertainment outdoors up to 15 nights per season (Spring through Fall). The music would range from acoustic guitar and vocalist, to small bands.
  - All live music would end no later than 11pm.
- Dog Run
  - The venue will be dog friendly, and there will be a fenced area provided as shown for a dog run. Appropriate cautions will be taken for the safety of dogs and their owners. Signage will be installed indicating requirements and rules
- Bar Trailer
  - The bar trailer is a modified Airstream trailer, or similar. No food preparation will take place within the trailer. Customers can place food orders from the trailer, and the orders will transfer to the indoor kitchen which will prepare the food and deliver the orders to the outdoor area

* Zoning Code Section 156-42.B does not specifically address bowling, arcades or mixed entertainment use. Peak parking demand is typically Friday and Saturday, in the months of September through March, from 6pm to 9pm, with an average of 70 parking spaces taken. At no time has the lot ever been full.

** The existing parking lot has no ADA spaces with code required access aisles. The proposed reconfigured parking lot spaces provide the cde required 6 ADA parking spaces with proper access aisles.

# Site Plan Application

## Sheet 3 of 6 - Proposed Site Plan

## 23 Old Route 6

Carmel, New York  
Scale: 1" = 60'  
October 1, 2020

Owner/Applicant:  
**DP 53, LLC**

333 N. Bedford Road  
Mount Kisco, NY 10549  
914-773-6249

Architect:  
**Aryeh Siegel, Architect**

84 Mason Circle  
Beacon, New York 12508





**Proposed Outdoor Entertainment Area Plan**

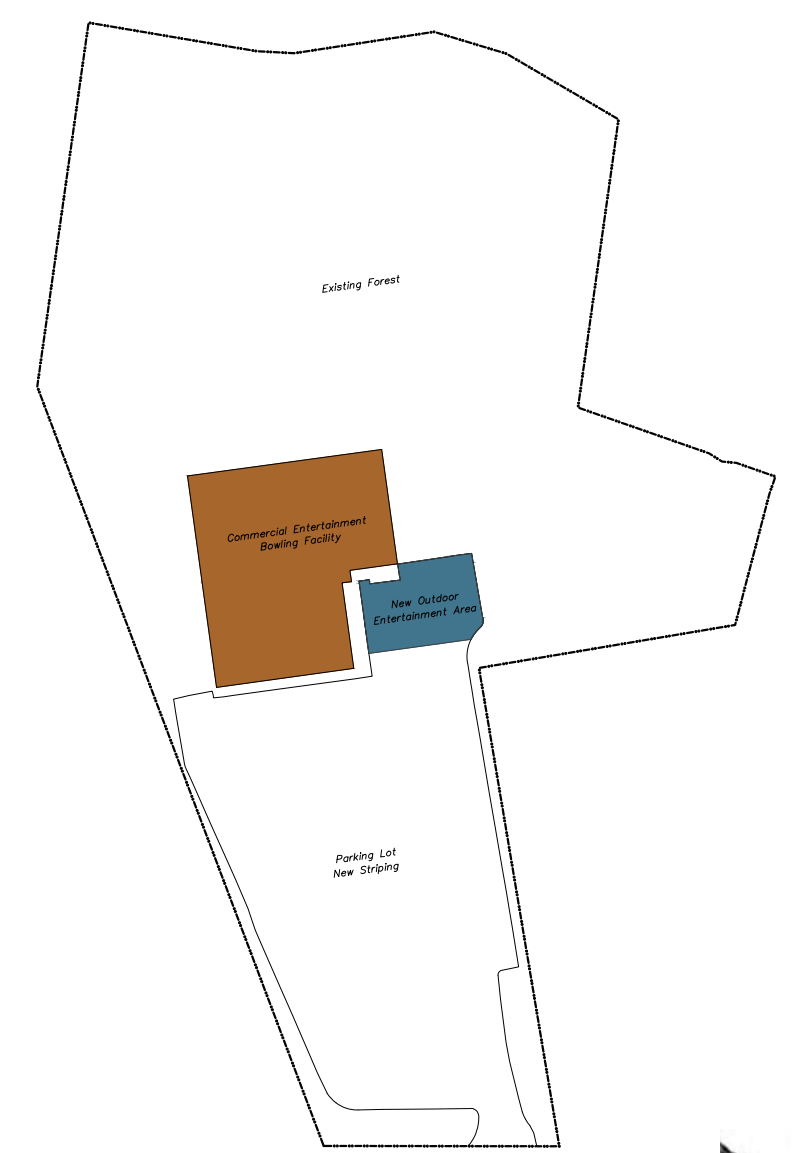
Scale: 1/8" = 1'-0"



**Proposed Fencing**



**Proposed Gate**



**Location Plan**

Not to Scale



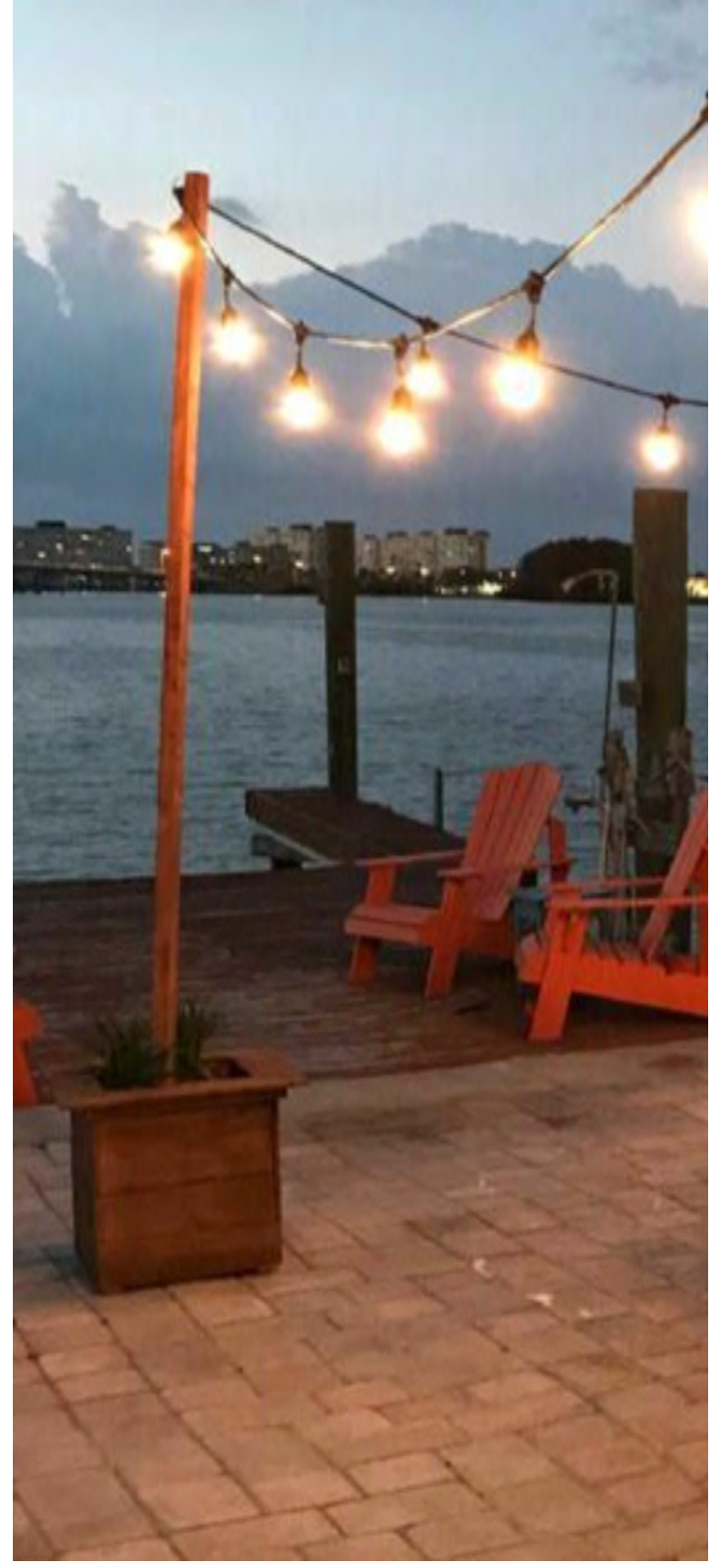
**Proposed String Lighting**

**SITE LEGEND**

- PROPERTY LINE
- SETBACK LINE
- 370--- MAJOR CONTOUR LINE
- 368--- MINOR CONTOUR LINE
- 373.8 X EXISTING SPOT ELEVATIONS
- STRING LIGHTING AS SPECIFIED
- STRING LIGHTING OVER FENCING
- 42" HIGH FENCING AS SPECIFIED
- EXISTING CONCRETE CURBING
- EXISTING WALL MOUNTED LIGHT TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- PLANTERS AS SPECIFIED
- HANDICAP PARKING SIGN
- EXTERIOR WALL MOUNTED SPEAKERS
- EXTERIOR SPOTLIGHTS

**Proposed Planter**

Prefabricated Concrete Planters



**Proposed String Lighting Pole/Planter**





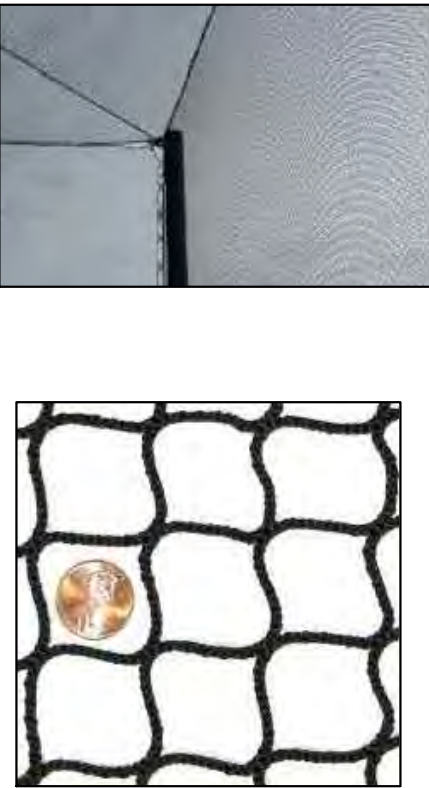
Axe Throwing Enclosure



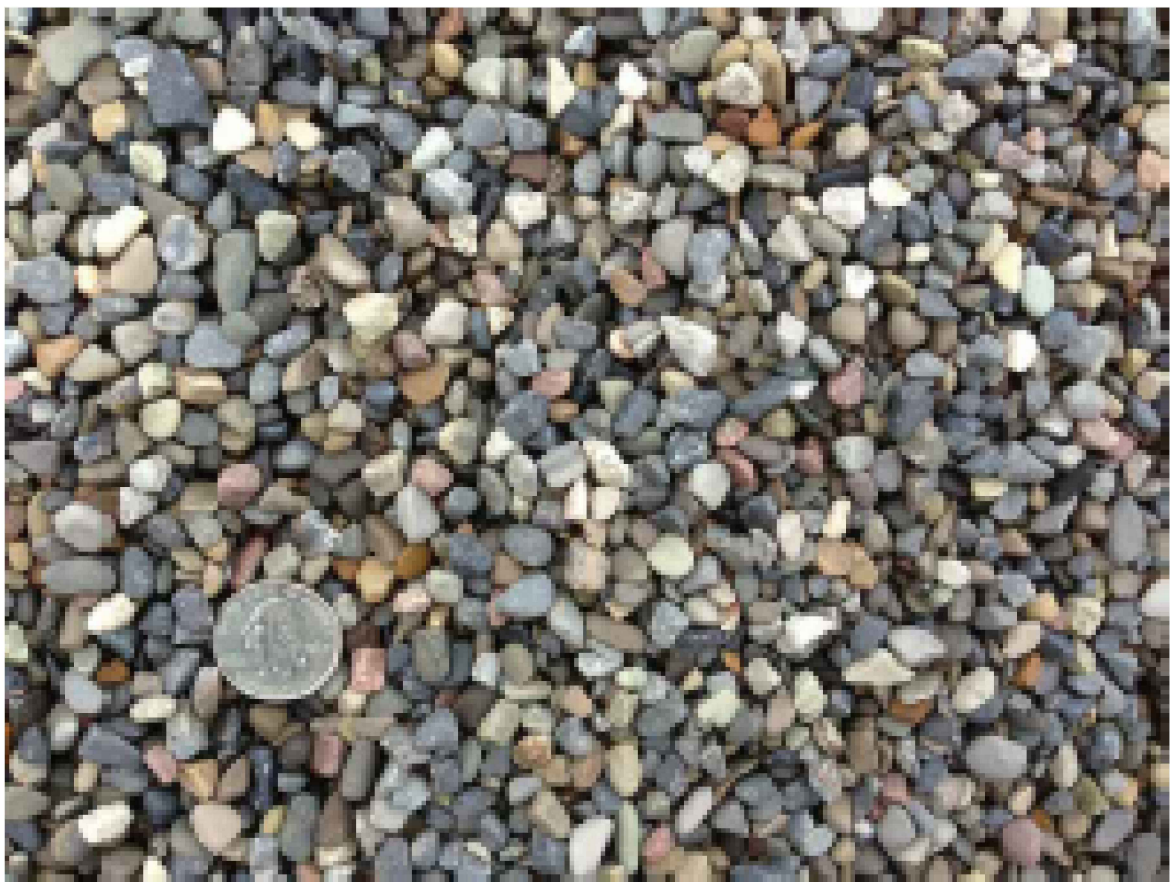
Cornhole Game



Air Stream Trailer Refreshments



Privacy Dumpster Enclosure



Pea Gravel Walking Surface



Wood Picnic Table



Proposed Netting



Switchgrass is green in spring and summer and in autumn turns gorgeous burgundy with soft seeds heads floating above

Switchgrass does well in planters



Switchgrass has beautiful foliage



Plant Schedule								
Quantity	Common Name	Scientific Name	Type	Size	Location	Spacing	Planting Time	Care
84	Daffodil (mixed colors)	Narcissus pseudonarcissus (mixed variety)	Wildflower	Bulb	Parking Lot Planters	Triangle of 3 in. each corner	Fall	For a reater appearance cut leaves down in summer
21	Switchgrass	Panicum virgatum Shenandoah	Grass	1 gal	Parking Lot Planters	3 in each planter	May-September	Cut down to 6' in mid-November
9	St John's Wort	Hypericum kalimianum	Shrub	2 gal	Long Planter	Every 24" in a straight line	May-October	Prune in late March/Early Spring
60	Daffodil	Narcissus pseudonarcissus (mixed variety)	Wildflower	Bulb	Ends of Long Planter	1 every 5' along the sides, two rows	Fall	For a reater appearance cut leaves down in summer
22	Switchgrass	Panicum virgatum Shenandoah	Grass	1 gal	Ends of Long Planter and along the back behind St John's Wort	5 on each end, then curving towards the back creating texture behind the St John's Wort	May-September	Cut down to 6' in mid-November

Daffodils bloom in early spring

Orange and White Daffodils



Yellow Daffodils



The Daffodils will bloom first and then the St John's Wort will bloom when the Daffodils have gone dormant.

Daffodil



St John's Wort







December 3, 2020

Craig Paepre Chairman & Members of the Planning Board  
Town of Carmel  
60 McAlpin Avenue  
Mahopac, NY 10541

RE: House of Prayer and Worship  
365 Hill Street  
Mahopac, NY 10541  
TM #: 64.06-1-14

Dear Mr. Paepre and Members of the Board,

The following revisions have been made based on a meeting with Mike Carnazza and Pat Cleary.

1. The Porta Potties were relocated to the rear of the Church
2. The parking in front of the Church was eliminated.
3. A Handicap Ramp has been added to the Site Plan.
4. Floor Plan has been added.
5. Refuse location has been added.
6. Variance for portions of parking lot to be gravel has been added to the Zoning Chart.

The following is my response to the memo from the Town Engineer dated November 20, 2020.

I. General Comments

1. The referrals to other agencies have been made.
2. The plans have been forwarded to the NYSDEC and PCHD.
3. The following details have been added.
  - a) Stormtech units.
  - b) Well permit requested from PCHD.
  - c) No septic system is proposed. Porta Potties to be used.
  - d) Paving detail is already on the Site Plan.
  - e) Area of disturbance has been added.
  - f) Landscape details have been added.
4. The area of disturbance has been added to the SEAF.
5. There are no public improvements proposed.
6. We will supply a stormwater maintenance agreement.





7. The Site Plan already shows the Well location and Well detail and the Porta Potties location.

II. Detail Comments

1. Separate Site Plans have been added.
2. Contours were shown at 1 FT intervals.
3. Legend is provided.
4. Graphic representation of vehicular movements is shown.
5. Turning radii is shown.
6. Sight distance is shown.
7. There are no sidewalks or guiderails. Catch basins are shown.
8. Landscape plans are shown.
9. Planting notes added.
10. Erosion controls are shown.
11. Size of storm-tech units is shown.
12. Depth to groundwater will be provided.
13. Electric utilities are not being changed.
14. Existing outdoor lighting will remain.
15. Wetland flags are indicated on the Site Plan.

If you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script, reading "Joel Greenberg". The signature is written in dark ink and is positioned above a horizontal line.

---

Joel Greenberg, AIA, NACRB





## TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

**No application will be placed on the agenda that is incomplete**

### **Pre-Submission:**

Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

### **Submission Requirements:**

At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☐ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Site Plan (including floor plans and elevations)
- ☒ 1 CD (in pdf. format) containing an electronic version of the Site Plan
- ☐ 2 copies of the Disclosure Statement
- ☐ 11 copies of the Site Plan Completeness Certification Form
- ☐ All supplemental studies, reports, plans and renderings.
- ☐ 2 copies of the current deed.
- ☒ 2 copies of all easements, covenants and restrictions.
- ☒ The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

*Rose Yonkers* 11/17/20  
Planning Board Secretary; Date

*Robert J. [Signature]* 11/17/2020  
Town Engineer; Date





# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
<b>Application Name:</b> House of Prayer and Worship	<b>Application #</b> 20-0011	<b>Date Submitted:</b> 10/29/2020
<b>Site Address:</b> No. 365      Street: Hill Street      Hamlet: Mahopac, NY 10541		
<b>Property Location:</b> (Identify landmarks, distance from intersections, etc.)  442 FT. South of Bullet Hole Road		
<b>Town of Carmel Tax Map Designation:</b> Section 64.06    Block 1    Lot(s) 14	<b>Zoning Designation of Site:</b> <div style="text-align: right;">R-120</div>	
<b>Property Deed Recorded in County Clerk's Office</b> Date      Liber      Page	<b>Liens, Mortgages or other Encumbrances</b> Yes      No	
<b>Existing Easements Relating to the Site</b> <input checked="" type="checkbox"/> No    Yes    Describe and attach copies:	<b>Are Easements Proposed?</b> <input checked="" type="checkbox"/> No    Yes    Describe and attach copies:	
<b>Have Property Owners within a 500' Radius of the Site Been Identified?</b> <input checked="" type="checkbox"/> Yes    No    Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
<b>Property Owner:</b> <div style="text-align: right;">Rev. Edgar Evans</div>	<b>Phone #:</b> 914-409-3686 <b>Fax#:</b>	<b>Email:</b> edgarevans777@gmail.com
<b>Owners Address:</b> No. 107    Street: Clarkson Road    Town: Carmel    State: NY Zip: 10512		
<b>Applicant (If different than owner):</b>	<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Applicant Address (If different than owner):</b> No.    Street:    Town:    State:    Zip:		
<b>Individual/ Firm Responsible for Preparing Site Plan:</b> Architectural Visions, PLLC	<b>Phone #:</b> 845-628-6613 <b>Fax#:</b>	<b>Email:</b> joel.greenberg@arch-visions.com
<b>Address:</b> No. 2    Street: Muscoot Road North    Town: Mahopac    State: NY Zip: 10541		
<b>Other Representatives:</b>	<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Owners Address:</b> No.    Street:    Town:    State:    Zip:		
PROJECT DESCRIPTION		
<b>Describe the project, proposed use and operation thereof:</b>  Site Plan for new owner. (House of Prayer and Worship) Former Mt. Hope United Methodist Church.		



# TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
<b>Lot size:</b> Acres: 0.2044      Square Feet: 8,905		<b>Square footage of all existing structures (by floor):</b> 1040	
<b># of existing parking spaces:</b> 5		<b># of proposed parking spaces:</b> 7	
<b># of existing dwelling units:</b> 0		<b># of proposed dwelling units:</b> 0	
<b>Is the site served by the following public utility infrastructure:</b>			
<ul style="list-style-type: none"> <li>▪ Is project in sewer district or will private septic system(s) be installed? <u>None</u></li> <li>▪ If yes to Sanitary Sewer answer the following:               <ul style="list-style-type: none"> <li>▸ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>▸ Is this an in-district connection? <u>NO</u> Out-of district connection? <u>NO</u></li> <li>▸ What is the total sewer capacity at time of application? <u>Not applicable</u></li> <li>▸ What is your anticipated average and maximum daily flow <u>Not applicable</u></li> </ul> </li> </ul>			
<i>For Town of Carmel Town Engineer</i>			
<ul style="list-style-type: none"> <li>▸ What is the sewer capacity <u>Not applicable</u></li> </ul>			
<b>Water Supply</b>		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
If Yes:		<ul style="list-style-type: none"> <li>▸ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>▸ What is the total water capacity at time of application? <u>Not applicable</u></li> <li>▸ What is your anticipated average and maximum daily demand <u>17</u></li> </ul>	
<b>Storm Sewer</b>		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<b>Electric Service</b>		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
<b>Gas Service</b>		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<b>Telephone/Cable Lines</b>		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<i>For Town of Carmel Town Engineer</i>			
<b>Water Flows</b> <u>NOT applicable RS</u>			
<b>Sewer Flows</b> <u>10/19/2020</u>			
<b>Town Engineer, Date</b>			
<b>What is the predominant soil type(s) on the site?</b> N/A		<b>What is the approximate depth to water table?</b> N/A	
<b>Site slope categories:</b>		15-25% <u>100</u> %      25-35% <u>  </u> %      >35% <u>  </u> %	
<b>Estimated quantity of excavation:</b>		Cut (C.Y.) <u>0</u> Fill (C.Y.) <u>0</u>	
<b>Is Blasting Proposed</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
<b>Is the site located in a designated Critical Environmental Area?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
<b>Does a curb cut exist on the site?</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/>		<b>Are new curb cuts proposed?</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
<b>What is the sight distance?</b> Left <u>200 FT</u> Right <u>200 FT</u>			
<b>Is the site located within 500' of:</b>			
<ul style="list-style-type: none"> <li>• The boundary of an adjoining city, town or village</li> </ul>		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• The boundary of a state or county park, recreation area or road right-of-way</li> </ul>		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• A county drainage channel line.</li> </ul>		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> <li>• The boundary of state or county owned land on which a building is located</li> </ul>		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

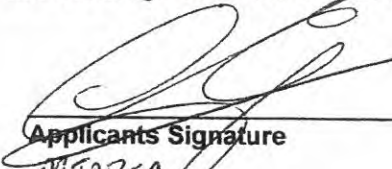
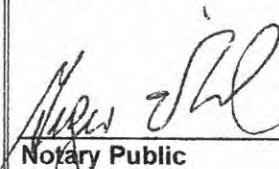


## TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations <div style="text-align: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></div>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations maybe <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input type="checkbox"/></div>			
Does the site disturb more than 5,000 sq ft		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Wetlands on adjacent property			
Jurisdiction: NYSDEC: <input checked="" type="checkbox"/> Town of Carmel: <input checked="" type="checkbox"/>			
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Are any encroachments, crossings or alterations proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located adjacent to New York City watershed lands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>			
Has this application been referred to the Fire Department?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
What is the estimated time of construction for the project? <div style="text-align: center;">2 Months</div>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	3 AC	0.2044 AC	0.204 AC
Lot Coverage			
Lot Width	200 FT.	75 FT.	75 FT.
Lot Depth	200 FT.	119 FT.	119 FT.
Front Yard	25 FT.	16.8 FT.	11 FT.
Side Yard	10 FT.	20 FT. & 23.5 FT.	20 FT. & 23.5 FT.
Rear Yard	15	53 FT.	53 FT.
Minimum Required Floor Area			
Floor Area Ratio			
Height	35 FT.	35 FT.	35 FT.
Off-Street Parking	17 PS	5 PS	7 PS
Off-Street Loading	N/A	N/A	N/A



## TOWN OF CARMEL SITE PLAN APPLICATION

<b>Will variances be required?</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	<b>If yes, identify variances:</b> Lot Area, Front Yard, Lot Width & Depth, Parking Spaces and Gravel Portions of Parking Lot
<b>PROPOSED BUILDING MATERIALS</b>	
Foundation	Existing
Structural System	Existing
Roof	Existing
Exterior Walls	Existing
<b>APPLICANTS ACKNOWLEDGEMENT</b>	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
Pastor Edgar Evans _____ <b>Applicants Name</b>	 _____ <b>Applicants Signature</b>
Sworn before me this <u>14</u> day of <u>OCTOBER</u> 20 <u>20</u>	
 _____ <b>Notary Public</b>	<div style="border: 1px solid black; padding: 5px; margin: 0 auto; width: 150px;">           GIORGIO VIOLA            Notary Public - State of New York            NO. 01VI6257432            Qualified in Putnam County            My Commission Expires Mar 12, 2024         </div> <div style="border: 1px solid black; padding: 5px; margin: 0 auto; width: 150px;">           GIORGIO VIOLA            Notary Public - State of New York            NO. 01VI6257432            Qualified in Putnam County            My Commission Expires Mar 12, 2024         </div>

10/12/2 020





# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The location of all existing and proposed easements	N/A <input type="checkbox"/>	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	N/A <input type="checkbox"/>	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures Existing to Remain	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Proposed signage Existing to Remain	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/>	<input type="checkbox"/>





# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input type="checkbox"/> N/A ✓	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Applicants Certification (to be completed by the licensed professional preparing the site plan:**

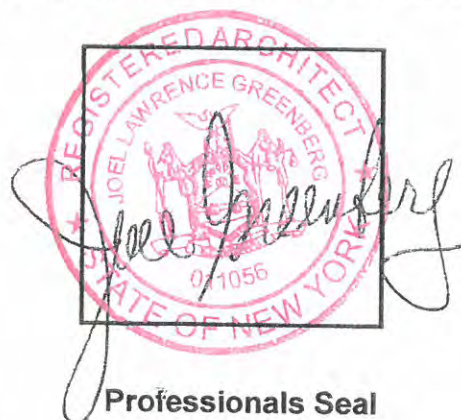
I Joel Greenberg hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Signature - Applicant

10/12/2020  
Date

Signature - Owner

10/12/2020  
Date





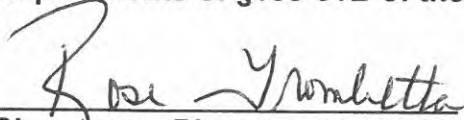


TOWN OF CARMEL  
SITE PLAN COMPLETENESS  
CERTIFICATION FORM



Town Certification (to be completed by the Town)

I _____ hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

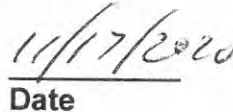


Signature - Planning Board Secretary

  
Date



Signature - Town Engineer

  
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.

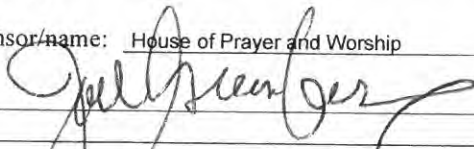
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <b>House of Prayer and Worship</b>			
Project Location (describe, and attach a location map): <div style="text-align: right; padding-right: 50px;"><b>365 Hill St., Mahopac, NY 10541</b></div>			
Brief Description of Proposed Action: <b>Former Methodist Church to become House of Prayer and Worship</b>			
Name of Applicant or Sponsor:  <b>Pastor Edgar Evans</b>		Telephone: <b>914-409-3686</b> E-Mail: <b>edgarevans777@gmail.com</b>	
Address: <b>107 Clarkson Rd.</b>			
City/PO: <b>Carmel</b>		State: <b>NY</b>	Zip Code: <b>10512</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <b>Carmel ZBA &amp; Building Dept.</b>			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <span style="float: right;"><u>0.2044</u> acres</span> b. Total acreage to be physically disturbed? <span style="float: right;"><u>0.1</u> acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;"><u>0.2044</u> acres</span>			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			



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



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>House of Prayer and Worship</u> Date: <u>10/12/2020</u> Signature: <u></u> Title: <u>Project Architect</u>		

N/A

**PRINT FORM**



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

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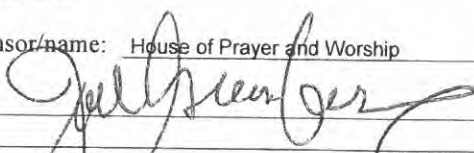
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

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Address: <b>107 Clarkson Rd.</b>			
City/PO: <b>Carmel</b>		State: <b>NY</b>	Zip Code: <b>10512</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <b>Carmel ZBA &amp; Building Dept.</b>			NO <input type="checkbox"/> YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.2044</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.2044</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			



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

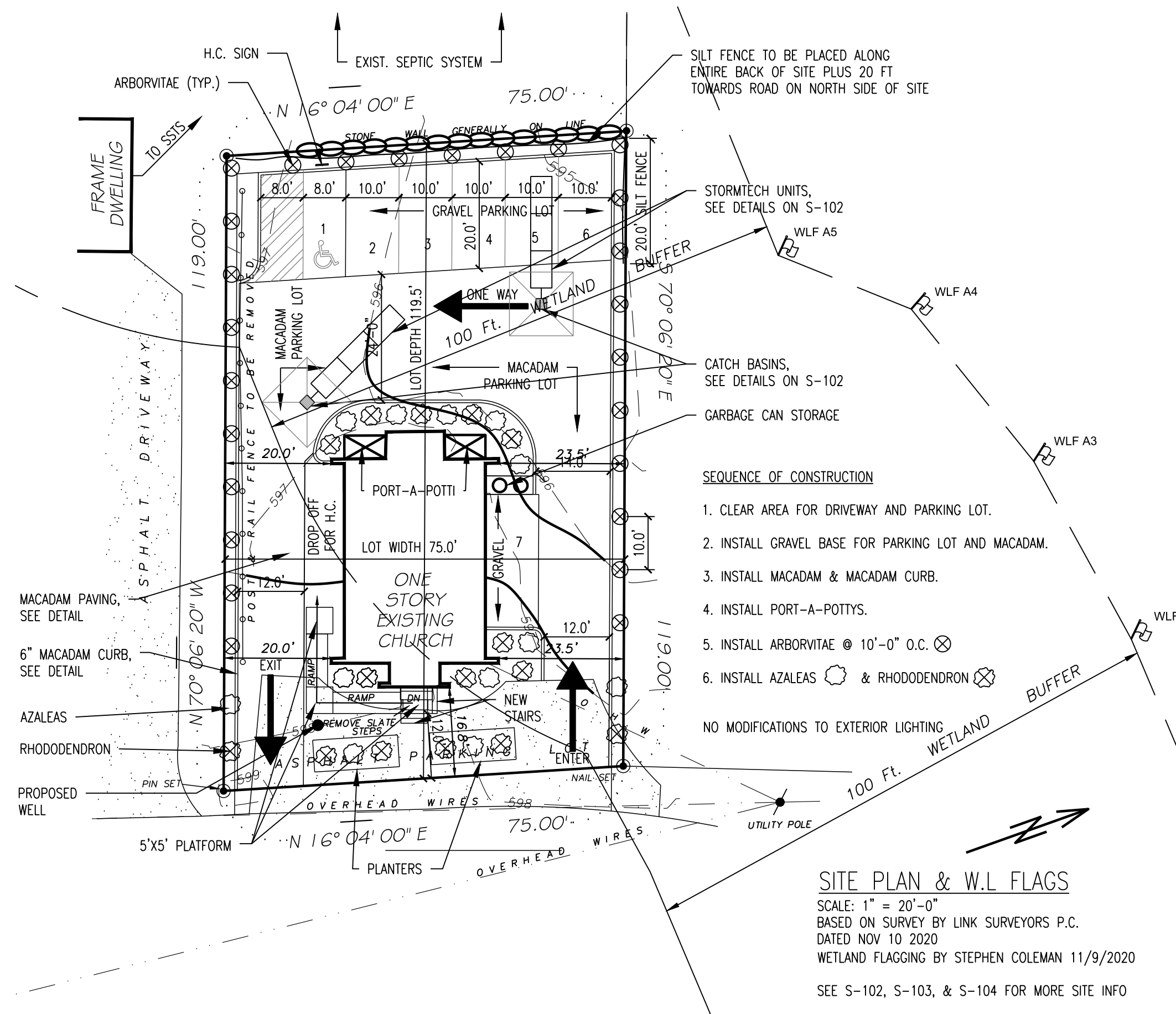


14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>House of Prayer and Worship</u> Date: <u>10/12/2020</u> Signature: <u></u> Title: <u>Project Architect</u>		

N/A

**PRINT FORM**





FRONT VIEW OF CHURCH



### PROPERTIES WITHIN 500 FT

53.18-1-5 Bruce L Daul 145 Mexico Ln Mahopac, NY 10541	64.6-1-48 Matthew J Fallon 16 Stocum Ave Mahopac, NY 10541	64.6-1-49 Frank Servedio 350 Hill St Mahopac, NY 10541
64.6-1-11 Patrick Higgins 353 Hill St Mahopac, NY 10541	64.6-1-12 Federico Perruzza 359 Hill St Mahopac, NY 10541	64.6-1-13 Mark D Hanson 363 Hill St Mahopac, NY 10541
64.6-1-14 Mt Hope United Methodist Church 3 Grove St New Paltz, NY 12561	64.6-1-14 Mt Hope United Methodist Church 70-1101 PO BOX 381 Mahopac Falls, NY 10542	53.18-1-12 Joseph Perillo 38 Stonewall Farms Rd Mahopac, NY 10541
64.6-1-15 Bruce L Daul 145 Mexico Ln Mahopac, NY 10541	64.6-1-6 Finbar T Looby Jr 485 Bullet Hole Rd Mahopac, NY 10541	64.6-1-7 Finbar Looby 489 Bullet Hole Rd Mahopac, NY 10541
64.6-1-8 Thomas Brophy 493 Bullet Hole Rd Mahopac, NY 10541	64.6-1-9 John E Dowling 495 Bullet Hole Rd Mahopac Falls, NY 10542	64.6-1-10 William J Bishop 501 Bullet Hole Rd Mahopac, NY 10541

## Town of Carmel Zoning Requirements

**Basic Data:**

**Owner:** House of Prayer and Worship (Pastor Edgar Evans)

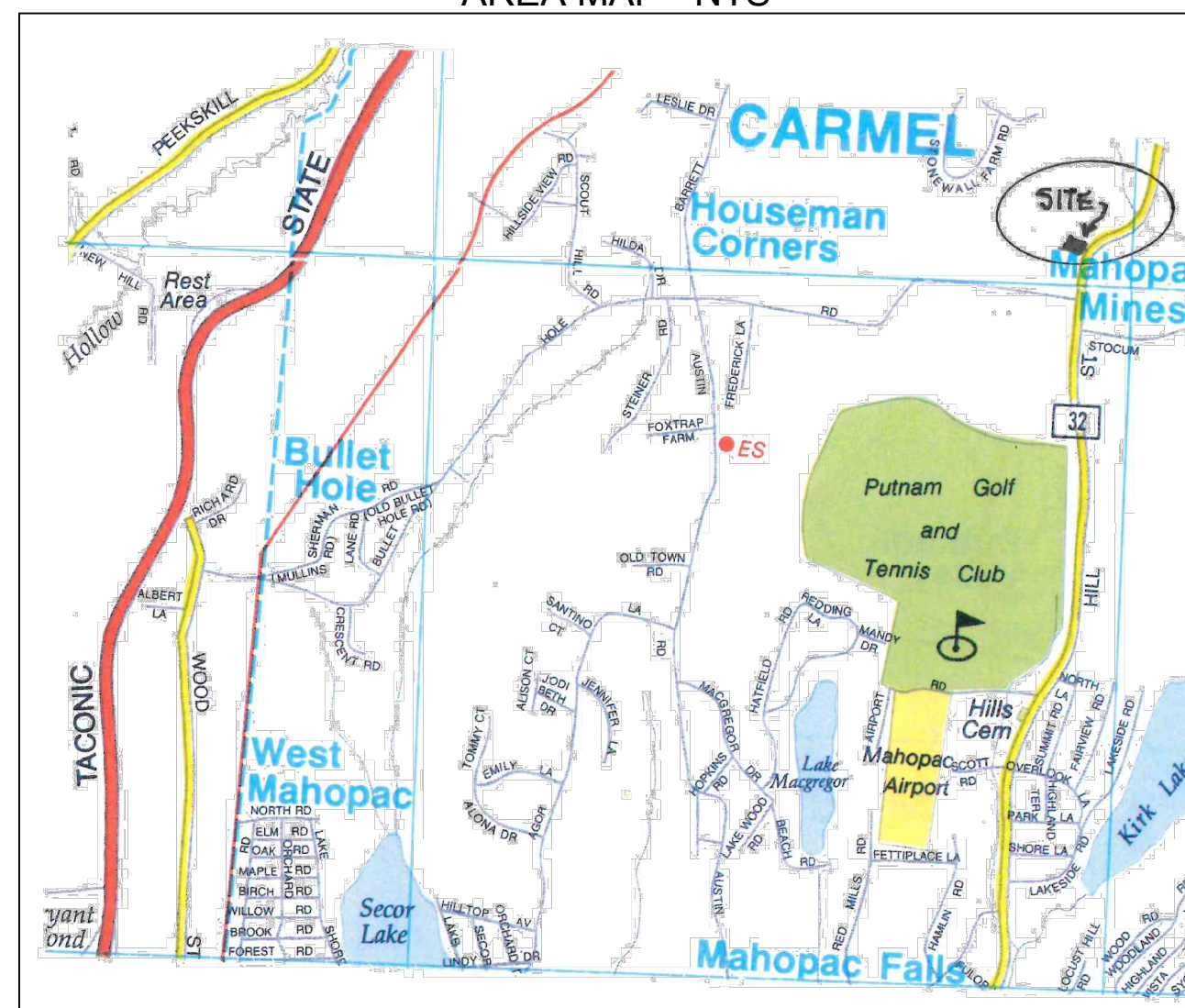
**Address:** 365 Hill Street, Mahopac, NY 10541

T.M. #: 64.6-1-14

**Zoning District:** R-120 **Proposed Use:** Existing Methodist Church, Proposed House of Prayer and Worship Church

Bulk Regulations:	Required/Allowable:	Existing/Proposed:	Variance Required:
Lot Area:	120,000 SF	8,905 SF	111,095 SF
Lot Width:	200 LF	74 LF	126 FT
Lot Depth:	200 LF	118 LF	82 FT
Parking:	1 Per 3 Seats	50 Seats /3 = 17 (7 PS Provided)	10 Parking Spaces
Front Yard:	25 FT	11.0 FT	14 FT
Side Yard: North	10 FT	23.5 FT	NONE
Side Yard:	10 FT	20 FT	NONE
Rear Yard:	15 FT	48 FT	NONE
Area of Disturbance:	N/A	0 FT Exist. / 4,367 SF	NONE
Parking surface	Macadam	Macadam & Gravel	YES

## AREA MAP - NTS



2 MUSCOOT ROAD NORTH P: 845-628-6613  
MAHOPAC NY, 10541 F: 845-628-2807  
JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT:  
HOUSE OF PRAYER & WORSHIP

PASTOR EDGAR EVANS	MAILING ADDRESS
PROJECT ADDRESS	107 CLARKSON ROAD
365 HILL STREET	CARMEL, NY 10512
MAHOPAC, NY 10541	

TAX MAP NO. 64.06-1-14

## SITE PLAN

ISSUANCE	DATE
FOR REVIEW	11/2/2020
FOR REVIEW	11/16/2020
FOR REVIEW	12/3/2020
FOR REVIEW	12/7/2020

SCALE  
AS NOTED

DRAWN BY/CHKD BY  
MCK/- /JLG

PROJECT NO.  
07-20-070

# S-100



FRONT LEFT VIEW OF CHURCH (SOUTH)



LEFT VIEW OF CHURCH (SOUTH)



RIGHT VIEW OF CHURCH (NORTH)



REAR VIEW OF CHURCH (WEST)



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**VISIONS** PLLC  
A GREENBERG DESIGN GROUP

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MAHOPAC NY, 10541 F: 845-628-2807  
JOEL.GREENBERG@ARCH-VISIONS.COM

**PROJECT:**  
**HOUSE OF PRAYER & WORSHIP**  
PASTOR EDGAR EVANS  
PROJECT ADDRESS  
365 HILL STREET  
MAHOPAC, NY 10541  
MAILING ADDRESS  
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TAX MAP NO. 64.06-1-14

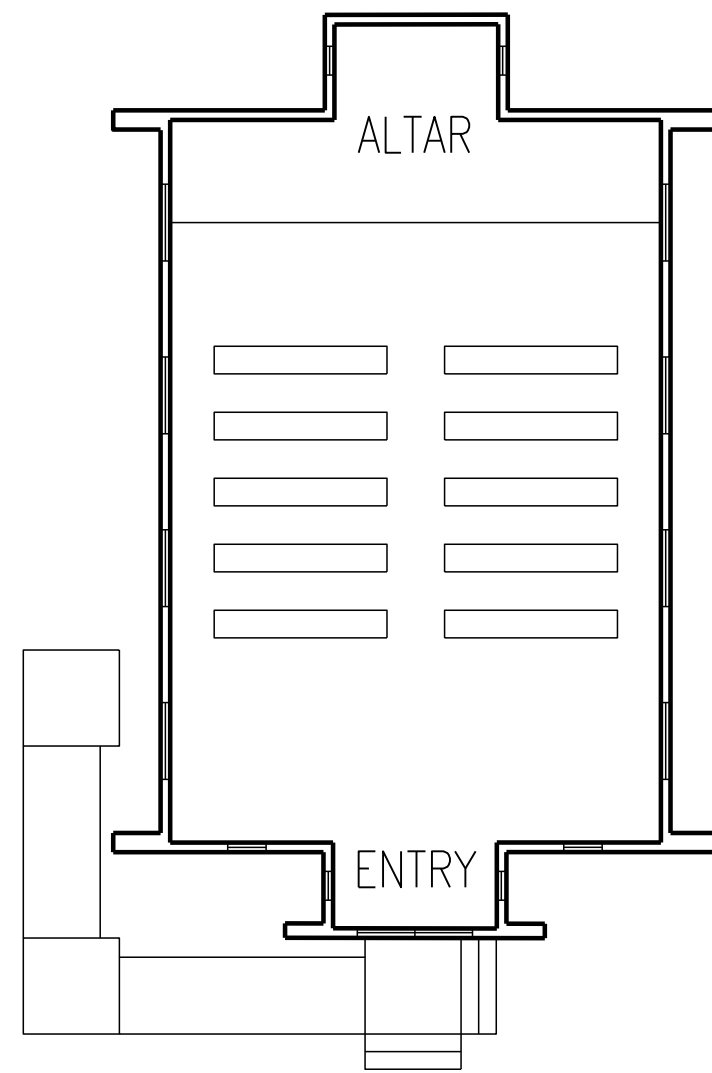
**SITE PHOTOS**

ISSUANCE DATE  
FOR REVIEW 11/2/2020

SCALE  
AS NOTED  
DRAWN BY/CHKD BY  
MCK/- /JLG  
PROJECT NO.  
07-20-070

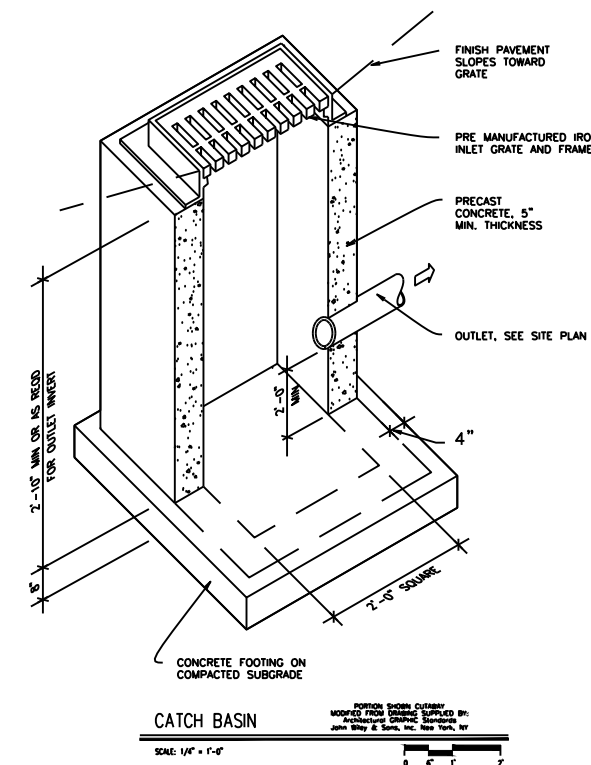
**S-101**





## FLOOR PLAN

SCALE: 1" = 20'-0"

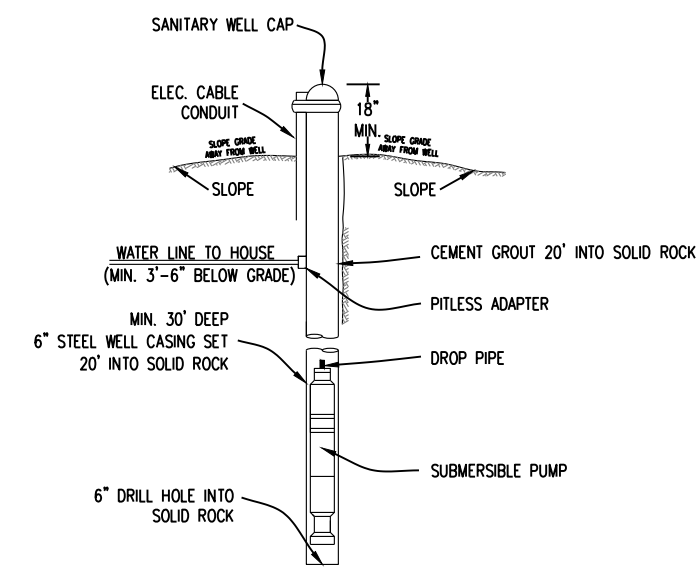


## RAINWATER DRAINAGE CALCULATIONS FOR STORMTECH UNITS

$$\frac{1.5(0.95)(4039.77)}{12} = 479.72 \text{ Ft}^3$$

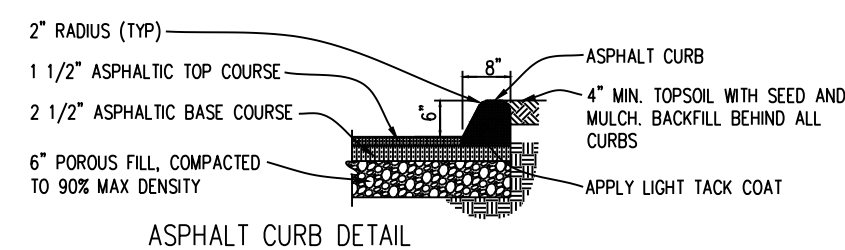
$$81.7 \text{ Ft}^3 \times 6 = 490.2 \text{ Ft}^3$$

MIN (6) 85.4" X 51.0" X 30.0"  
STORMTECH UNITS ON 12" STONE BASE



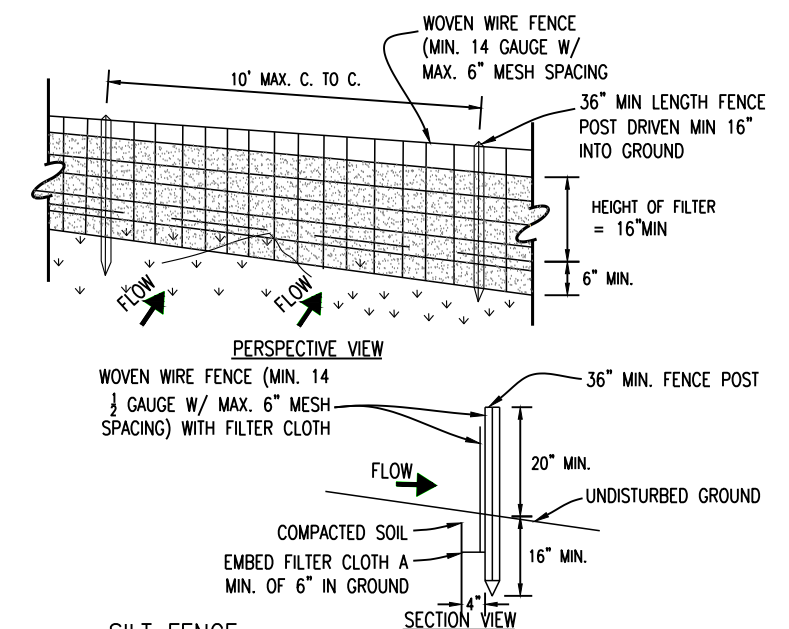
TYPICAL WELL DETAIL

NOT TO SCALE



ASPHALT CURB DETAIL

NOT TO SCALE



SILT FENCE

NOT TO SCALE

### CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

Table 1- Acceptable Fill Materials

Material Location	Description	AASHTO M43 Designation ¹	Compaction/Density Requirement
<b>D) Final Fill:</b> Fill Material for layer 'D' starts from the top of the 'C' layer to the bottom of flexible pavement or unpaved finished grade above. Note that the pavement subbase may be part of the 'D' layer.	Any soil/rock materials, native soils or per engineer's plans. Paved installations may have stringent material and preparation requirements.	N/A	Prepare per site design engineer's plans. Paved installations may have stringent material and preparation requirements.
<b>C) Initial Fill:</b> Fill Material for layer 'C' starts from the top of the embedment stone ('B' layer) to 18" (450 mm) above the top of the chamber. Note that pavement subbase materials can be used in lieu of this layer.	Granular well-graded soil/aggregate mixtures, <35% fines or processed aggregate. Must pavement subbase materials can be used in lieu of this layer.	AASHTO M45 A-1, A-2-4, A-3 or AASHTO M431 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	Begin compaction after min. 12" (300 mm) of material over the chambers is reached. Compact additional layers in 6" (150 mm) max. lifts to a min. 95% Proctor density for well-graded material and 95% relative density for processed aggregate materials. Roller gross vehicle weight not to exceed 12,000 lbs (63 kN). Dynamic force not to exceed 20,000 lbs (89 kN).
<b>B) Embedment Stone:</b> Embedment Stone surrounding chambers from the foundation stone to the 'C' layer above.	Clean, crushed, angular stone	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	No compaction required.
<b>A) Foundation Stone:</b> Foundation Stone below the chambers from the subgrade up to the foot (bottom) of the chamber.	Clean, crushed, angular stone,	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	Place and compact in 6" (150 mm) lifts using two full coverages with a vibratory compactor. ^{2,3}

### PLEASE NOTE:

1. The listed AASHTO designations are for gradations only. The stone must also be clean, crushed, angular. For example, a specification for #4 stone would state: "clean, crushed, angular no. 4 (AASHTO M43) stone".
2. StormTech compaction requirements are met for 'A' location materials when placed and compacted in 6" (150 mm) (max) lifts using two full coverages with a vibratory compactor.
3. Where infiltration surfaces may be comprised by compaction, for standard installations and standard design load conditions, a flat surface may be achieved by raking or dragging without compaction equipment. For special load designs, contact StormTech for compaction requirements.

Figure 2 - Fill Material Locations

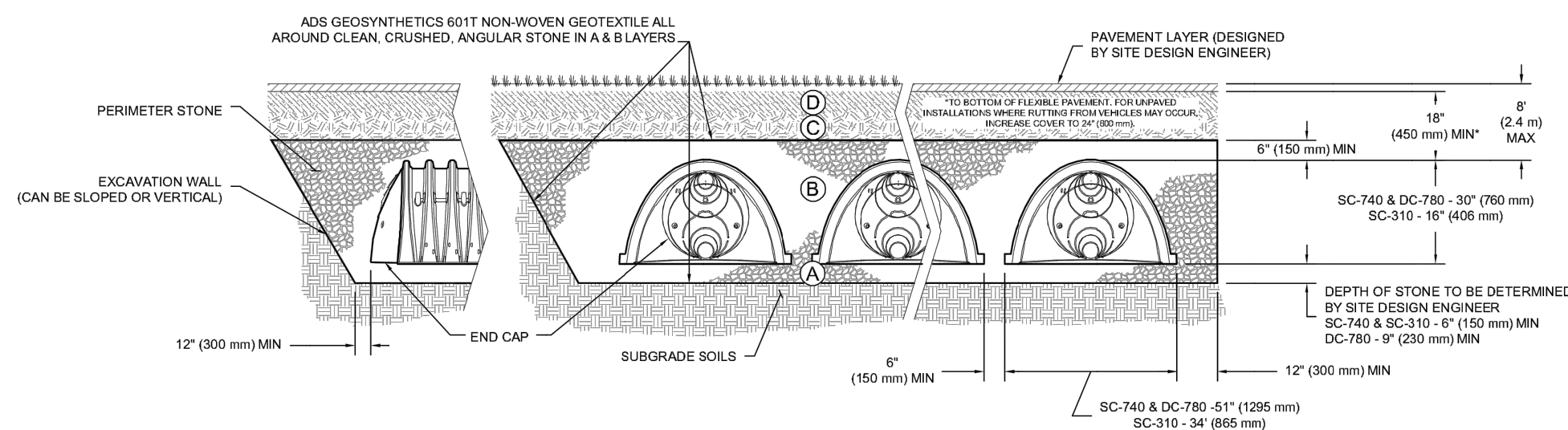
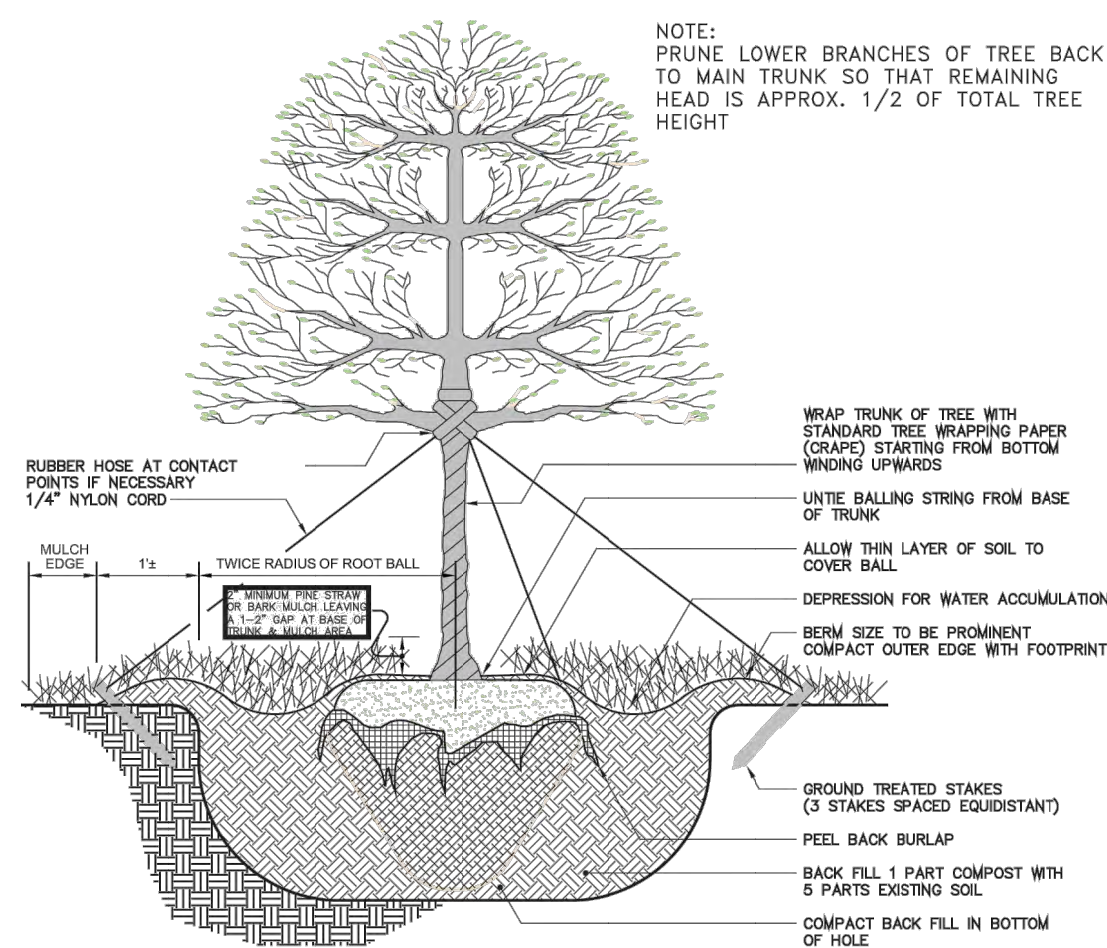
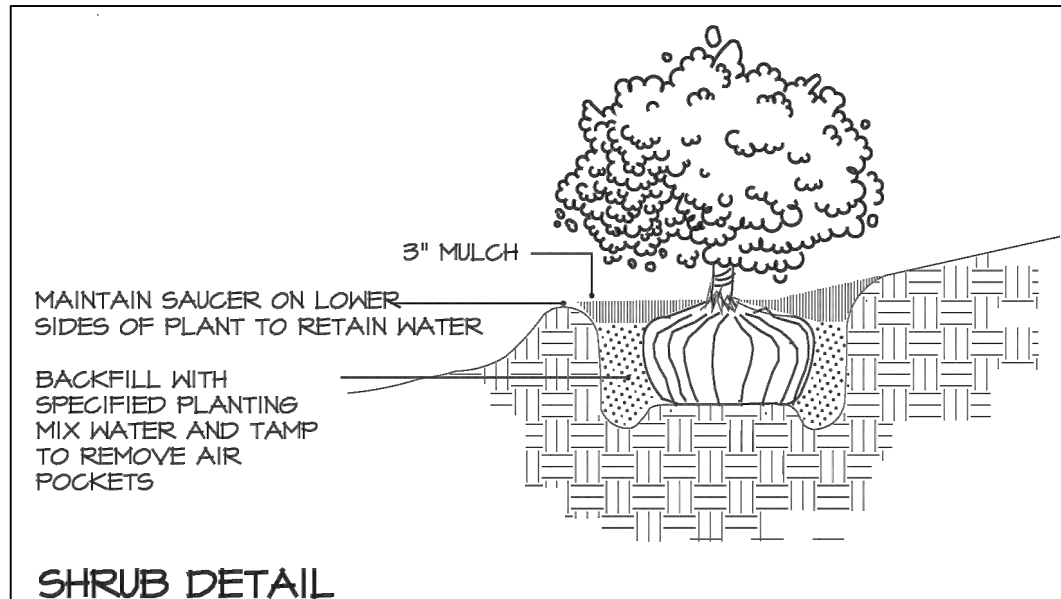
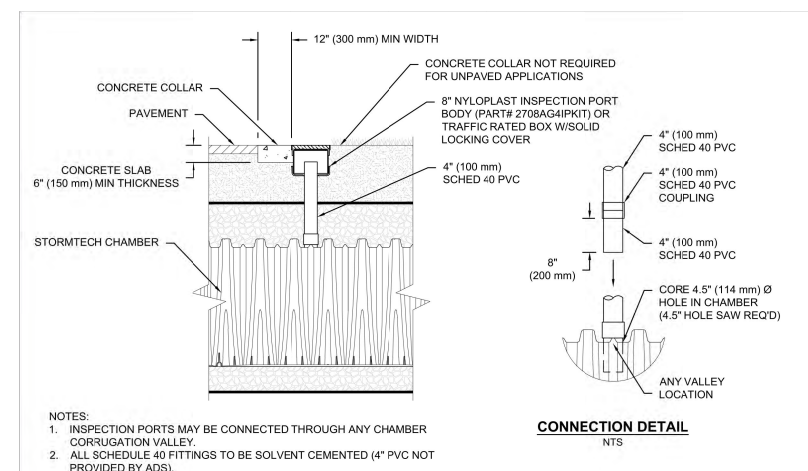


Figure 1- Inspection Port Detail



TREE DETAIL

NTS

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A GREENBERG DESIGN GROUP

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MAHOPAC NY, 10541 F: 845-628-2807  
JOEL.GREENBERG@ARCH-VISIONS.COM

## PROJECT: HOUSE OF PRAYER & WORSHIP

PASTOR EDGAR EVANS  
PROJECT ADDRESS MAILING ADDRESS  
365 HILL STREET 107 CLARKSON ROAD  
MAHOPAC, NY 10541 CARMEL, NY 10512

TAX MAP NO. 64.06-1-14

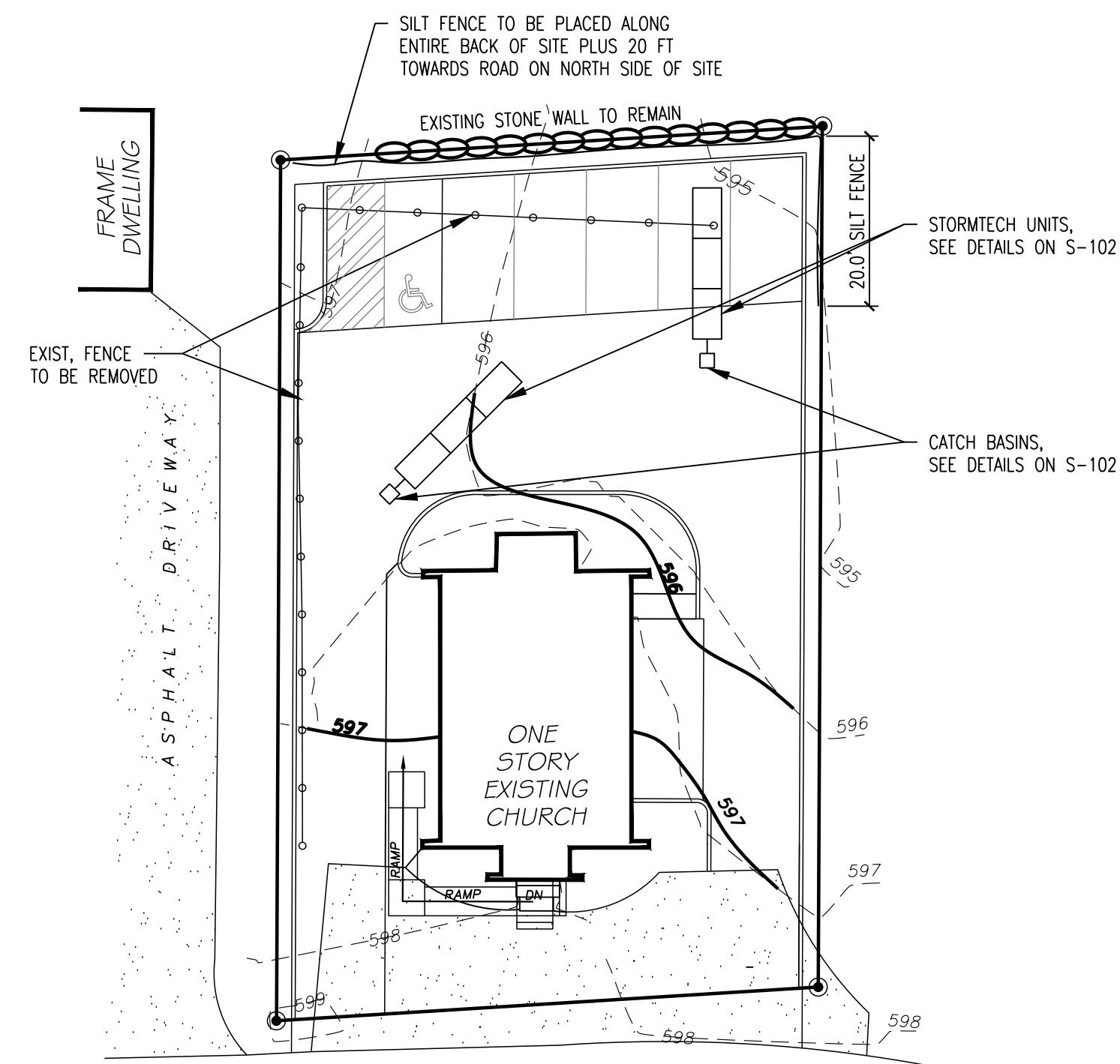
## DETAILS

ISSUANCE	DATE
FOR REVIEW	11/2/2020
FOR REVIEW	11/16/2020
FOR REVIEW	12/3/2020
FOR REVIEW	12/7/2020

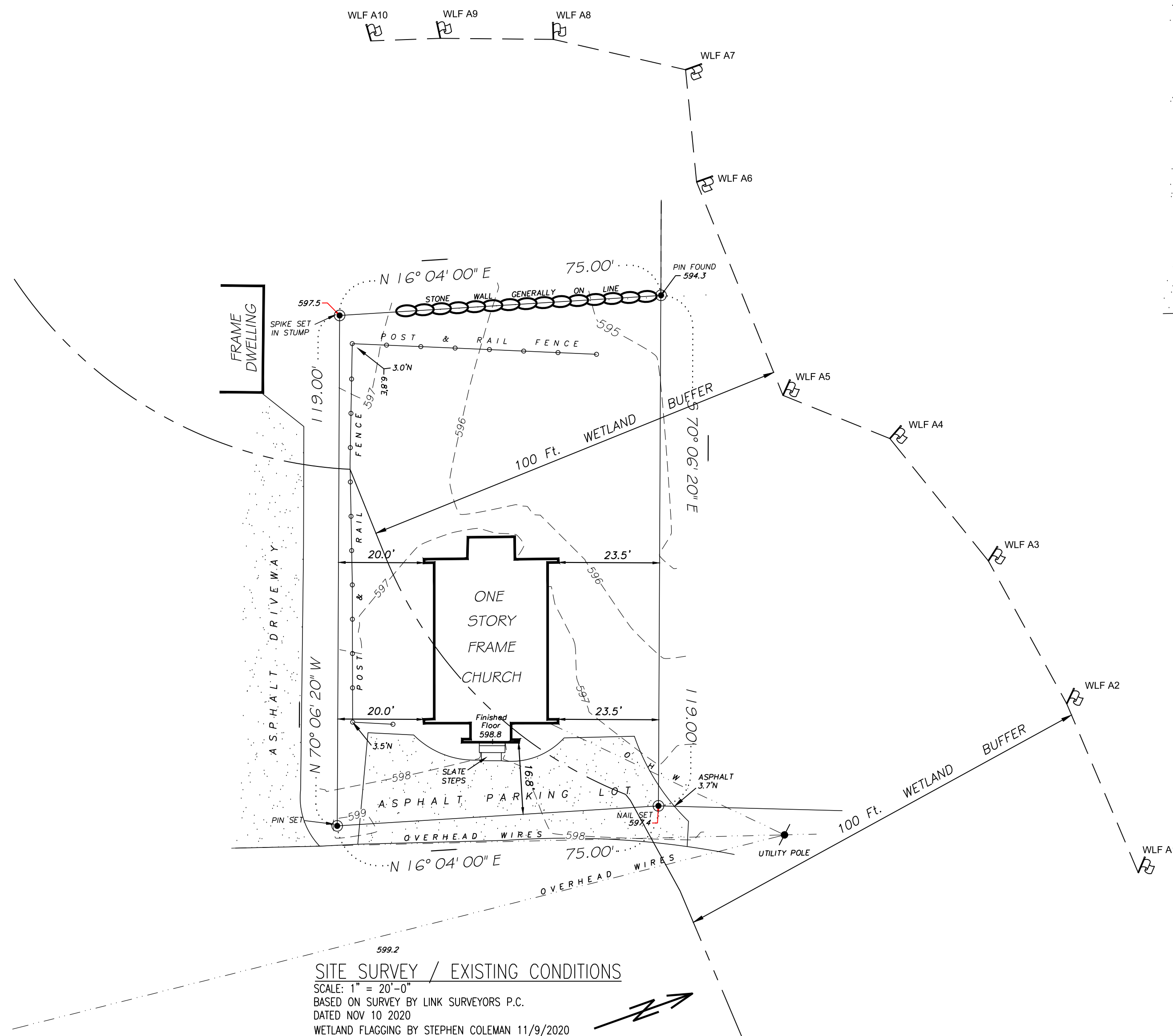
SCALE  
AS NOTED  
DRAWN BY/CHKD BY  
MCK/- /JLG  
PROJECT NO.  
07-20-070

**S-102**






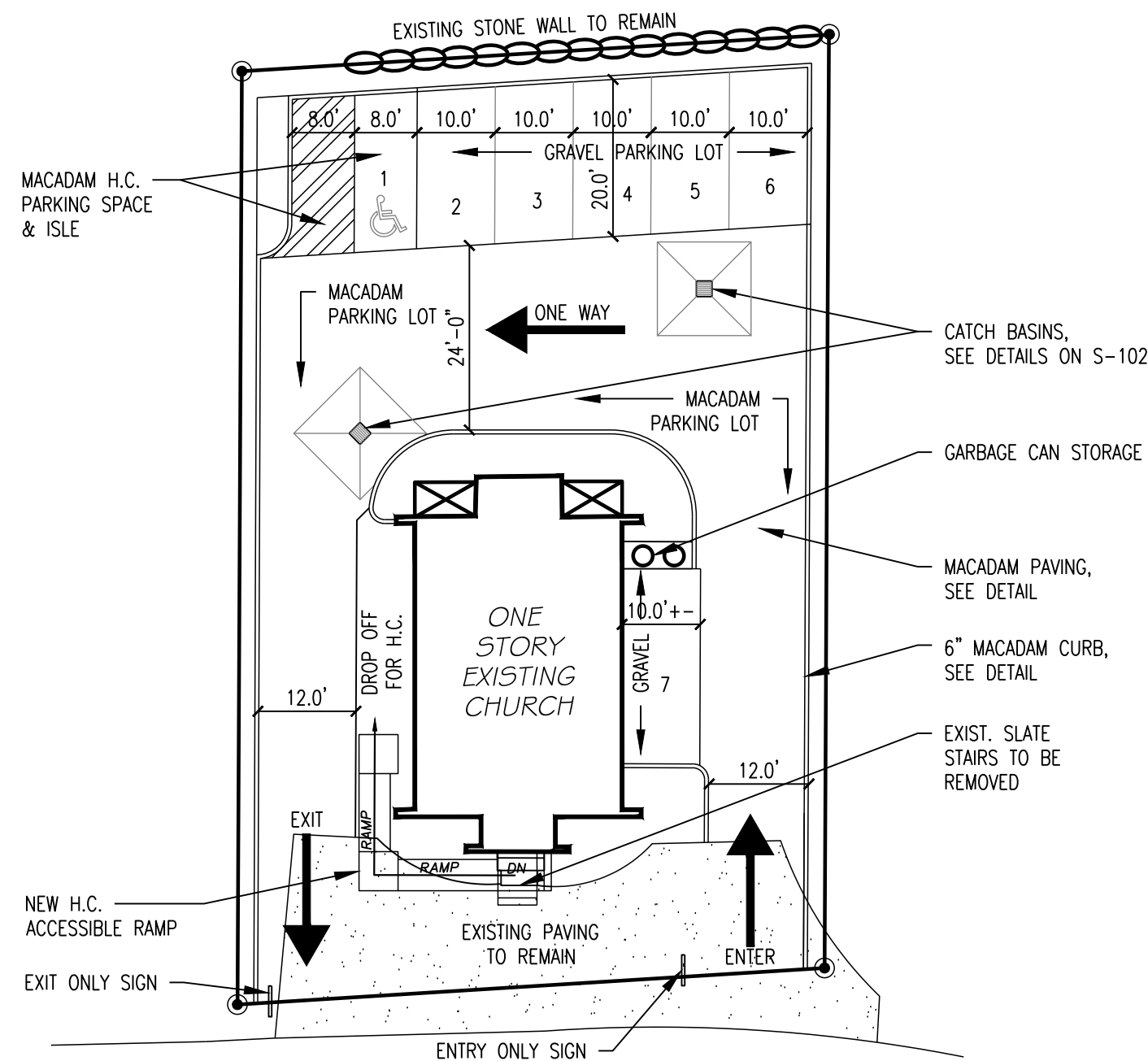
SITE PLAN WITH TOPOGRAPHY,  
REGRADING, & DRAINAGE  
SCALE: 1" = 20'-0"  
BASED ON SURVEY BY LINK SURVEYORS P.C.



SITE SURVEY / EXISTING CONDITIONS  
SCALE: 1" = 20'-0"  
BASED ON SURVEY BY LINK SURVEYORS P.C.  
DATED NOV 10 2020  
WETLAND FLAGGING BY STEPHEN COLEMAN 11/9/2020

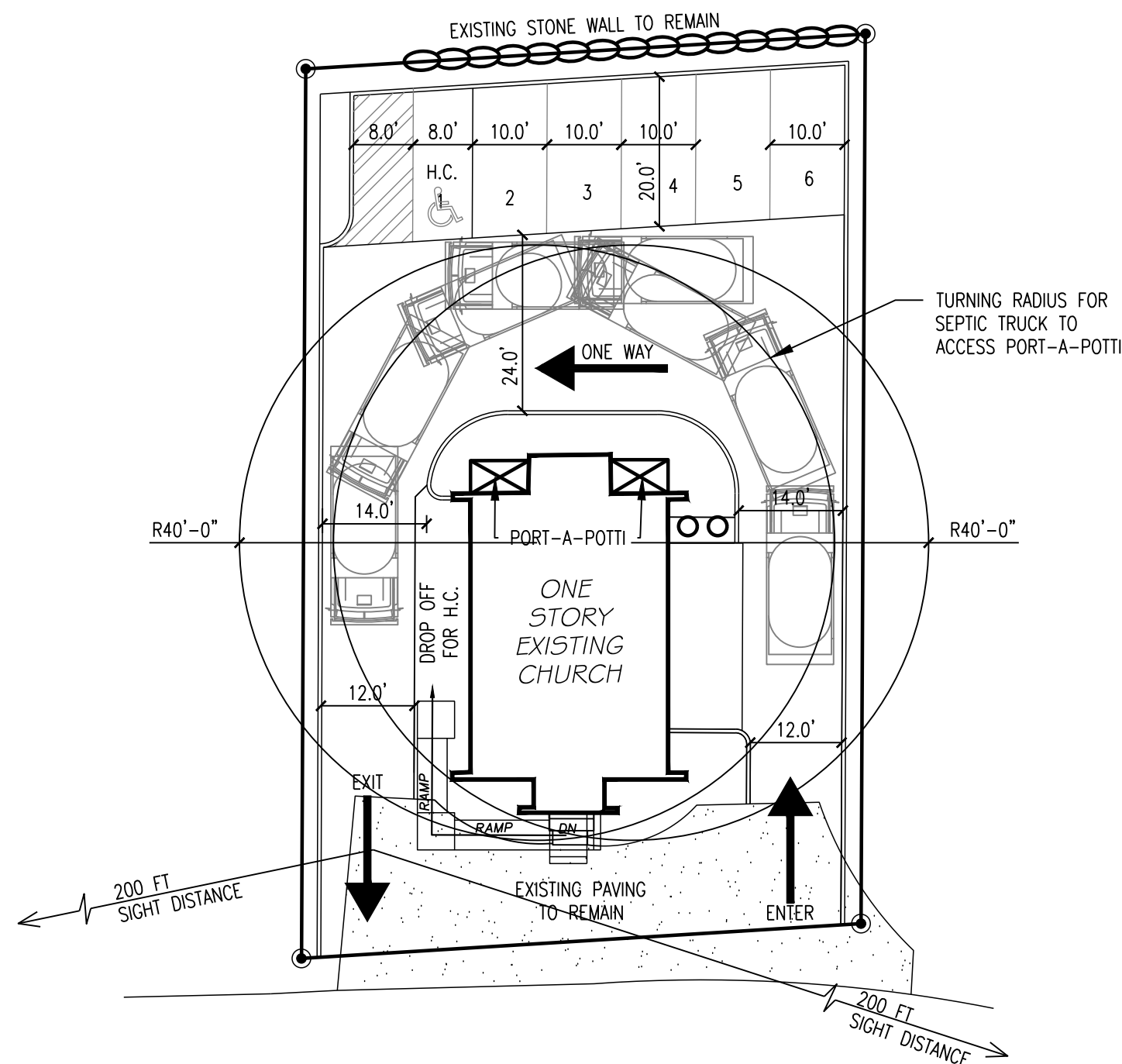
 <b>ARCHITECTURAL VISIONS <small>PLLC</small></b>		A GREENBERG DESIGN GROUP											
2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541 JOEL.GREENBERG@ARCH-VISIONS.COM		P: 845-628-6613 F: 845-628-2807											
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <b>PROJECT:</b>  <b>HOUSE OF PRAYER &amp; WORSHIP</b>          PASTOR EDGAR EVANS          PROJECT ADDRESS          365 HILL STREET          MAHOPAC, NY 10541          TAX MAP NO. 64.06-1-14       </div> <div style="width: 35%;">         MAILING ADDRESS          107 CLARKSON ROAD          CARMEL, NY 10512       </div> </div>													
<b>EXISTING CONDITIONS &amp; TOPOGRAPHY</b>													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 40%;">ISSUANCE</th> <th style="width: 60%;">DATE</th> </tr> </thead> <tbody> <tr> <td>FOR REVIEW</td> <td>11/2/2020</td> </tr> <tr> <td>FOR REVIEW</td> <td>11/16/2020</td> </tr> <tr> <td>FOR REVIEW</td> <td>12/3/2020</td> </tr> <tr> <td>FOR REVIEW</td> <td>12/7/2020</td> </tr> </tbody> </table>		ISSUANCE	DATE	FOR REVIEW	11/2/2020	FOR REVIEW	11/16/2020	FOR REVIEW	12/3/2020	FOR REVIEW	12/7/2020		
ISSUANCE	DATE												
FOR REVIEW	11/2/2020												
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FOR REVIEW	12/3/2020												
FOR REVIEW	12/7/2020												
SCALE AS NOTED													
DRAWN BY/CHKD BY MCK/- /JLG													
PROJECT NO. 07-20-070		S-103											





### PAVING PLAN

SCALE: 1" = 20'-0"  
BASED ON SURVEY BY LINK SURVEYORS P.C.



### TRUCK TURNING RADIUS DIAGRAM

SCALE: 1" = 20'-0"  
BASED ON SURVEY BY LINK SURVEYORS P.C.

**Stopping Sight Distance**

S = Stopping Distance (FT.)

V = Design Speed (MPH)

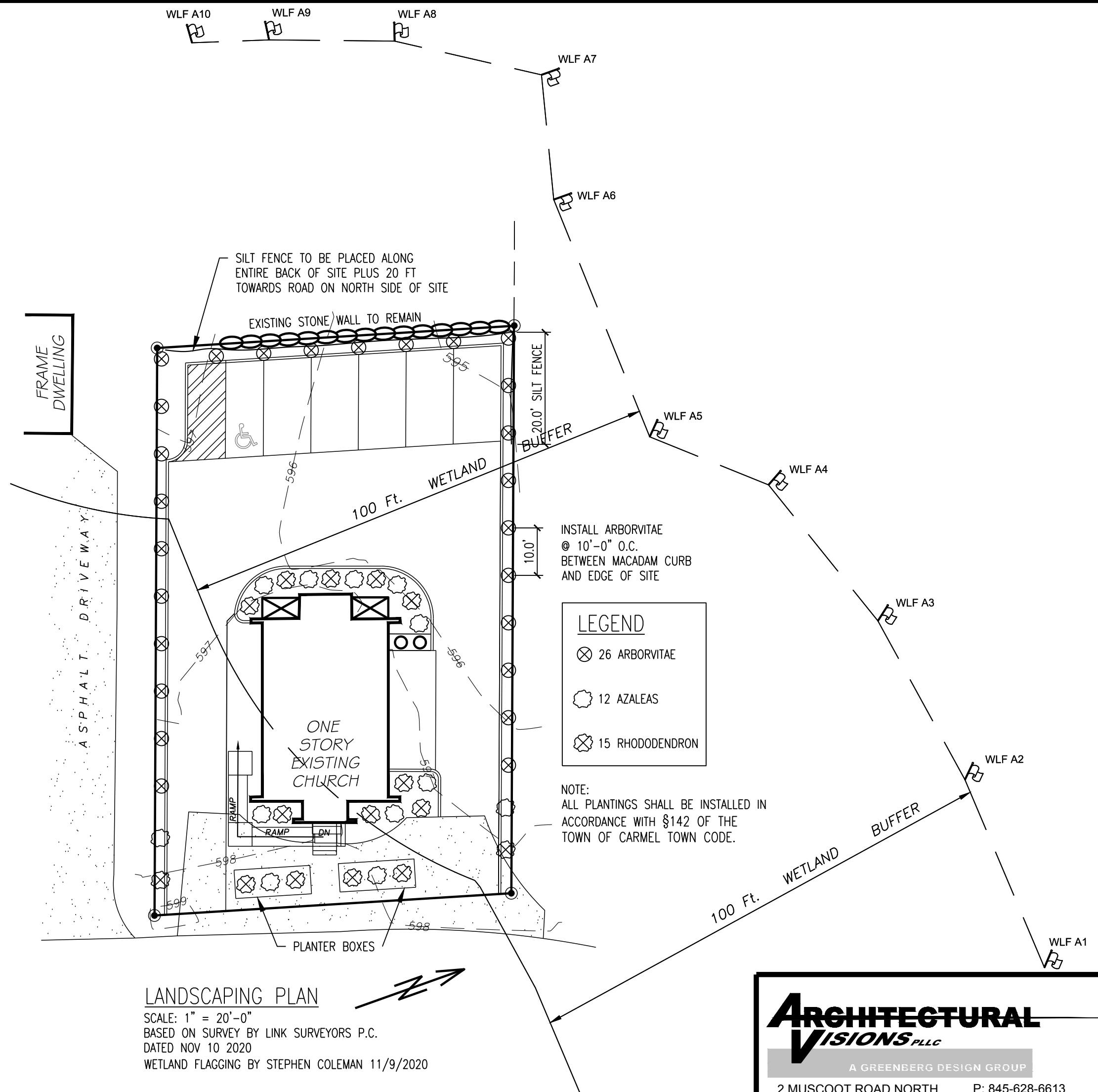
G = Grade (%)

$$S = 1.47(30)(2.5) + \frac{30^2}{30[0.347826 + \left(\frac{0.03}{100}\right)]}$$

$$S = 110.25 + \frac{900}{10.44378}$$

$$S = 110.25 + 86.175695$$

$$S = 196.4 \text{ FT}$$



### LANDSCAPING PLAN

SCALE: 1" = 20'-0"  
BASED ON SURVEY BY LINK SURVEYORS P.C.  
DATED NOV 10 2020  
WETLAND FLAGGING BY STEPHEN COLEMAN 11/9/2020

**ARCHITECTURAL VISIONS PLLC**  
A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH P: 845-628-6613  
MAHOPAC NY, 10541 F: 845-628-2807  
JOEL.GREENBERG@ARCH-VISIONS.COM

### PROJECT: HOUSE OF PRAYER & WORSHIP

PASTOR EDGAR EVANS  
PROJECT ADDRESS  
365 HILL STREET  
MAHOPAC, NY 10541

MAILING ADDRESS  
107 CLARKSON ROAD  
CARMEL, NY 10512

TAX MAP NO. 64.06-1-14

### PAVING & LANDSCAPING SITE PLANS

ISSUANCE	DATE
FOR REVIEW	11/2/2020
FOR REVIEW	11/16/2020
FOR REVIEW	12/3/2020
FOR REVIEW	12/7/2020

SCALE  
AS NOTED  
DRAWN BY/CHKD BY  
MCK/- /JLG  
PROJECT NO.  
07-20-070

**S-104**





December 2, 2020

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

RE: Fairhaven at Baldwin Place  
Baldwin Place Road and Route 6  
Town of Carmel  
TM# 86.6-1-4

Dear Chairman Paepre and Members of the Board:

Please find enclosed the following plans and documents in support of an application for site plan approval for the above referenced project:

- Site Plan Application, October 22, 2020. (11 copies)
- Site Plan Completeness Certification Form, October 22, 2020. (11 copies).
- Disclosure Addendum Statement, October 22, 2020. (2 copies)
- Eleven (11) sheet Site Plan Set, dated December 2, 2020. (5 copies)
- Six (6) sheet Architectural Drawing Set, prepared by Reform Architecture, dated October 20, 2020. (5 copies)
- Project Narrative, dated December 1, 2020. (11 copies)
- Putnam County Trailway Extension Plan, dated December 2, 2020. (5 copies)
- SEQR Full EAF, dated November 10, 2020. (11 copies)
- Property Deed. (2 copies)
- Easements. (2 copies)
- List of Property Owners within 500' of the Site Boundary. (2 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)
- Check in the amount of \$39,000.00 for the Site Plan Application Fee (\$3,000.00 fee plus \$500.00/residential unit for 72 units) and a check in the amount of \$1,000.00 for the sketch subdivision fee.

The applicant seeks site plan approval for 72 units of supportive housing, with 84 on-site parking spaces, and related site improvements. The proposed site layout has been developed to meet the requirements of the Town's district regulations for "Senior citizens multifamily dwellings" with the exception of required parking. The applicant believes this site planning standard has proven to create quality multifamily projects throughout the Town. The proposal will require relief from the code's age limitations as the residents will not necessarily be 55 years of age or older, but the applicant believes the project will provide much needed housing opportunities to other underserved residents.




Please place the project on the next available Planning Board agenda for a discussion of the project with the Board, and referral to the ZBA for variance from the code's age restriction on multifamily housing and parking variance. As can be seen from the submitted documents, the applicant has invested considerable time and resources into the application and requests expedited referral to the ZBA to determine the viability of the project from a land use perspective.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By:

  
Jeffrey J. Conte, PE  
Senior Principal Engineer

JJC/adt/amk

Enclosures

cc: Ashley Brody / Search for Change  
Paul Camarda / Baldwin Hills Realty LLC  
Mike Newman / CSD Housing, LLC  
Laura Koss / Reform Architecture

Insite File No. 20100.100





December 1, 2020

The Fairhaven at Baldwin Place  
Carmel, New York

Project Description

The Fairhaven at Baldwin Place is planned for an 11-acre site that is located approximately 500 feet off Baldwin Place Road and approximately 700 feet behind two banks on Route 6. Fairhaven at Baldwin Place will be a 3-story, 72-unit apartment-style building with road access from Baldwin Place Road and a walking path to Route 6. The development will include 54 one-bedroom units (631 square foot average) and 18 two-bedroom units (846 square foot average). A typical apartment will include amenities such as cooktop and range, refrigerator and freezer, microwave oven, dishwasher, granite countertops, and a washer and dryer. The entire building will be wired for CATV and internet. General building amenities will include meeting rooms, exercise rooms, and staff offices on the first floor. Exterior finishes will include vinyl lap siding, vinyl shake siding with vinyl trim, cultured stone accent areas and cultured stone column bases with tapered fiberglass columns, and asphalt shingle roofing. A 12' x 6' cupola with copper roof, windows, and weathervane will be built into the roof of each wing of the building. Exterior amenities will include a patio with gas grills, picnic tables, a gazebo, sitting areas with benches, walking trail, and a designated playground area for children. Half (i.e., 36) of the units at Fairhaven at Baldwin Place will be designated as “supportive housing” units for individuals with disabilities and special needs. Occupants of these units customarily rely on public transportation, as vehicle ownership is generally impractical in view of their disabilities and associated economic constraints. No more than a quarter of the occupants of the project’s supportive housing units are expected to own vehicles or to require parking accommodations. The remaining 36 units will be affordable units. In addition, the development will include a walking and bike path to Route 6, giving residents direct access to all the amenities and shopping in the immediate area.

Project Sponsor and Operator

Search for Change, Inc. (SFC) is a nonprofit organization incorporated in 1976 to provide supportive housing and associated rehabilitative services for individuals with disabilities and special needs, and it will serve as sponsor and operator of this project. Our mission – to improve the quality of life and increase the self-sufficiency of individuals who face emotional, social, and economic barriers – continues to guide us in serving the most vulnerable among us. Our agency has undergone substantial growth in recent decades, and we now operate a vast network of supportive housing units throughout Westchester and Putnam Counties. We also provide vocational rehabilitation services (specifically job readiness, job development, and continuing employment support services) that aid our clients in claiming their share of the American Dream. Simply put, SFC assists individuals on their journey of recovery by helping them to secure safe and stable housing, meaningful work, and other features of a successful life. In doing so, we do not merely support those entrusted to our care. We support





the broader communities in which we operate by promoting our clients' participation in their local economies. We also operate in partnership with many other healthcare and social service agencies with a shared mission and commitment to Putnam County and its residents. These agencies have pledged their support for our project and its future residents.

Our efforts to date notwithstanding, there exists a marked shortage of affordable and supportive housing in this region due to highly restrictive and exclusionary zoning that makes it exceedingly difficult for those with special needs or limited resources to secure stable living arrangements in which to pursue their recovery and dreams. SFC aims to ameliorate this crisis and to promote the overall health of its community through the development of additional units of supportive and affordable housing. This will occur in concert with the Empire State Supportive Housing Initiative (ESSHI) (an initiative of New York State that supports the development of affordable and supportive housing). To this end, SFC is seeking a subdivision and site plan approval of the subject parcel to accommodate a new facility as described above.

#### Leadership

SFC operates under the direction of Ashley Brody, MPA, CPRP, its Chief Executive Officer. Mr. Brody has filled many roles within the agency during a tenure spanning 26 years. These include positions in direct service and support, programmatic oversight, and administration (i.e., management). He has participated in and presided over a period of considerable organizational growth and diversification.

Mr. Brody holds a Bachelor of Arts (BA) degree in Psychology from Purchase College and a Master of Public Administration (MPA) degree from Pace University. He is also a Certified Psychosocial Rehabilitation Practitioner (CPRP).

Mr. Brody has served as CEO of SFC since October of 2015, and during the past five years he has witnessed many changes in the landscape of supportive housing and social services that make him, his senior leadership team, and Board of Directors uniquely equipped to execute these types of projects.

I have attached 2 pages – a recent need assessment analysis completed for the project.

Thank you in advance for your consideration.

Sincerely,

*Ashley Brody*

Ashley Brody, MPA, CPRP  
Chief Executive Officer  
Search for Change, Inc.





December 1, 2020

## Need Assessment Analysis

(Newmark Knight Frank)

New York State is facing an affordable housing crisis, and the plight of downstate regions, including the Mid-Hudson region of which Putnam County is a part, is particularly grave. According to an Office of the State Comptroller (OSC) report, statewide median rental costs rose by nearly 13 percent during the past decade. New York recently ranked third among states in the proportions of both renter and owner households devoting half or more of their income to housing. For housing to be considered “affordable” by prevailing standards, it should require no more than 30% of occupants’ household income. Approximately half (49%) of New York residents must apply more than 30% of their income toward housing expenses. The Mid-Hudson region enjoys the dubious distinction of exceeding the statewide average.

Putnam County experiences unique challenges associated with its geography, demographic characteristics, and related factors. Its population is the sixth largest among counties in the Mid-Hudson region, but it has had the largest percentage increase in population in the region since 1970 leading to increasing demand on the available housing stock. Thus, costs for rental housing have escalated during the past five years in accordance with rising demand and other economic factors. Significantly, the Fair Market Rent (FMR) in Putnam County is as high as it is anywhere in New York State and higher than Westchester’s, a neighboring county reputed for its prohibitively priced rental market. Nearly two-thirds (59%) of the county’s renters must apply more than 30% of their income toward housing expenses, and a quarter of them (26%) must apply more than half of their income according to the Census Bureau’s American Community Survey (ACS). A report of the Putnam County Housing Corporation recommends both the rehabilitation and preservation of existing housing stock and the development of new affordable housing units to address the emergent need. The latter has proven exceptionally difficult due to certain impediments to new construction unique to the Town of Carmel, Putnam County, most notably the highly restrictive and exclusionary zoning in the Town. Not surprisingly, the county has an exceptionally low housing vacancy rate of 1.59% as reported by the ACS. (The OSC report referenced above revealed a statewide vacancy rate of 4.2%, suggesting the shortage of available housing units in Putnam County far exceeds the statewide average.)

Carmel, the municipality in which the proposed housing project will be developed, is not exempt from the foregoing trends. Carmel’s cost of living is 29.6% higher than the national average, and this includes a nearly 2% increase during the past year, attributable largely to housing-related costs according to Census Bureau data. Development of additional units of affordable housing as described in this proposal will address pent up demand and, in doing so, lessen a glaring imbalance between supply and demand. This was further affirmed by Newmark Knight Frank, a prominent real estate valuation and advisory firm, that conducted





a market study of the area in which this project will be developed. This study found strong support for the proposed project with a need for additional units with overall weighted capture rate of 8.05%. The study authors declared its findings “indicative of strong overall project support” and suggested the project will remain fully occupied.



# PUTNAM COUNTY EXECUTIVE

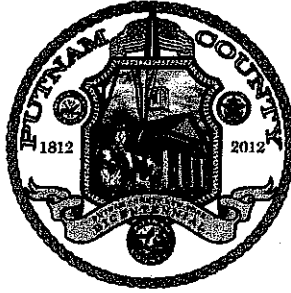
MaryEllen Odell  
*County Executive*

40 Gleneida Avenue  
Carmel, New York 10512  
(845) 808-1001 Fax (845) 808-1901  
[www.putnamcountyny.gov](http://www.putnamcountyny.gov)

Thomas Feighery  
*Deputy County Executive*

Patricia Simone  
*Chief of Staff*

Theresa Oliver  
*Confidential Secretary*



December 2, 2020

Town of Carmel Planning Board  
Mr. Craig Paerpr  
60 McAlpin Avenue  
Mahopac, NY 10541

Dear Craig Paerpr,

The County Planning Department is in the process of going to the Legislature's next Physical Services Committee meeting regarding this Project (the Mahopac Falls Trailway). The Transportation Improvement Program (TIP), a document that lists regional federally funded projects, currently has \$1,909,000 of matched funding for this Project and legislative approval is required to take any further steps.

It is anticipated that the Project will enhance the existing recreational trails which, in turn, can provide health, welfare and safety benefits to users of the County's bike trails, including the senior citizens that frequent the nearby Putnam County Kohler Senior Center and Putnam Housing Corp senior residents as well. Additionally, attracting tourists and stimulating social viability and vitality will positively impact economic competitiveness in Putnam County, a very welcome notion at a time when such opportunities are most needed in the wake and aftermath of the current health crisis.

As County Executive, I believe all Putnam County taxpayers will enjoy the benefits from all of the aforesaid.

Sincerely,

MaryEllen Odell  
Putnam County Executive





# TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

**No application will be placed on the agenda that is incomplete**

### **Pre-Submission:**

Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

### **Submission Requirements:**

At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

All site plans shall be signed, sealed and folded with the title box legible. The application package shall include:

- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Site Plan (including floor plans and elevations)
- ☒ 1 CD (in pdf. format) containing an electronic version of the Site Plan
- ☒ 2 copies of the Disclosure Statement
- ☒ 11 copies of the Site Plan Completeness Certification Form
- ☒ All supplemental studies, reports, plans and renderings.
- ☒ 2 copies of the current deed.
- ☒ 2 copies of all easements, covenants and restrictions.
- ☒ The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

Rose Granelotta 12/7/20  
Planning Board Secretary; Date

Richard J. Granelotta 12/3/2020  
Town Engineer; Date





# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
<b>Application Name:</b> Fairhaven at Baldwin Place	<b>Application #</b> 20-0012	<b>Date Submitted:</b> 12/2/2020
<b>Site Address:</b> No. _____ Street: Baldwin Place Road Hamlet: Mahopac		
<b>Property Location:</b> (Identify landmarks, distance from intersections, etc.) Baldwin Place Road and US Route 6		
<b>Town of Carmel Tax Map Designation:</b> Section 86.6 Block 1 Lot(s) 4	<b>Zoning Designation of Site:</b> C/BP	
<b>Property Deed Recorded in County Clerk's Office</b> Date 12/8/05 Liber 1730 Page 198	<b>Liens, Mortgages or other Encumbrances</b> Yes _____ No _____	
<b>Existing Easements Relating to the Site</b> No <input checked="" type="checkbox"/> Yes Describe and attach copies: 150' NYSEG Easement Area Northern Boundary	<b>Are Easements Proposed?</b> No _____ Yes _____ Describe and attach copies:	
<b>Have Property Owners within a 500' Radius of the Site Been Identified?</b> <input checked="" type="checkbox"/> Yes _____ No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
<b>Property Owner:</b> Baldwin Hills Realty LLC	<b>Phone #:</b> 845-228-1400 <b>Fax#:</b> 845-228-5400	<b>Email:</b> crillc@comcast.net
<b>Owners Address:</b> No. 1699 Street: Route 6, Suite 1 Town: Carmel State: NY Zip: 10512		
<b>Applicant (If different than owner):</b> Search for Change, Inc.	<b>Phone #:</b> 914-428-5600 <b>Fax#:</b> 914-922-9096	<b>Email:</b> abrody@searchforchange.org
<b>Applicant Address (If different than owner):</b> No. 115 Street: East Stevens Avenue, Suite 203 Town: Valhalla State: NY Zip: 10595		
<b>Individual/ Firm Responsible for Preparing Site Plan:</b> Jeffrey J. Contelmo, P.E. Insite Engineering, Surveying & Landscape Architecture, P.C.	<b>Phone #:</b> 845-225-9690 <b>Fax#:</b> 845-225-9717	<b>Email:</b> jcontelmo@insite-eng.com
<b>Address:</b> No. 3 Street: Garrett Place Town: Carmel State: NY Zip: 10512		
<b>Other Representatives:</b>	<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Owners Address:</b> No. _____ Street: _____ Town: _____ State: _____ Zip: _____		
PROJECT DESCRIPTION		
<b>Describe the project, proposed use and operation thereof:</b> The applicant seeks to subdivide the existing lot to accommodate a 72,410 sf, 72 unit dwelling catering to the disabled, and all necessary appurtenances.		



## TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size:	7,915,000 sf ±	Square footage of all existing structures (by floor):	
Acres: 181.7	Square Feet:	0	
# of existing parking spaces:	0	# of proposed parking spaces:	84
# of existing dwelling units:	0	# of proposed dwelling units:	72
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> <li>▪ Is project in sewer district or will private septic system(s) be installed? <u>Private Septic System</u></li> <li>▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ Is this an in-district connection? _____ Out-of district connection? _____</li> <li>▶ What is the total sewer capacity at time of application? _____</li> <li>▶ What is your anticipated average and maximum daily flow <u>NOT</u></li> </ul> </li> </ul>			
<i>For Town of Carmel Town Engineer</i> ▶ What is the sewer capacity <u>NOT Applicable</u> <span style="float: right;"><u>Applicable</u></span>			
▪ Water Supply		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Private well System	
If Yes: <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ What is the total water capacity at time of application? <u>NOT Applicable</u></li> <li>▶ What is your anticipated average and maximum daily demand <u>12</u></li> </ul>			
▪ Storm Sewer		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
▪ Electric Service		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
▪ Gas Service		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
• Telephone/Cable Lines		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
For Town of Carmel Town Engineer			
Water Flows <u>NOT Applicable</u> Sewer Flows <u>NOT Applicable</u> <u>Run 12/3/2022</u> Town Engineer, Date			
What is the predominant soil type(s) on the site?		What is the approximate depth to water table?	
PnB Paxton Fine Sandy Loam		Varies from 0' to >6'	
Site slope categories:	15-25% <u>25</u> %	25-35% <u>10</u> %	>35% <u>3</u> %
Estimated quantity of excavation:	Cut (C.Y.) <u>TBD</u>	Fill (C.Y.)	<u>TBD</u>
Is Blasting Proposed	Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unknown: <input checked="" type="checkbox"/>		
Is the site located in a designated Critical Environmental Area?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does a curb cut exist on the site?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Are new curb cuts proposed?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
		What is the sight distance?	
		Left <u>TBD</u> Right <u>TBD</u>	
Is the site located within 500' of:			
• The boundary of an adjoining city, town or village		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
• The boundary of a state or county park, recreation area or road right-of-way		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
• A county drainage channel line.		Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
• The boundary of state or county owned land on which a building is located		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	


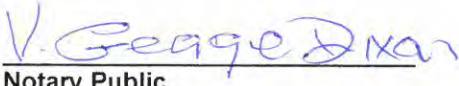


## TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations <div style="text-align: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></div>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations <div style="text-align: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></div>			
Does the site disturb more than 5,000 sq ft		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Jurisdiction: NYSDEC: <input checked="" type="checkbox"/> Town of Carmel: <input checked="" type="checkbox"/>			
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Are any encroachments, crossings or alterations proposed? Yes: <input checked="" type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located adjacent to New York City watershed lands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>			
Has this application been referred to the Fire Department?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the estimated time of construction for the project? <div style="text-align: right;">18 Months</div>			
<b>ZONING COMPLIANCE INFORMATION</b>			
Zoning Provision	Required	Existing	Proposed
Lot Area	3 ac	181.9 ac ±	11.8 ac ± / 170.1 ac ±
Lot Coverage	40%	0%	6% ± / 0%
Lot Width	200'	4,290' ±	483' ± / 2,119' ±
Lot Depth	200'	2,200' ±	1,490' ± / 2,200' ±
Front Yard	50'	N/A	452' / N/A
Side Yard	40'	N/A	41' / N/A
Rear Yard	40'	N/A	424' / N/A
Minimum Required Floor Area	5,000 sf	N/A	72,410sf / N/A
Floor Area Ratio	none	N/A	0.14 / N/A
Height	40'	N/A	38.6' / N/A
Off-Street Parking	108	N/A	84
Off-Street Loading	1	N/A	1



## TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances: AGE RESTRICTION ON MULTIFAMILY USE PARKING REQUIREMENT
<b>PROPOSED BUILDING MATERIALS</b>	
Foundation	
Structural System	
Roof	
Exterior Walls	
<b>APPLICANTS ACKNOWLEDGEMENT</b>	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
Search for Change, Inc. Applicants Name	 Applicants Signature
Sworn before me this <u>20th</u> day of <u>October</u> 20 <u>20</u>	
 Notary Public	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="margin: 0;">V GEORGE DIXON            NOTARY PUBLIC, STATE OF NEW YORK            Registration No. 01DI6320755            Qualified in Westchester County            Commission Expires March 9, 2023</p> </div>





# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Proposed signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/>	<input type="checkbox"/>





# TOWN OF CARMEL

## SITE PLAN COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

-----

**Applicants Certification (to be completed by the licensed professional preparing the site plan:**

I Jeffrey Contelmo hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Shy Bady  
Signature - Applicant

Faulty Bady  
Signature - Owner

10/22/2020  
Date

10/23/2020  
Date



Professionals Seal





TOWN OF CARMEL  
SITE PLAN COMPLETENESS  
CERTIFICATION FORM



Town Certification (to be completed by the Town)

I _____ hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Yrombetta  
Signature - Planning Board Secretary

12/7/20  
Date

[Signature] 12/3/2020  
Signature - Town Engineer

_____  
Date



**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Fairview at Baldwin Place		
Project Location (describe, and attach a general location map): Baldwin Place Rd & US-6		
Brief Description of Proposed Action (include purpose or need): The applicant seeks to subdivide the existing lot to accommodate a 72,410 sf, 72 unit dwelling catering to the disabled, and all necessary appurtenances.		
Name of Applicant/Sponsor: Search for Change, Inc.		Telephone: (914) 428-5600
		E-Mail:
Address: 115 East Stevens Avenue, Suite 203		
City/PO: Valhalla	State: NY	Zip Code: 10595
Project Contact (if not same as sponsor; give name and title/role): Jeffrey J. Contelmo, P.E.		Telephone: (845) 225-9690
		E-Mail: jcontelmo@insite-eng.com
Address: 3 Garrett Place		
City/PO: Carmel	State: NY	Zip Code: 10512
Property Owner (if not same as sponsor): Baldwin Hills Realty, LLC		Telephone: (845) 228-1400
		E-Mail:
Address: 1699 Route 6, Suite 1		
City/PO: Carmel	State: NY	Zip Code: 10512



## B. Government Approvals

### B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town of Carmel Subdivision Town of Carmel Site Plan Approval	11/20 10/22/20
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Variance	11/20
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Carmel ECB	1/1/21
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Putnam DOH - Septic & Well Putnam Hwys & Facilities- Hwy Work Permit	12/1/20
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC GP-0-20-001; Office of Mental Health (OMH); Office of Temporary and Disability Assistance; Homes and Community Renewal; Deferred Developer Fee	1/1/21
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## C. Planning and Zoning

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part I	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify the plan(s): NYC Watershed Boundary _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	



**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
C/BP (Commercial/Business Park)

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

**C.4. Existing community services.**

a. In what school district is the project site located? Mahopac Central School District

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

Carmel Police Department

c. Which fire protection and emergency medical services serve the project site?

Mahopac Volunteer Fire Department

d. What parks serve the project site?

North county trail way, Baldwin Meadows Park

**D. Project Details****D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

Residential

b. a. Total acreage of the site of the proposed action? 181.9 acres

b. Total acreage to be physically disturbed? 9.8 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 181.9 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Multifamily Residential

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 11.8 ac Maximum 170.1

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 18 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____



f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	1 Building (72 units)

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Purpose of the impoundment: <u>Stormwater Treatment</u> ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Stormwater runoff</u> iii. If other than water, identify the type of impounded/contained liquids and their source. <u>N/A</u> iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: <u>1.4±</u> acres v. Dimensions of the proposed dam or impounding structure: _____ 6' height; <u>200±</u> length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Earth Fill</u>	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> ix. Summarize site reclamation goals and plan: _____ _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	



*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

*iii.* Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No  
If Yes, describe: _____

*iv.* Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No  
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

*v.* Describe any proposed reclamation/mitigation following disturbance: _____

---

*c.* Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No  
If Yes:

*i.* Total anticipated water usage/demand per day: _____ 9,900 max day gallons/day

*ii.* Will the proposed action obtain water from an existing public water supply? ☐ Yes ☒ No  
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

*iii.* Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

*iv.* Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No  
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

*v.* If a public water supply will not be used, describe plans to provide water supply for the project: _____  
Drilled wells

*vi.* If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ 14 gallons/minute.

---

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

*i.* Total anticipated liquid waste generation per day: _____ 9,900 max day gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____  
Sanitary wastewater

*iii.* Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No  
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No



<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> <li>• Will a line extension within an existing district be necessary to serve the project? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p style="margin-left: 20px;"><u>Subsurface sewage treatment system</u></p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p style="margin-left: 20px;"><u>None</u></p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">123,000± Square feet or <u>2.83</u> acres (impervious surface)</p> <p style="margin-left: 40px;">7,923,564 Square feet or <u>181.9</u> acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Roofs and paved surfaces</u></p>	
<p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p style="margin-left: 20px;"><u>Stormwater basins</u></p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li style="margin-left: 20px;"><u>On site wetland following treatment</u></li> <li>• Will stormwater runoff flow to adjacent properties? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p style="margin-left: 20px;"><u>Heavy equipment</u></p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p style="margin-left: 20px;"><u>Small generators</u></p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p style="margin-left: 20px;"><u>Natural gas boiler</u></p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO₂)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N₂O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	



<h. (including,="" <span="" action="" but="" composting="" emit="" facilities)?="" generate="" landfills,="" limited="" methane="" not="" or="" plants,="" proposed="" sewage="" style="float: right;" the="" to,="" treatment="" will=""><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </h.>	
If Yes: <ul style="list-style-type: none"> <li>i. Estimate methane generation in tons/year (metric): _____</li> <li>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</li> </ul>	
<h>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> </h>	
If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____ _____	
<h>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> </h>	
If Yes: <ul style="list-style-type: none"> <li>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</li> <li>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____            N/A</li> <li>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</li> <li>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</li> <li>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	
<h>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></h>	
If Yes: <ul style="list-style-type: none"> <li>i. Estimate annual electricity demand during operation of the proposed action: _____</li> <li>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</li> <li>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	
<h>l. Hours of operation. Answer all items which apply.</h>	
<h>i. During Construction:</h> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7 AM - 6 PM</li> <li>• Saturday: _____ 8 AM - 5 PM</li> <li>• Sunday: _____ NONE</li> <li>• Holidays: _____ NONE</li> </ul>	<h>ii. During Operations:</h> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ All Hours (residential)</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>



<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:  <u>Typical construction noise during construction.</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: <u>Some trees will be removed, but appropriate plantings will be included in project.</u></p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  <u>Pole and building mounted lights on Lot 1 and along the private road.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: <u>Some trees will be removed, but appropriate plantings will be included in project.</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:  <u></u>  <u></u>  <u></u></p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored <u></u></p> <p>ii. Volume(s) <u></u> per unit time <u></u> (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: <u></u>  <u></u>  <u></u></p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: <span style="float: right;"><input checked="" type="checkbox"/> N/A</span></p> <p>i. Describe proposed treatment(s):  <u></u>  <u></u>  <u></u></p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: <span style="float: right;"><input checked="" type="checkbox"/> N/A</span></p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: <u></u> tons per <u></u> (unit of time)</li> <li>• Operation : <u></u> tons per <u></u> (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: <u></u>  <u></u></li> <li>• Operation: <u></u>  <u></u></li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: <u></u>  <u></u></li> <li>• Operation: <u></u>  <u></u></li> </ul>	



s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

## E. Site and Setting of Proposed Action

### E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)

☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	2.8	+2.8
• Forested	147.0	143.8	-5.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	20.9	17.6	-3.3
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.4	1.4	0
• Wetlands (freshwater or tidal)	12.6	12.6	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other			
Describe: Stormwater Management Practices	0	1.3	+1.3
Lawn	0	4.7	+4.7
Total:	181.9		



<p>c. Is the project site presently used by members of the community for public recreation?  <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?          If Yes,  <i>i. Identify Facilities:</i>  <u>The Kohler Center and Senior Housins at Mahopac Hill</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam?          If Yes:  <i>i. Dimensions of the dam and impoundment:</i> <ul style="list-style-type: none"> <li>• Dam height: _____ 10' ± feet</li> <li>• Dam length: _____ 240' ± feet</li> <li>• Surface area: _____ 62,000 sqft. acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <i>ii. Dam's existing hazard classification:</i> <u>Unclassified</u>  <i>iii. Provide date and summarize results of last inspection:</i>  <u>None available</u> </p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?          If Yes:  <i>i. Has the facility been formally closed?</i>  <ul style="list-style-type: none"> <li>• If yes, cite sources/documentation: _____</li> </ul> <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i>            _____  <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____         </p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?          If Yes:  <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i>            _____            _____         </p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?          If Yes:  <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database             </div> <div>               Provide DEC ID number(s): _____                Provide DEC ID number(s): _____             </div> </div> <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i>            _____            _____         </p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   <input type="checkbox"/> Yes <input type="checkbox"/> No
<p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i>          If yes, provide DEC ID number(s): <u>360023</u>  <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i>  <u>Periodic monitoring and Plant I groundwater pump and GAC treatment remedial system ongoing at Somers Commons</u> </p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>							
<b>E.2. Natural Resources On or Near Project Site</b>							
a. What is the average depth to bedrock on the project site? _____ >6' _____ feet							
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %							
c. Predominant soil type(s) present on project site:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;">PnB Paxton Fine Sandy Loam</td> <td style="text-align: right; border-bottom: 1px solid black;">80.0 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Sh Sun Loam</td> <td style="text-align: right; border-bottom: 1px solid black;">6.4 %</td> </tr> <tr> <td style="border-bottom: 1px solid black;">RdA Ridgebury Complex</td> <td style="text-align: right; border-bottom: 1px solid black;">10.0 %</td> </tr> </table>	PnB Paxton Fine Sandy Loam	80.0 %	Sh Sun Loam	6.4 %	RdA Ridgebury Complex	10.0 %
PnB Paxton Fine Sandy Loam	80.0 %						
Sh Sun Loam	6.4 %						
RdA Ridgebury Complex	10.0 %						
d. What is the average depth to the water table on the project site? Average: _____ 2.0 feet							
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 80 % of site							
<input checked="" type="checkbox"/> Moderately Well Drained: _____ 0 % of site							
<input checked="" type="checkbox"/> Poorly Drained _____ 20 % of site							
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 40 % of site							
<input checked="" type="checkbox"/> 10-15%: _____ 24 % of site							
<input checked="" type="checkbox"/> 15% or greater: _____ 46 % of site							
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
If Yes, describe: _____							
h. Surface water features.							
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>							
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>							
If Yes to either i or ii, continue. If No, skip to E.2.i.							
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>							
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:							
• Streams:	Name <u>864-143</u> Classification <u>C</u>						
• Lakes or Ponds:	Name <u>Unnamed pond</u> Classification <u>not classified</u>						
• Wetlands:	Name <u>NYS Wetland, Federal Waters, Federal Waters, Fe...</u> Approximate Size <u>NYS Wetland (in a...</u>						
• Wetland No. (if regulated by DEC)	<u>ML-11</u>						
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
If yes, name of impaired water body/bodies and basis for listing as impaired: _____							
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>							
If Yes:							
i. Name of aquifer: _____							



<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Squirrels</td> <td style="width: 33%; border-bottom: 1px solid black;">Chipmunk</td> <td style="width: 33%; border-bottom: 1px solid black;">Raccoon</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Deer</td> <td style="border-bottom: 1px solid black;">Rat Snake</td> <td style="border-bottom: 1px solid black;">Gray Fox</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Mouse</td> <td style="border-bottom: 1px solid black;">American Toad</td> <td style="border-bottom: 1px solid black;">Striped Skunk</td> </tr> </table>			Squirrels	Chipmunk	Raccoon	Deer	Rat Snake	Gray Fox	Mouse	American Toad	Striped Skunk
Squirrels	Chipmunk	Raccoon									
Deer	Rat Snake	Gray Fox									
Mouse	American Toad	Striped Skunk									
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>											
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>											
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>Eastern Small-footed Myotis</p> <p>_____</p>											
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>											
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>											
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>											
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? 181.9 acres</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): NYS Agricultural Land Classification</p>											
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>											
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>											



e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Describe possible resource(s): <u>Phase 1a and 1b archaeological survey found that no further archaeological research was necessary.</u> ii. Basis for identification: <u>Phase 1a and 1b survey</u>
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes: i. Identify resource: <u>Taconic State Parkway</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic Byway</u> iii. Distance between project and resource: _____ <u>2</u> miles.
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>

#### F. Additional Information

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

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

#### G. Verification

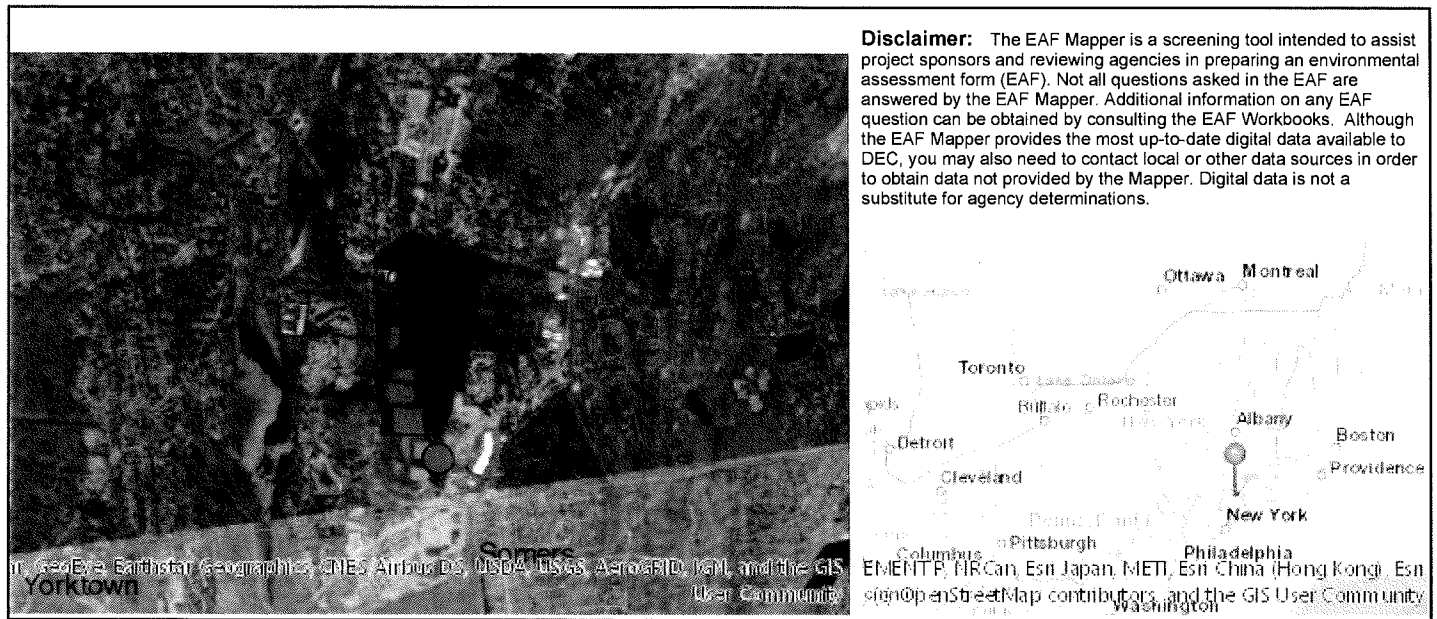
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Jeffrey Costelano, PE Date 11/10/20

Signature  Title Sr. Principal Engineer

**PRINT FORM**





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

B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	360023
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-143
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland, Federal Waters
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):85.8



<b>E.2.h.iv [Surface Water Features - DEC Wetlands Number]</b>	<b>ML-11</b>
<b>E.2.h.v [Impaired Water Bodies]</b>	<b>No</b>
<b>E.2.i. [Floodway]</b>	<b>No</b>
<b>E.2.j. [100 Year Floodplain]</b>	<b>No</b>
<b>E.2.k. [500 Year Floodplain]</b>	<b>No</b>
<b>E.2.l. [Aquifers]</b>	<b>No</b>
<b>E.2.n. [Natural Communities]</b>	<b>No</b>
<b>E.2.o. [Endangered or Threatened Species]</b>	<b>No</b>
<b>E.2.p. [Rare Plants or Animals]</b>	<b>Yes</b>
<b>E.2.p. [Rare Plants or Animals - Name]</b>	<b>Eastern Small-footed Myotis</b>
<b>E.3.a. [Agricultural District]</b>	<b>No</b>
<b>E.3.c. [National Natural Landmark]</b>	<b>No</b>
<b>E.3.d [Critical Environmental Area]</b>	<b>No</b>
<b>E.3.e. [National or State Register of Historic Places or State Eligible Sites]</b>	<b>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</b>
<b>E.3.f. [Archeological Sites]</b>	<b>Yes</b>
<b>E.3.i. [Designated River Corridor]</b>	<b>No</b>



SITE PLAN DRAWING LIST		
DRAWING NO.	DRAWING NAME	SHEET NO.
OP-1	OVERALL SITE PLAN	1
EX-1.1	EXISTING CONDITIONS PLAN	2
EX-1.2	EXISTING CONDITIONS PLAN	3
SP-1.1	LAYOUT & LANDSCAPE PLAN	4
SP-1.2	LAYOUT & LANDSCAPE PLAN	5
SP-2.1	GRADING & UTILITIES PLAN	6
SP-2.2	GRADING & UTILITIES PLAN	7
SP-3.1	EROSION & SEDIMENT CONTROL PLAN	8
SP-3.2	EROSION & SEDIMENT CONTROL PLAN	9
D-1	SITE DETAILS	10
D-2	STORMWATER DETAILS	11
D-3	STORMWATER DETAILS	12
D-4	EROSION & SEDIMENT CONTROL DETAILS	13

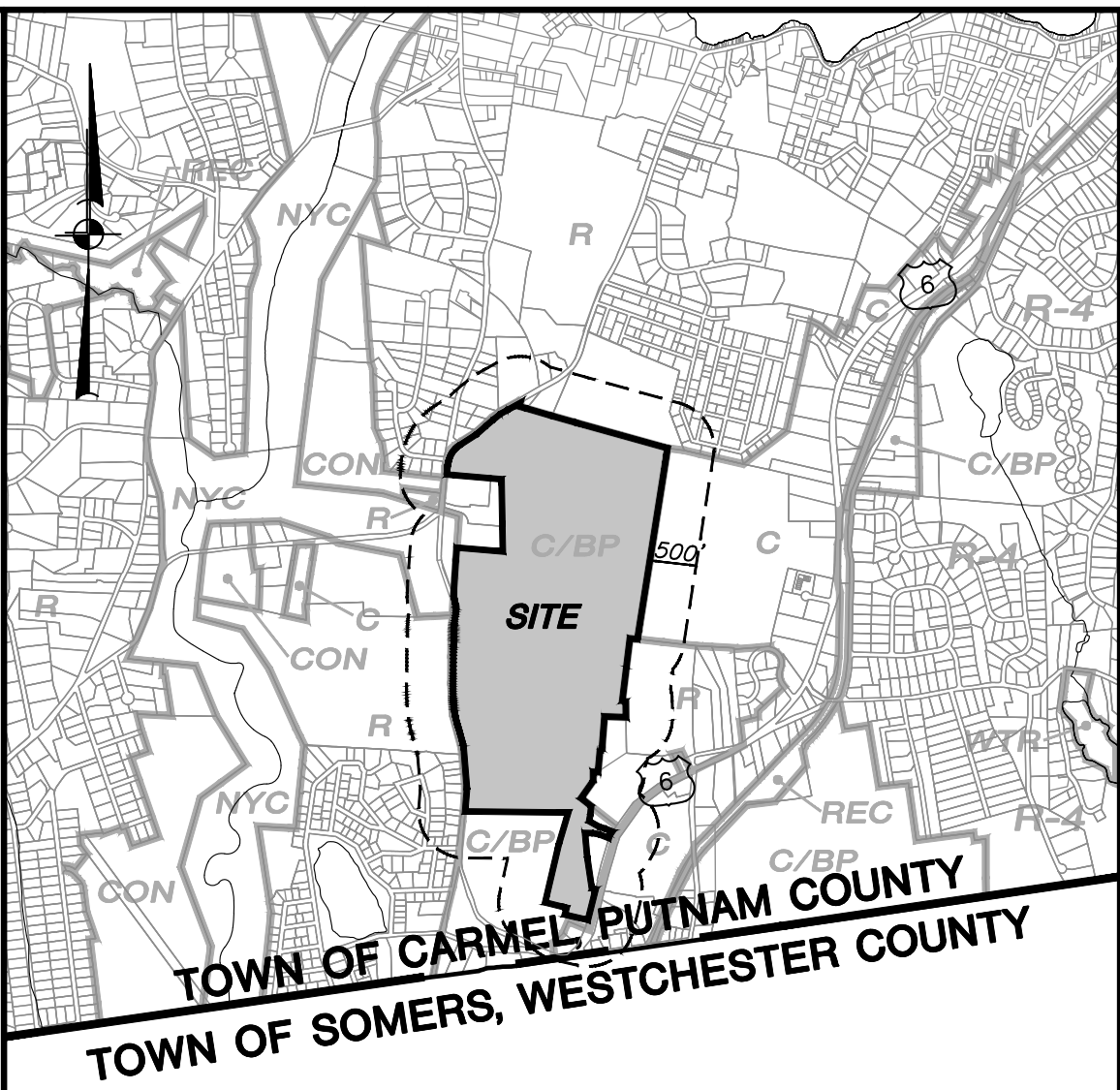
500' ADJOINERS:

TOWN OF CARMEL:

1. Julie McKen  
2. Marilyn A. Gordon  
3. John Tantalos  
4. Selvi Simanj  
5. Barbara Horree  
6. Syla Bertha  
7. Mark Vaden  
8. Gerard McIntyre  
9. Patricia A. Falciano  
10. Pietro Pensabene  
11. Caterina Garcia  
12. Patricia A. Falciano  
13. Julie Rotta  
14. John Loeby  
15. Rosemary Anderson  
16. Margan Rahner  
17. Lino Malenducello  
18. Brian Duffy  
19. Richard & Elsie Mills  
20. Michael A. Sonesverino  
21. Caterina Garcia  
22. Lynn Glasman  
23. Iker Krasnjak  
24. Donna Ronald  
25. Mary Tompkins  
26. David Camhi  
27. Lee A. Milazzo  
28. John Lynch  
29. Richard Mills  
30. Town Of Carmel  
31. Baldwin Park LLC  
32. Jeanette M. Saccavino  
33. John Exposito  
34. Kara Petersen  
35. Turlough W. Sagrove  
36. County Of Putnam  
37. Kathleen Schack  
38. Thomas Kennedy  
39. Antonio V. Restivo 2015 Irrev.  
40. John Posimato  
41. DCS Associates LLC  
42. Janet Hall  
43. Salvatore Barabala  
44. Blasius Wurbaum  
45. Kevin J. McCarney  
46. Senior Housing of Mahopac  
47. Town of Carmel  
48. Steven M. Delatore  
49. Deborah Fleming  
50. Catherine F. O'Brien  
51. Renata Zawadzki  
52. Michelle Mally  
53. Roger D. Arnold  
54. Rena Kiederer  
55. Patricia E. Schneider  
56. Peter Hidalgo  
57. Michele Licari  
58. Edna Seel  
59. Antonio Restivo  
60. Catherine Rissano  
61. Robert Rigio  
62. County of Putnam  
63. Sam Ferri

64. Town Of Carmel  
65. Jacqueline Casano  
66. Martin Edwards  
67. Peter A. Lovato  
68. Avancore Realty Group LLC  
69. Richard Hatchkiss  
70. Jeanette M. Saccavino  
71. Jonathan Hallett  
72. Sam Ferri  
73. Nicholas Capogna  
74. Patricia Pardo  
75. Patricia A. McDonnell  
76. Joseph Grace  
77. Maria Grottaglia  
78. Stephen A. Lyons  
79. Rita Gentile  
80. Laura Longo  
81. Red Mills Baptist Church  
82. County of Putnam  
83. Gary Rushneck  
84. Nicholas Liso  
85. Ann Fanizzi  
86. Edward L. Carozzo  
87. Fred Safarovic  
88. Gajko Milevich  
89. Denise Kumrow  
90. Daniel Rivera  
91. Jennifer Vega  
92. Roseann Schwartz  
93. Richard Wiegand  
94. Catherine Menniti-Pattemo  
95. Bernard Creations Ltd  
96. Main Society Hill  
97. Thomas Nieves  
98. Jacqueline Reiniger Morehouse  
99. John Chen  
100. Gino Noto  
101. Philip D'Napoli  
102. Angela Montalvan  
103. Ann Fanizzi  
104. Janet Hall  
105. Ann Patricia  
106. Timothy C. W. Chang as  
107. John Ramthorst  
108. Nicholas Tuosto  
109. Timothy Mallon  
110. Joseph Cavarretta  
111. Susan Evangelista  
112. John Rocha  
113. John D. Barker  
114. Britta Forstner  
115. Sandra L. Spina  
116. Roberto Clementi  
117. Doreen A. Edwards  
118. Eileen Carpenter  
119. Richard N. Scherpf  
120. Emily R. Giannattasio  
121. Vincent Papasodero  
122. Main Williamsburg  
123. Xhavi Nardari  
124. Melissa Fianza  
125. Richard Dudygyn Contracting  
126. Divran Hovanian  
127. Steven Franklin

128. Vincent Nicolosi  
129. Jacqueline Casano  
130. Martin Edwards  
131. Peter A. Lovato  
132. Avancore Realty Group LLC  
133. Lisa McBride  
134. John B. Biddle Jr.  
135. Patricia Sullivan  
136. Roger Wendling  
137. Gregory Cantone  
138. Christopher P. Gaur  
139. Amelio D.  
140. Catherine Casella  
141. Emily Giannattasio  
142. Jeremy Vetrano  
143. Anthony R. Carnacchio  
144. Tom Magnetta  
145. Domenico Papasodero  
146. Anna Marie DiGuglielmo  
147. Gregory Cantone  
148. Theodore Finney  
149. Carolyn Buckingham  
150. Hilary Albert  
151. Hugo Tossone  
152. Krystal Sabot-Krajewski  
153. Michael Russo  
154. Denise Kumrow  
155. John J. Jaroszewski  
156. Frank Varrichio  
157. Pagan Evelyn  
158. Joseph Cavarretta Irrev. Trust  
159. Gregory L. Naranca  
160. Danyo Huppert  
161. Antoinette C. Leone  
162. Nicolette Castaldo Family Trust  
163. Thomas Nieves  
164. Sami Nasser  
165. Robert J. Titus, Jr.  
166. Gerard Holinski  
167. Donna Rocco  
168. Virginia M. Papienza  
169. Rui DaCosta  
170. Pasquale Dellecchia  
171. William P. Siburn  
172. Rhonda C. Becker  
173. Albert B. Bernauer  
174. Stanley H. Jacobs  
175. Dean Tantalos  
176. Sharath Babu  
177. Joseph Cavarretta  
178. Susan Evangelista  
179. Salvatore Mallozzi  
180. John D. Barker  
181. Carol DeGulicce  
182. City of New York  
183. City of New York  
184. Jeanette M. Saccavino  
185. Eileen Carpenter  
186. Baldwin Hills Realty LLC  
187. Meadowcrest Holding  
188. Richard Dudygyn Contracting  
189. Richard Dudygyn Contracting  
190. City of New York



LOCATION MAP

SCALE: 1" = 2,000'

OWNER:

Baldwin Hills Realty LLC  
1699 Route 6 Suite 1  
Carmel NY 10512

APPLICANT:

Search For Change, Inc.  
115 East Stevens Avenue, Suite 203  
Valhalla, NY 10595

SITE DATA:

Tax Map No.: 86.6-1-4  
Zone: C/BP - Commerce/Business Park  
Total Acreage: 161.9 Ac.±

GENERAL NOTES:

- Property line boundary, topography, and existing features shown hereon taken from surveys prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. and Terry Bergendorff Collins L.S..
- All proposed utilities shall be installed underground.
- Per New York State Law, the contractor shall call the Underground Facilities Protective Organization (UFP) at 1-800-962-7962 or 811 two (2) full days prior to performing any excavation work.
- Existing building and parking shown within 100' east of U.S. Route 6 has been digitized from NYS GIS ortho photography dated 2007.
- Existing drainage structure locations along Baldwin Place Road north of Grand Meadow Drive are approximate and were visually located by Insite Engineering, Surveying & Landscape Architecture, P.C. on July 27, 2010.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING ZONING DISTRICT BOUNDARY
	EXISTING TREE LINE
	EXISTING WETLAND LINE AND SYMBOL
	EXISTING WETLAND BUFFER
	PROPOSED CONCRETE CURB

C/BP ZONE REQUIREMENTS:

	REQUIRED/ PERMITTED	PROVIDED:	
		LOT 1	LOT 2
Minimum Lot Area:	3 Acres	11.8	170.1
Minimum Lot Width:	200'	330'	2119'
Minimum Lot Depth:	200'	890'	2203'
Minimum Yard Setbacks:			
Front:	50'	452'	N/A
Side:	40'	41'	N/A
Rear:	40'	424'	N/A
Minimum Building Floor Area:	5,000 SF	72,410 SF	N/A
Maximum Building Coverage:	40%	6%	N/A
Maximum Building Height:	40'	38.6'	N/A

LOT 1 SENIOR HOUSING* ZONING REQUIREMENTS:

	REQUIRED:	PROVIDED:	
		217,800 SF (5.0 AC)	512,598 SF± (11.8 AC)
Minimum Lot Area:	217,800 SF (5.0 AC)	512,598 SF± (11.8 AC)	
Minimum Road Frontage:	125'	125'	
Maximum Density (Units/Acre):	8	6.1	
Maximum Dwelling Units:	150	72	
Maximum Building Coverage:	35%	6%	
Minimum Property Line Setback:	40'	41'	
Maximum Building Height:	40' / 2 Stories	38.6'	
Minimum Recreation Space (SF/Unit):	21,600 S.F.	21,655 S.F.	

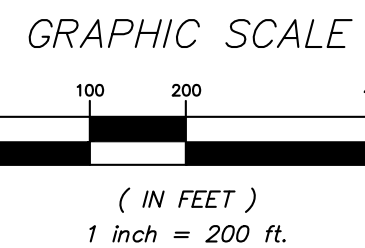
*VARIANCE REQUIRED FOR AGE RESTRICTION

PARKING SUMMARY

MULTIFAMILY DWELLING FOR THE ELDERLY  
1.5 PER UNIT @ 72 UNITS = 108 REQUIRED  
84 PROVIDED**

**VARIANCE REQUIRED FOR PARKING REQUIREMENT

NO.	DATE	REVISION	BY
PROJECT: FAIRHAVEN AT BALDWIN PLACE			
BALDWIN PLACE RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: OVERALL SITE PLAN			
PROJECT NUMBER	20100.100	PROJECT MANAGER	J.J.C.
DATE	12-2-20	DRAWN BY	M.E.U.
SCALE	1" = 200'	CHECKED BY	A.D.T.
DRAWING NO.	PROJECT NO.		SHEET
1		OP-1	13











ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.

2: 01/20/2020 Search for Change - Issue: Issue 01/20/2020 10:55:00 AM, merrin-11

GRAPHIC SCALE

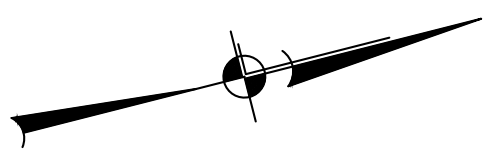
0 20 40 80

( IN FEET )

1 inch = 40 ft.

NO.	DATE	REVISION	BY
 <p><b>INSITE</b> ENGINEERING, SURVEYING &amp; LANDSCAPE ARCHITECTURE, P.C.</p> <p>3 Garrett Place Carmel, NY 12052 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com</p>			
PROJECT: <b>FAIRHAVEN AT BALDWIN PLACE</b>			
BALDWIN PLACE RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: <b>EXISTING CONDITIONS PLAN</b>			
PROJECT NUMBER	20100.100	PROJECT MANAGER	J.J.C.
DATE	12-2-20	DRAWN BY	M.E.U.
SCALE	1" = 40'	CHECKED BY	A.D.T.
DRAWING NO.		SHEET	
EX-1.2		3	
		13	

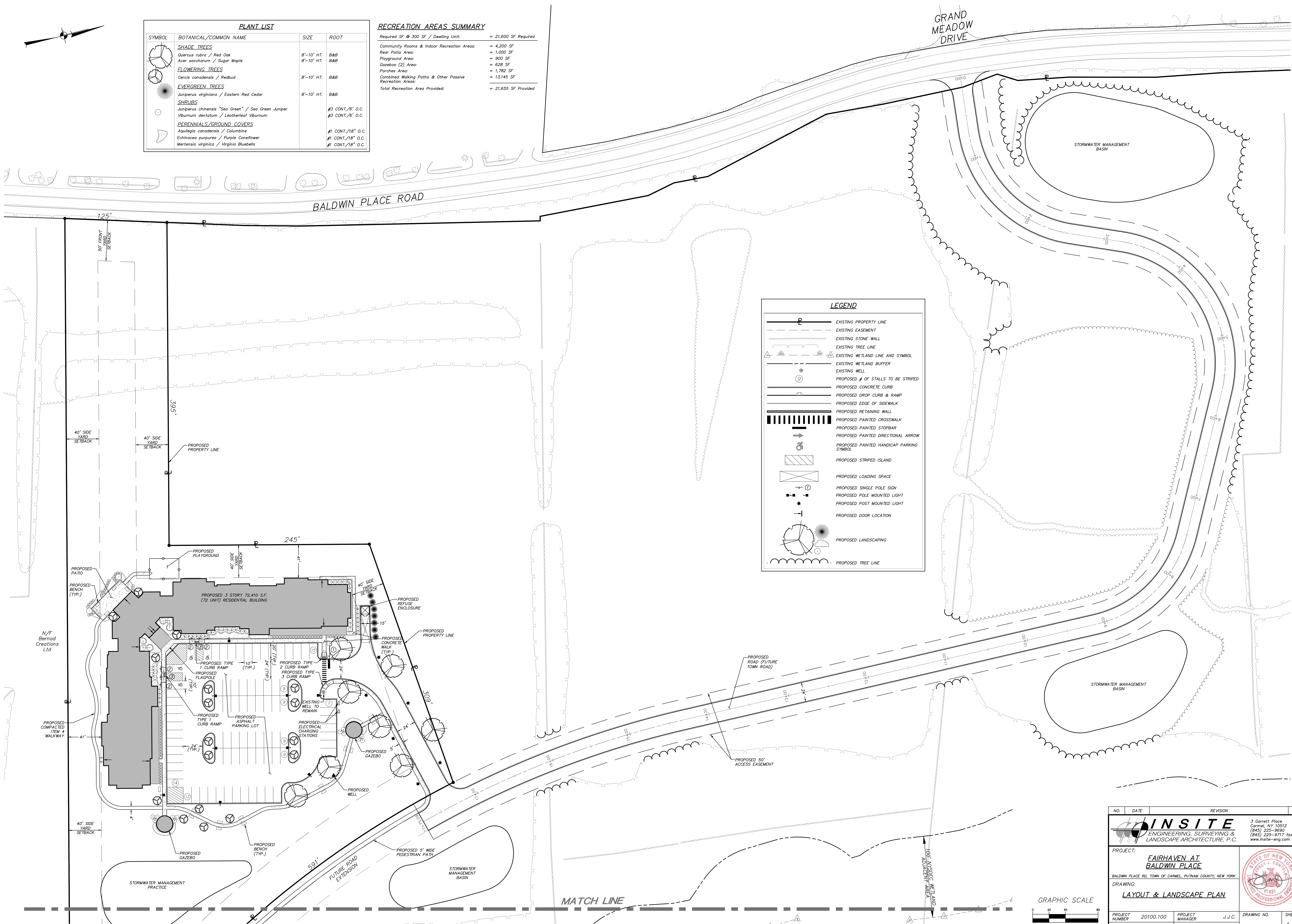




PLANT LIST			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	ROOT
	<b>SHADE TREES</b>		
	Quercus rubra / Red Oak	8'-10' HT.	B&B
	Acer saccharum / Sugar Maple	8'-10' HT.	B&B
	<b>FLOWERING TREES</b>		
	Cercis canadensis / Redbud	8'-10' HT.	B&B
	<b>EVERGREEN TREES</b>		
	Juniperus virginiana / Eastern Red Cedar	8'-10' HT.	B&B
	<b>SHRUBS</b>		
	Juniperus chinensis "Sea Green" / Sea Green Juniper	#3 CONT./6" O.C.	
	Viburnum dentatum / Leatherleaf Viburnum	#3 CONT./6" O.C.	
	<b>PERENNIALS/GROUND COVERS</b>		
	Aquilegia canadensis / Columbine	#1 CONT./18" O.C.	
	Echinacea purpurea / Purple Coneflower	#1 CONT./18" O.C.	
	Mertensia virginica / Virginia Bluebells	#1 CONT./18" O.C.	

RECREATION AREAS SUMMARY

Required SF @ 300 SF / Dwelling Unit:	= 21,600 SF Required
Community Rooms & Indoor Recreation Areas:	= 4,200 SF
Rear Patio Area:	= 1,000 SF
Playground Area:	= 900 SF
Gazebos (2) Area:	= 628 SF
Porches Area:	= 1,782 SF
Combined Walking Paths & Other Passive Recreation Areas:	= 13,145 SF
Total Recreation Area Provided:	= 21,655 SF Provided



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING STONE WALL
	EXISTING TREE LINE
	EXISTING WETLAND LINE AND SYMBOL
	EXISTING WETLAND BUFFER
	EXISTING WELL
	PROPOSED # OF STALLS TO BE STRIPED
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED EDGE OF SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED PAINTED CROSSWALK
	PROPOSED PAINTED STOPBAR
	PROPOSED PAINTED DIRECTIONAL ARROW
	PROPOSED PAINTED HANDICAP PARKING SYMBOL
	PROPOSED STRIPED ISLAND
	PROPOSED LOADING SPACE
	PROPOSED SINGLE POLE SIGN
	PROPOSED POLE MOUNTED LIGHT
	PROPOSED POST MOUNTED LIGHT
	PROPOSED DOOR LOCATION
	PROPOSED LANDSCAPING
	PROPOSED TREE LINE

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.

ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

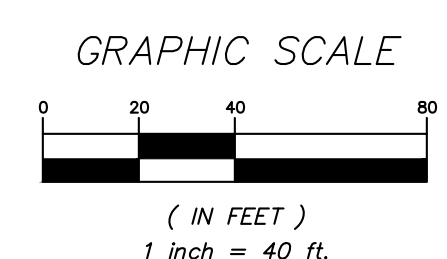
PROJECT: FAIRHAVEN AT BALDWIN PLACE  
BALDWIN PLACE RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK  
DRAWING: LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER	20100.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SP-1.1
DATE	12-2-20	DRAWN BY	M.E.U.	SHEET	4
SCALE	1" = 40'	CHECKED BY	A.D.T.		13

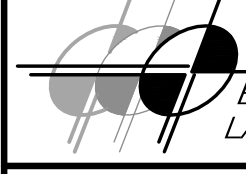
3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

Z:\03100000 Search for Change - Issue\03100000 04 12 12.dwg, 12/2/2020 10:29:26 AM, merrin-11

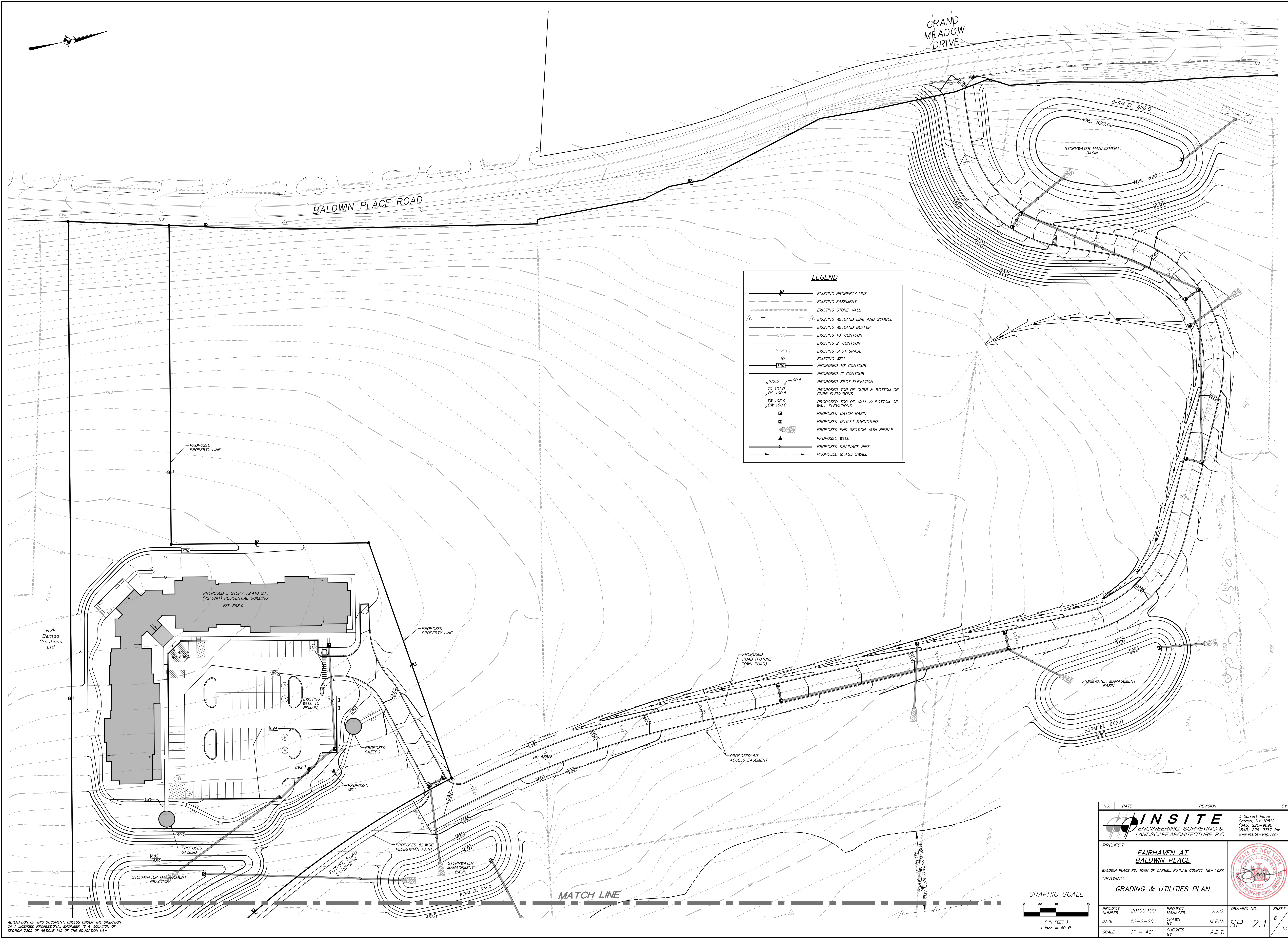




ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.		DATE		REVISION		BY	
		<b>INSITE</b>		ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.		3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com	
PROJECT:				FAIRHAVEN AT BALDWIN PLACE			
BALDWIN PLACE RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK							
DRAWING:				LAYOUT & LANDSCAPE PLAN			
PROJECT NUMBER	20100.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET		
DATE	12-2-20	DRAWN BY	M.E.U.		SP-1.2		5
SCALE	1" = 40'	CHECKED BY	A.D.T.				13

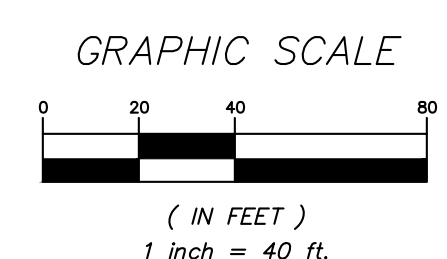





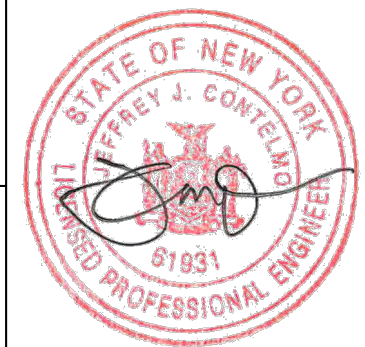
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
<b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. 3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com			
PROJECT: <b>FAIRHAVEN AT BALDWIN PLACE</b> BALDWIN PLACE RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: <b>GRADING &amp; UTILITIES PLAN</b>			
PROJECT NUMBER	20100.100	PROJECT MANAGER	J.J.C.
DATE	12-2-20	DRAWN BY	M.E.U.
SCALE	1" = 40'	CHECKED BY	A.D.T.
DRAWING NO.	SP-2.1		SHEET 13





NO.	DATE	REVISION	BY
 <b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT: <b>FAIRHAVEN AT BALDWIN PLACE</b> BALDWIN PLACE RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK DRAWING: <b>GRADING &amp; UTILITIES PLAN</b>			
PROJECT NUMBER	20100.100	PROJECT MANAGER	J.J.C.
DATE	12-2-20	DRAWN BY	M.E.U.
SCALE	1" = 40'	CHECKED BY	A.D.T.
DRAWING NO.		SHEET	
SP-2.2		7	
		13	



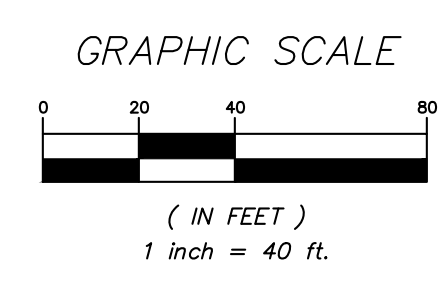
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.

2:10/2020/2020 Search for Change - User: hudsonvalleyfed.org 12-2-20 12:00:00 PM 13





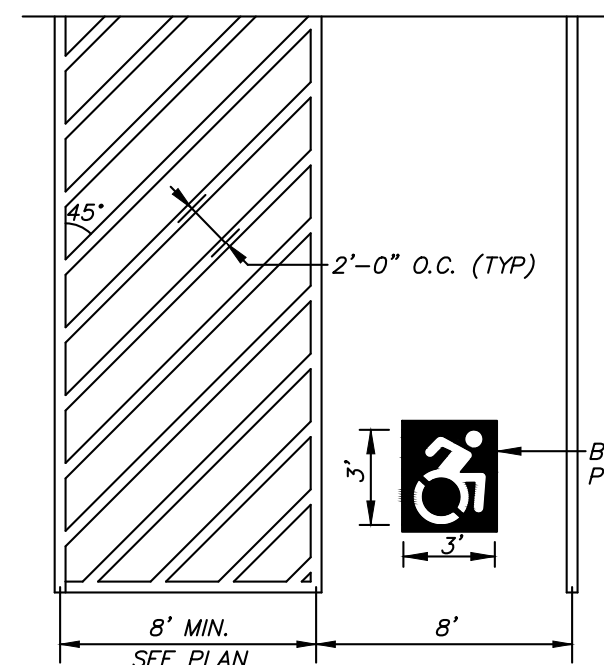
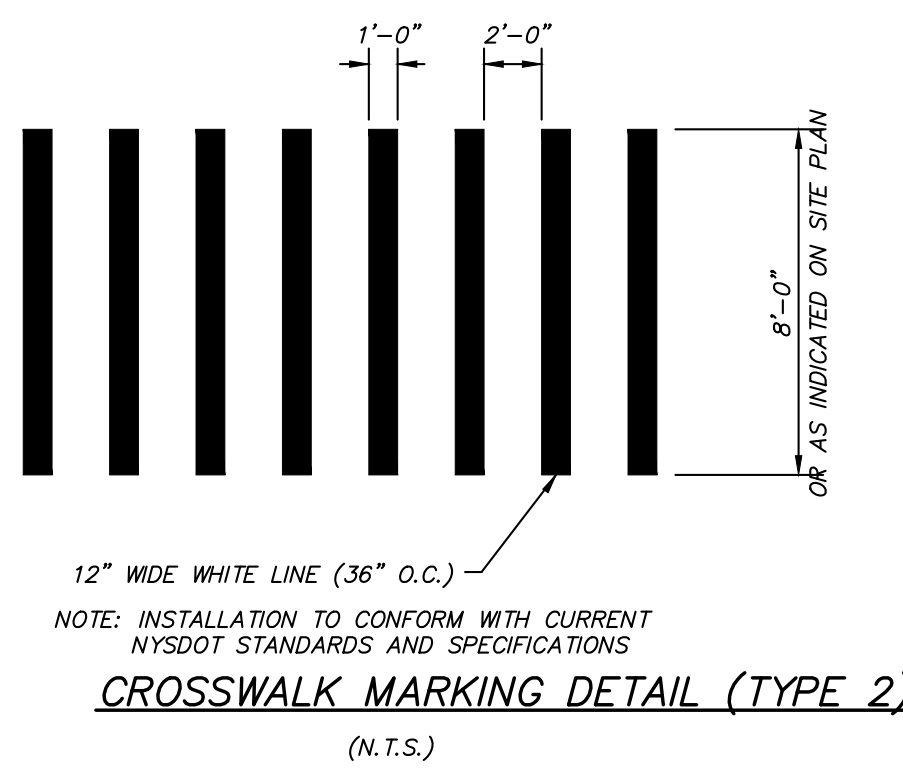
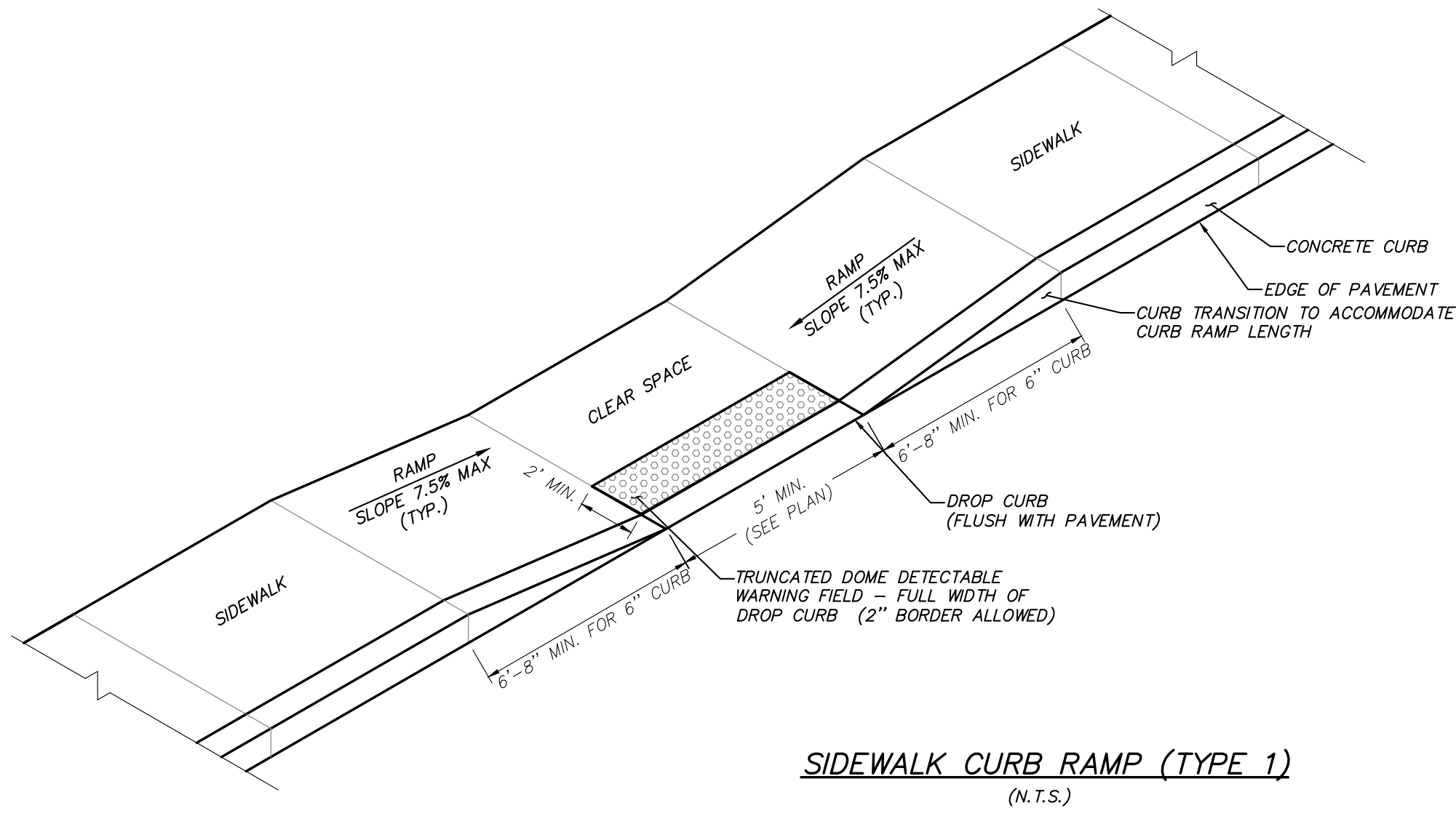




NO.	DATE	REVISION	BY
<b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. 3 Garrett Place Carmel, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-eng.com			
PROJECT: <b>FAIRHAVEN AT BALDWIN PLACE</b> BALDWIN PLACE RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: <b>EROSION &amp; SEDIMENT CONTROL PLAN</b>			
PROJECT NUMBER	20100.100	PROJECT MANAGER	J.J.C.
DATE	12-2-20	DRAWN BY	M.E.U.
SCALE	1" = 40'	CHECKED BY	A.D.T.
DRAWING NO. <b>SP-3.2</b>			SHEET <b>9</b> 13

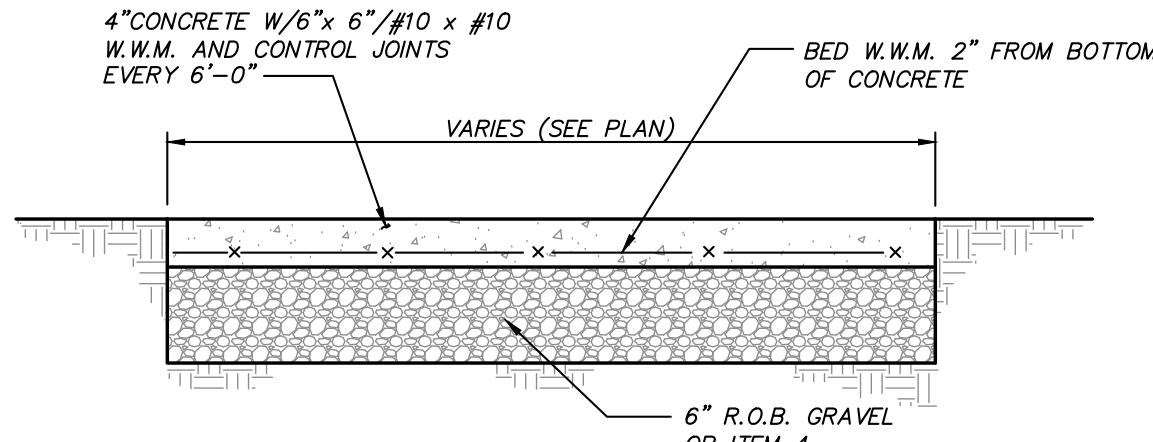
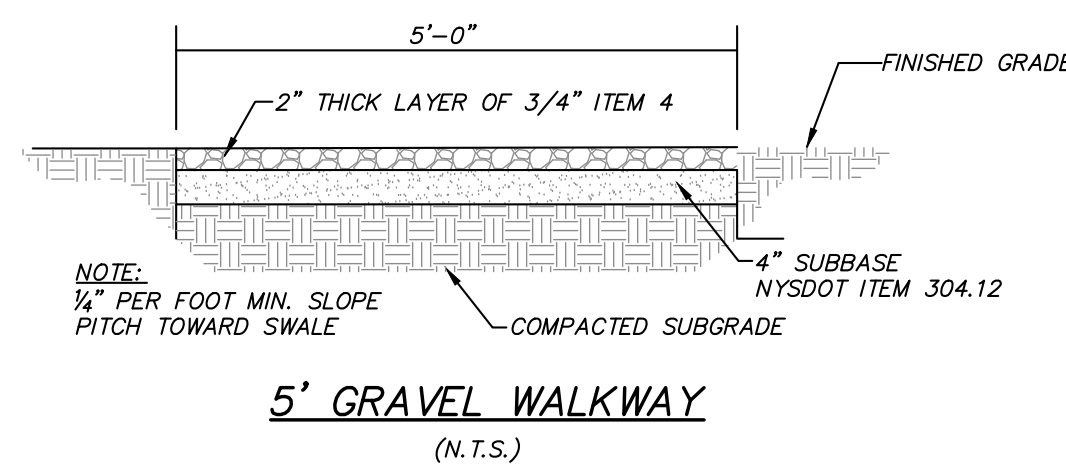
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



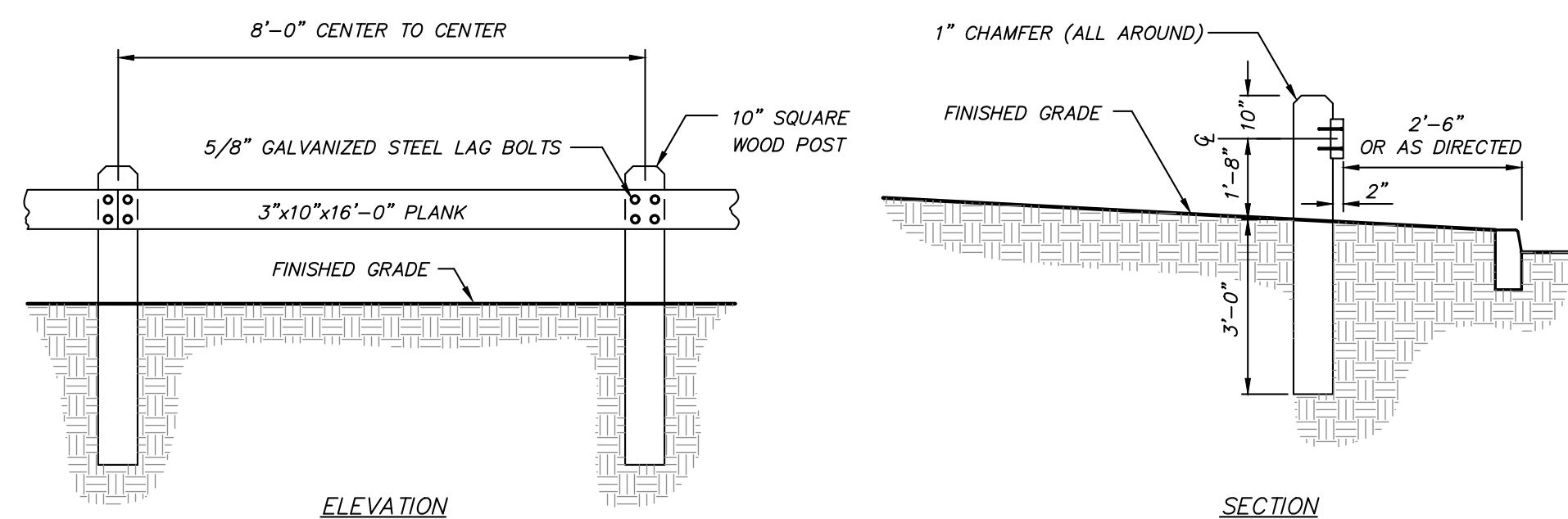


NOTE: 1. ALL HANDICAP STRIPING SHALL BE 4" WIDE BLUE PAINT

**PAINTED NYS ACCESSIBLE PARKING DETAIL**  
(N.T.S.)

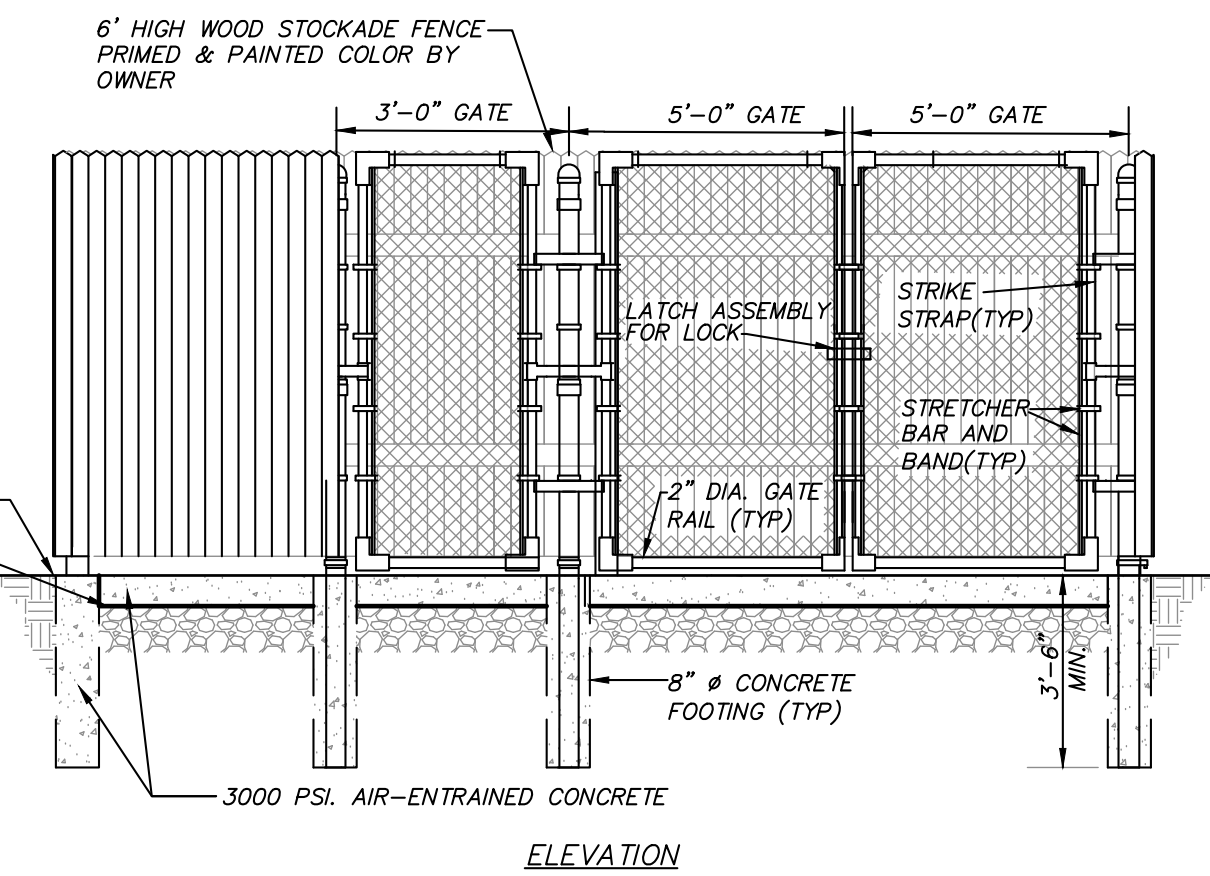


**CONCRETE LANDING AND RAMP DETAIL**  
(N.T.S.)



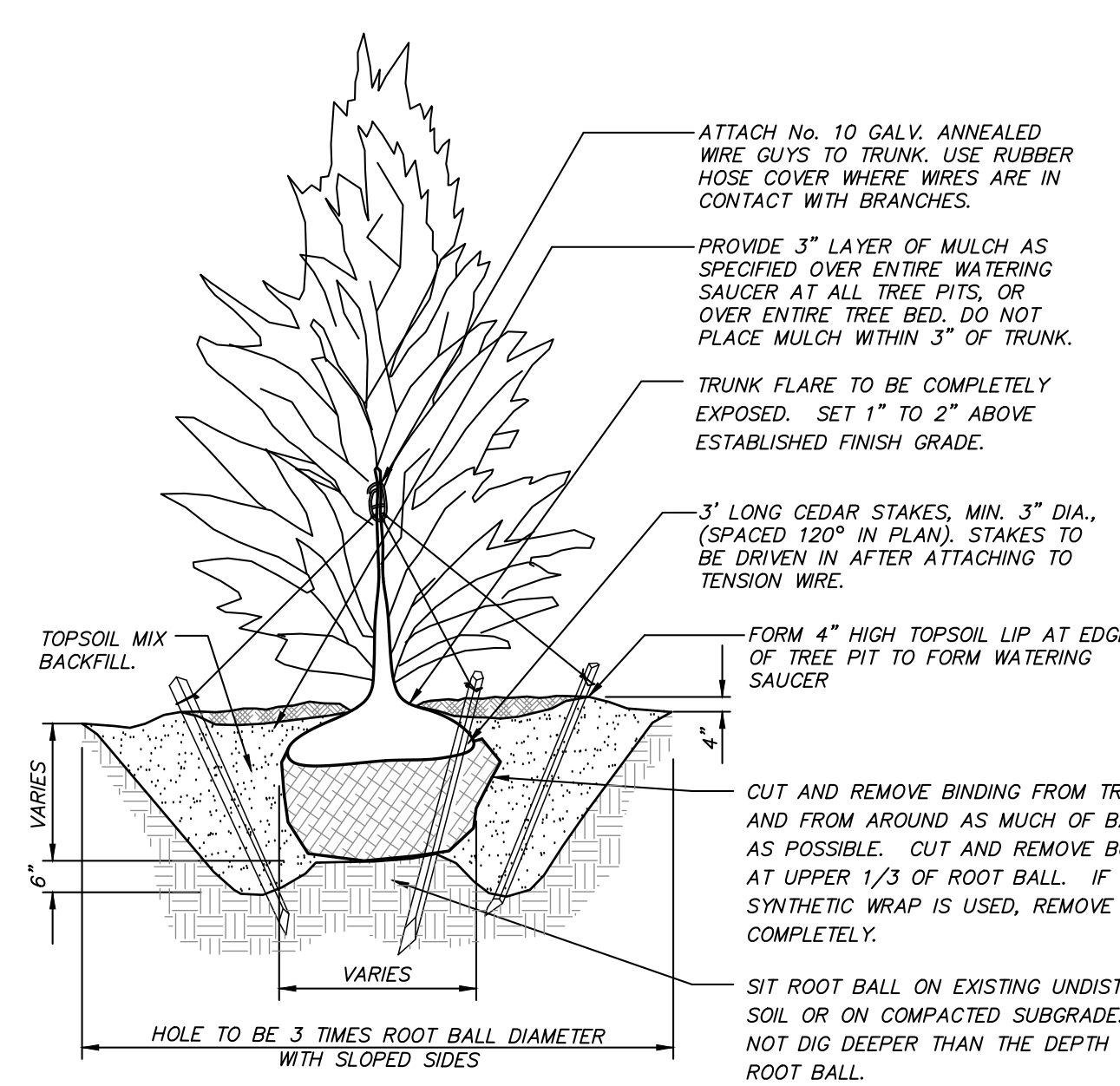
NOTE: 1. ALL WOOD TO BE SEASONED NO.1 DOUGLAS FIR, SOUTHERN PINE OR OTHER APPROVED STRUCTURAL LUMBER.  
2. ALL WOOD TO BE TREATED WITH AN APPROVED WOOD PRESERVATIVE SUITABLE FOR INSTALLATION IN AND ADJACENT TO GROUND SURFACES.

**WOOD GUIDE RAIL DETAIL**  
(N.T.S.)



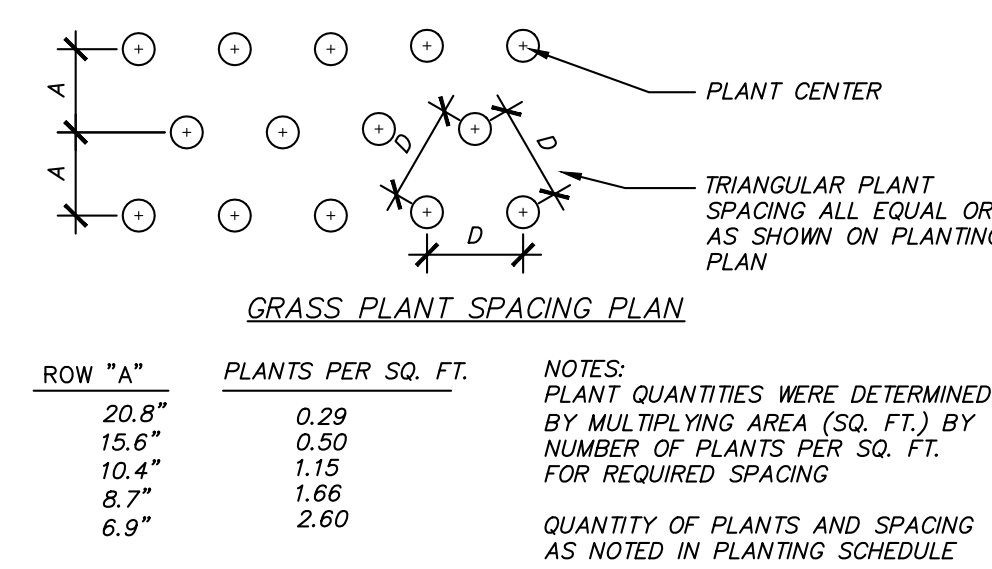
NOTE: 1. DUMPSTER ENCLOSURE SHALL COMPLY IN ALL RESPECTS TO TOWN OF CARMEL TOWN CODE.  
2. SEE PLAN FOR OVERALL DIMENSIONS

**DUMPSTER ENCLOSURE DETAIL**  
(N.T.S.)

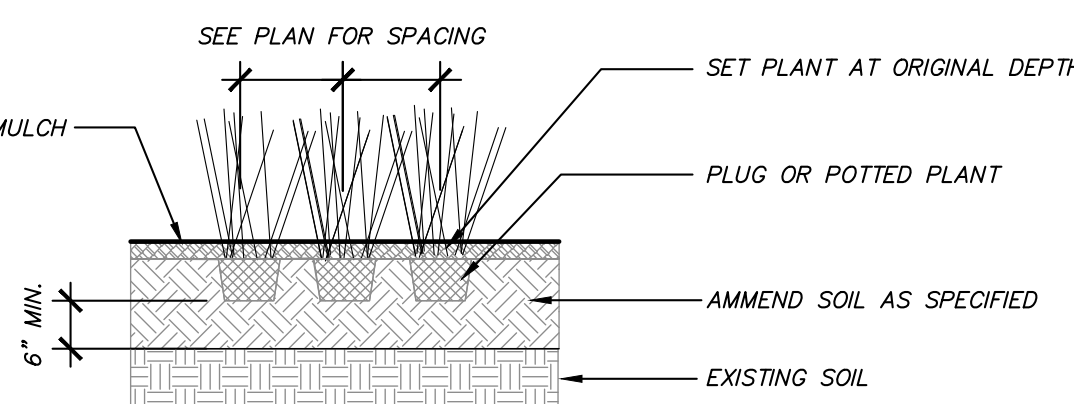


NOTE: PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE MONTHS OF PLANTING.

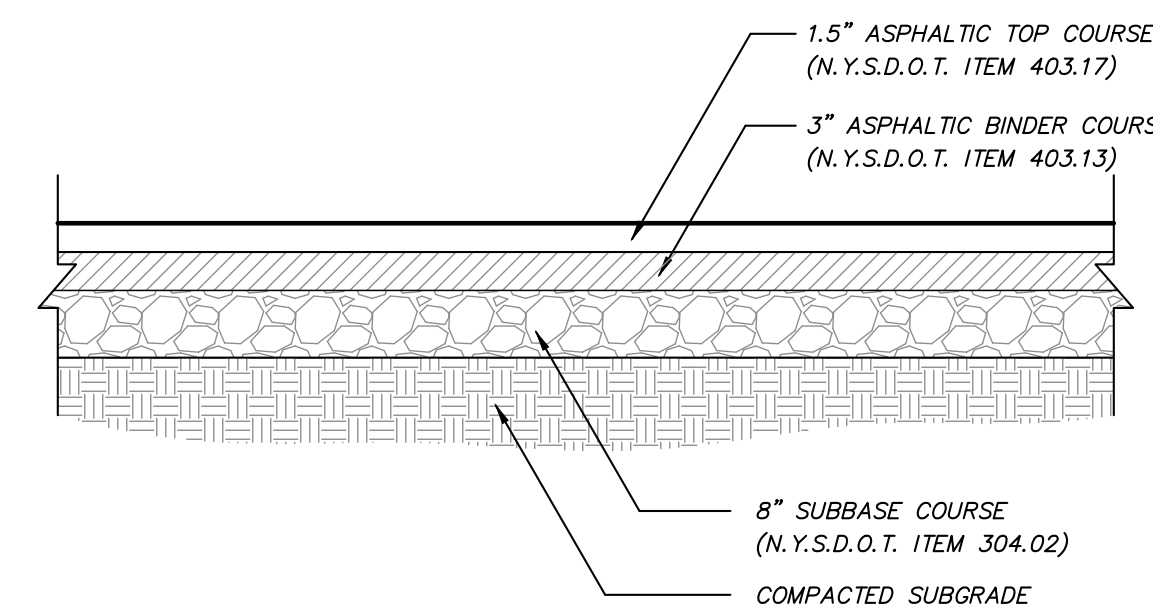
**EVERGREEN TREE PLANTING DETAIL**  
(N.T.S.)



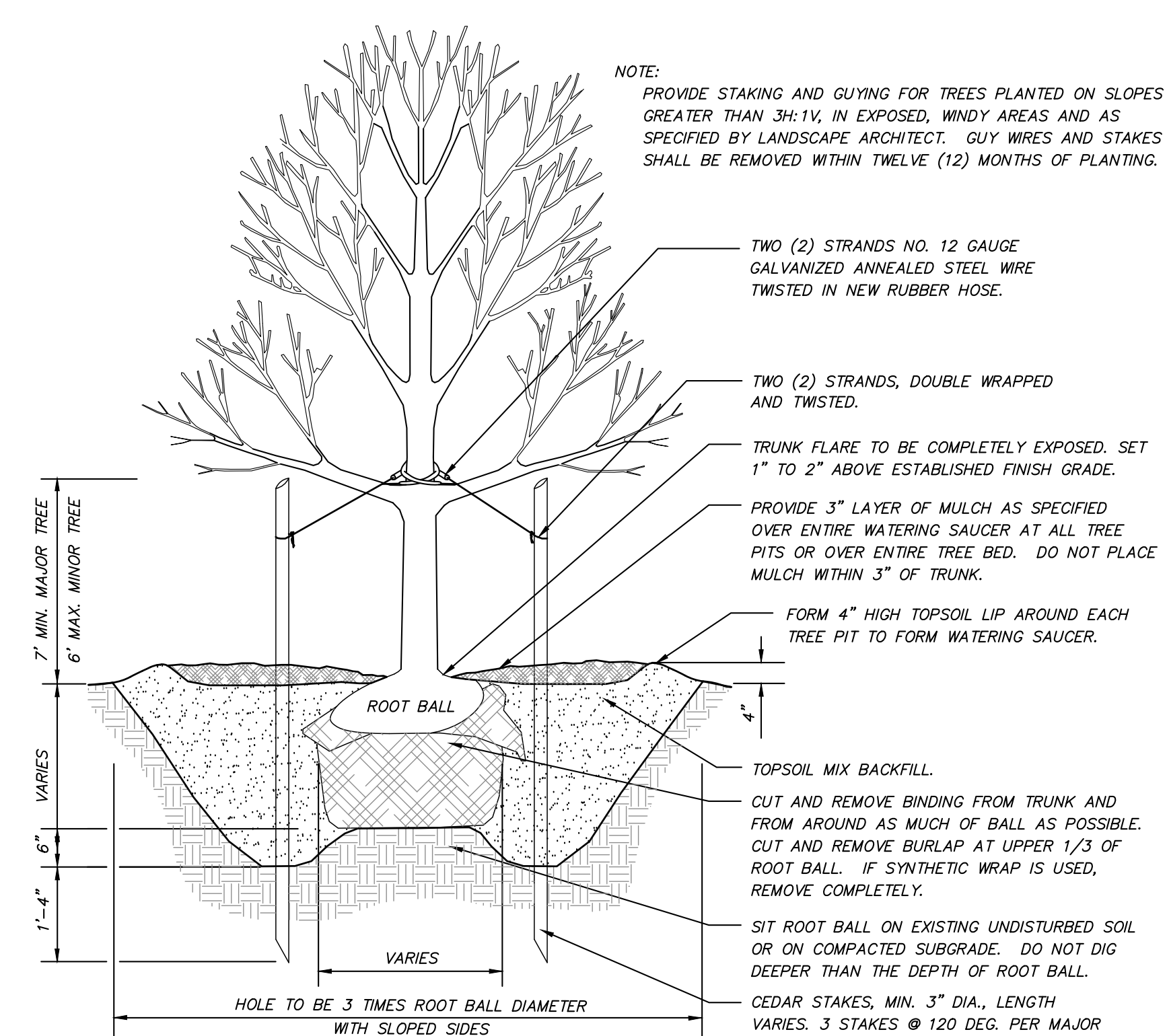
SPACING "O"	ROW "A"	PLANTS PER SQ. FT.
24" O.C.	20.8"	0.29
18" O.C.	15.6"	0.50
12" O.C.	10.4"	1.15
10" O.C.	8.7"	1.66
8" O.C.	6.9"	2.60



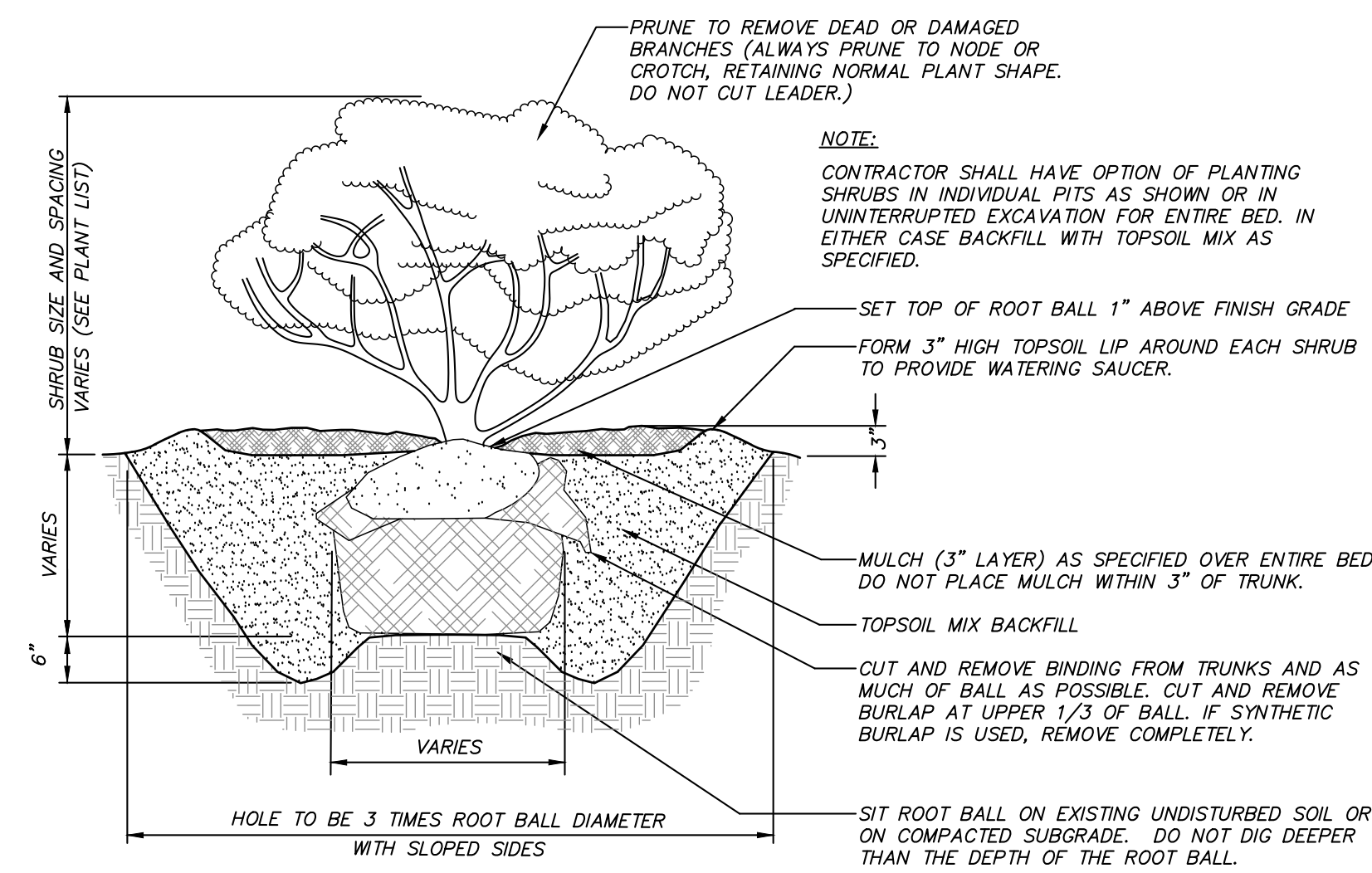
**PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL**  
(N.T.S.)



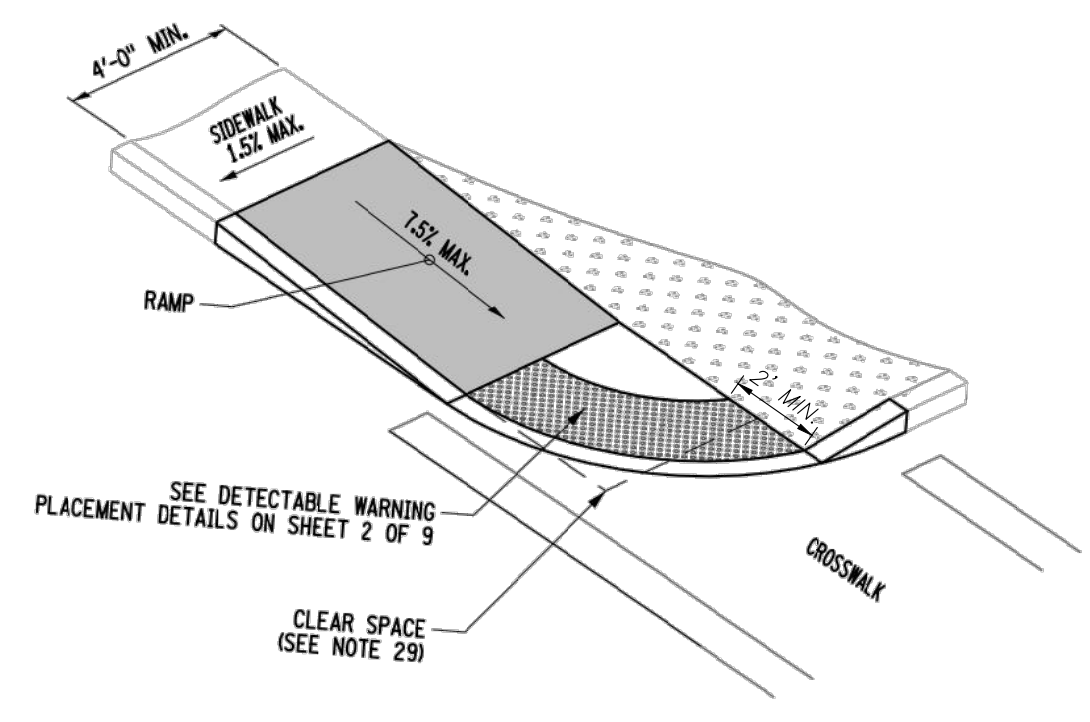
**SITE PAVEMENT SECTION DETAIL**  
(N.T.S.)



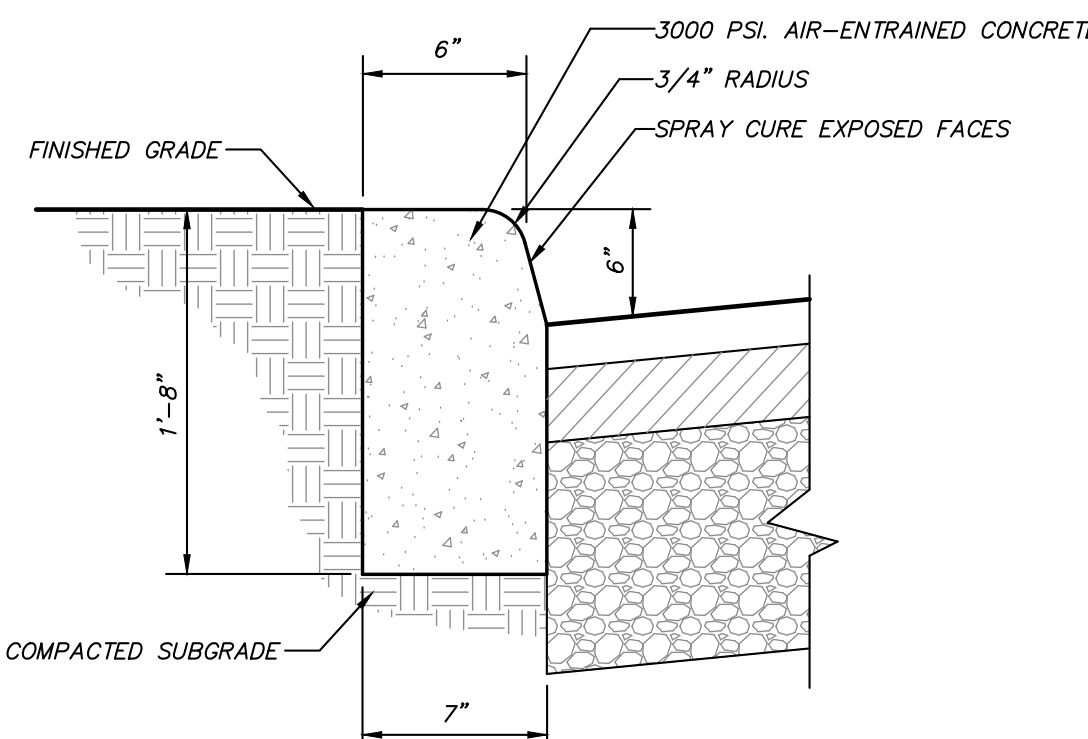
**TREE PLANTING DETAIL**  
(N.T.S.)



**SHRUB PLANTING DETAIL**  
(N.T.S.)

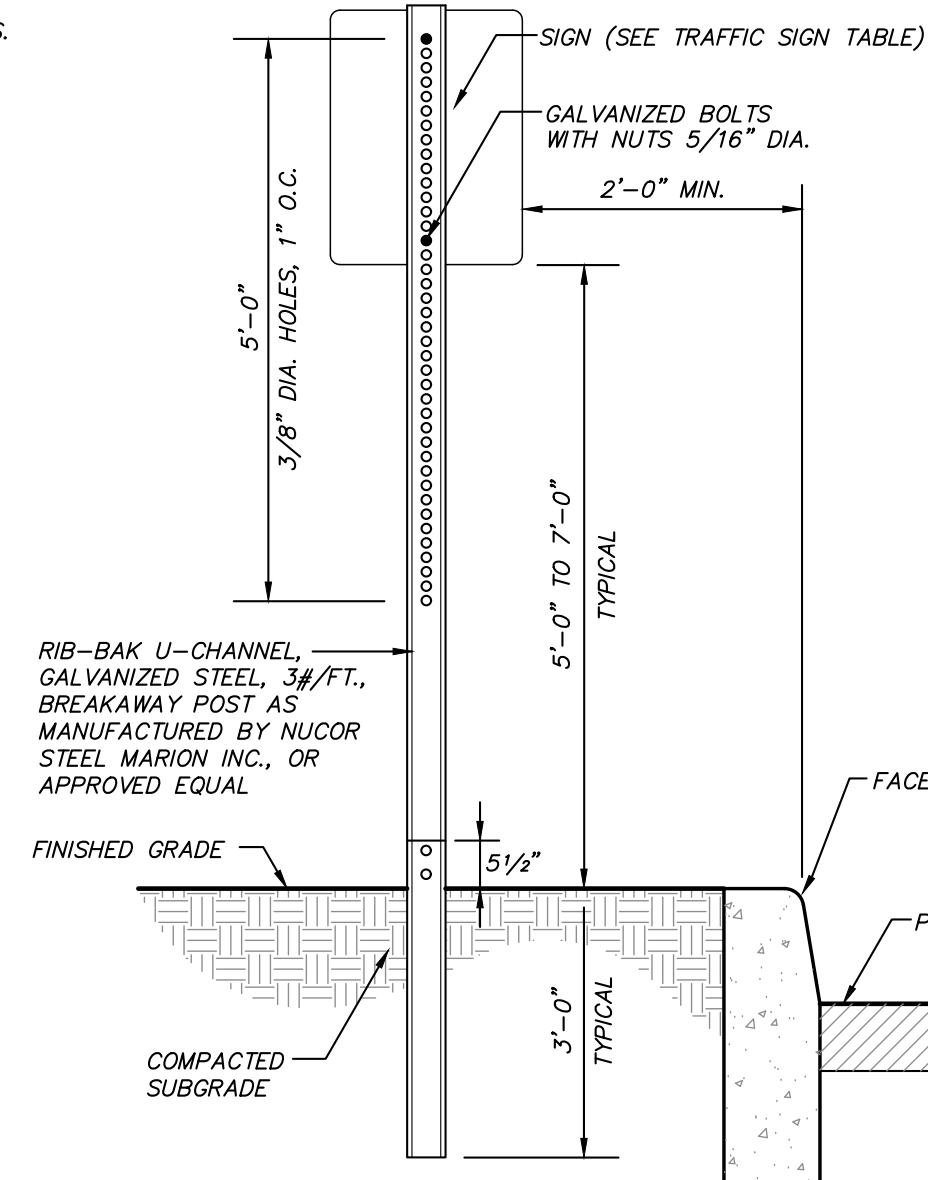


**CURB RAMP DETAIL (TYPE 3)**  
(N.T.S.)



NOTE: ISOLATION JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIALS AS SPECIFIED, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

**CONCRETE CURB DETAIL**  
OR APPROVED EQUAL  
(N.T.S.)



NOTE: FOR HANDICAP PARKING SIGNAGE, SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0" AND 7'-0" ABOVE GRADE OF PARKING SPACE AND SUCH THAT SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

**TRAFFIC SIGN DETAIL**  
(N.T.S.)

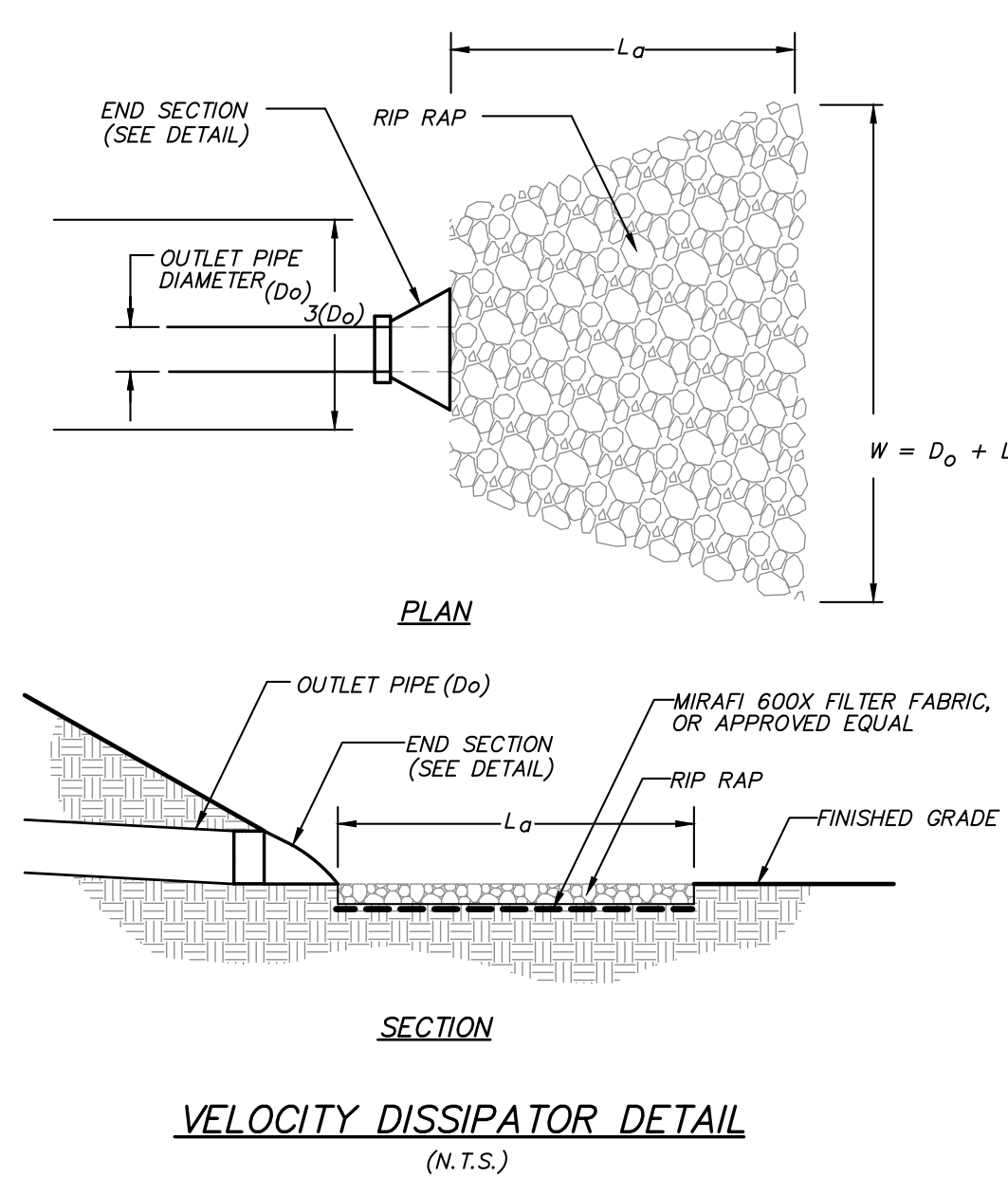
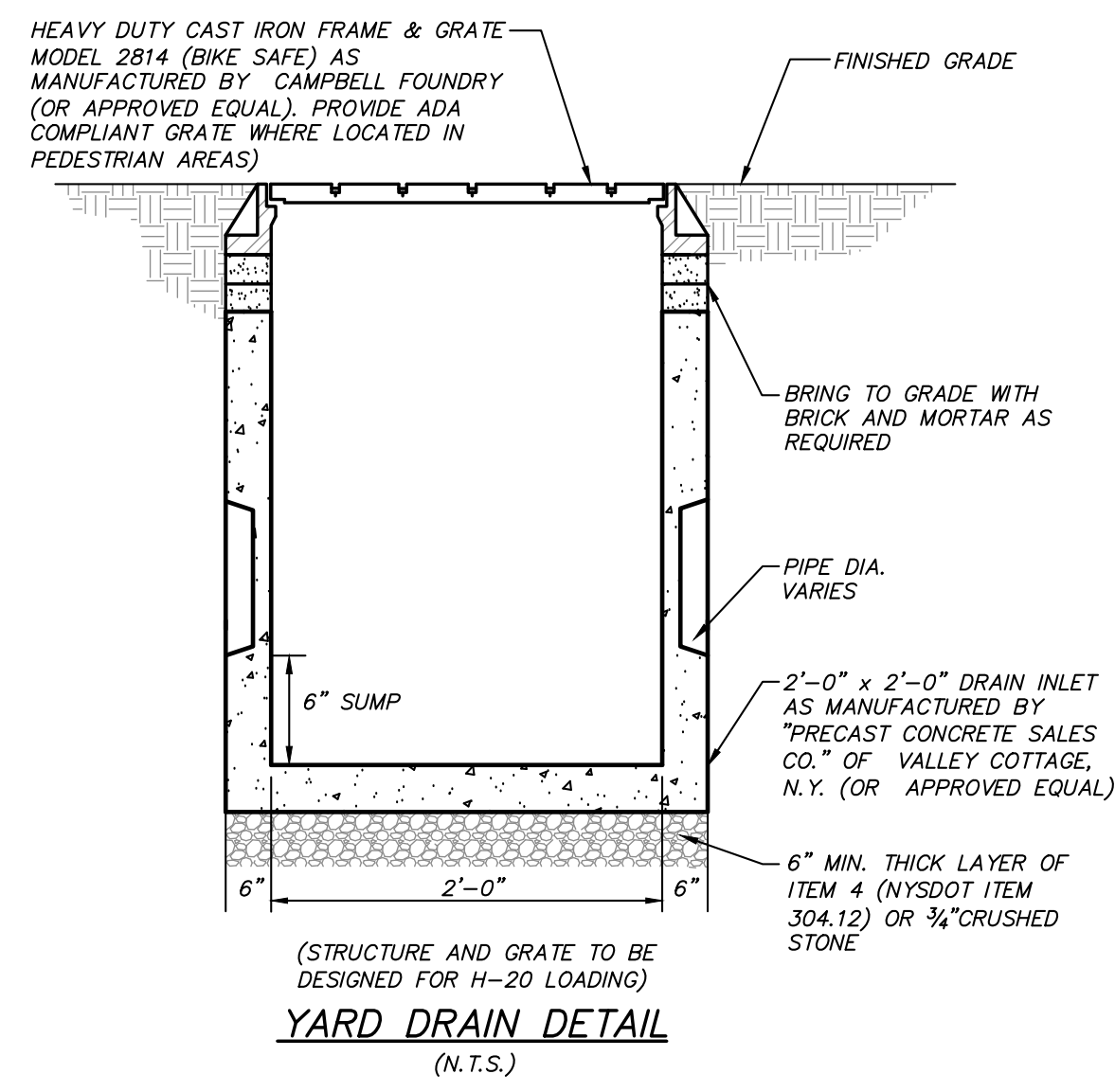
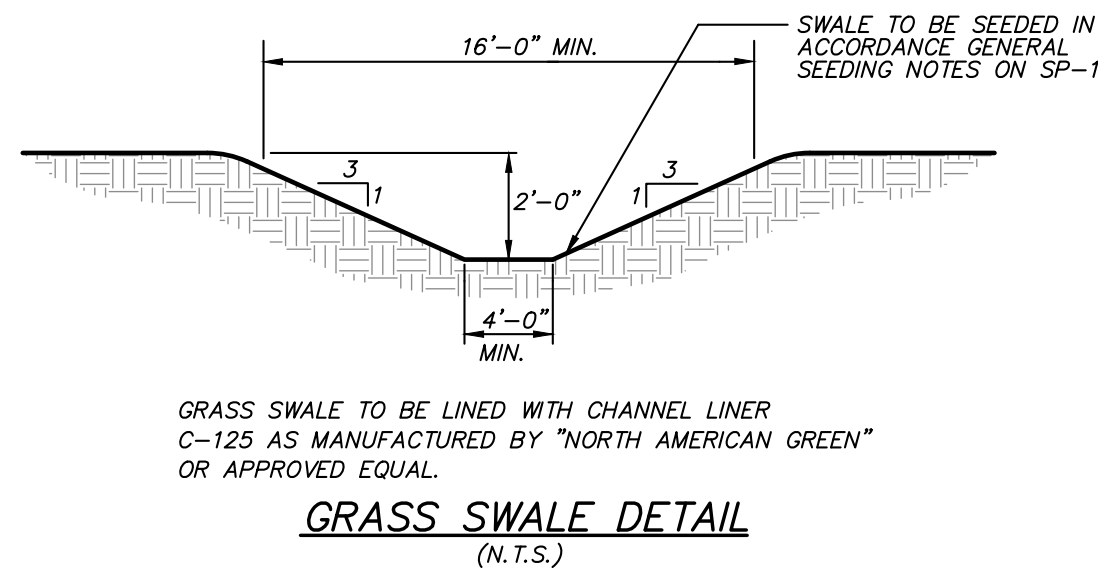
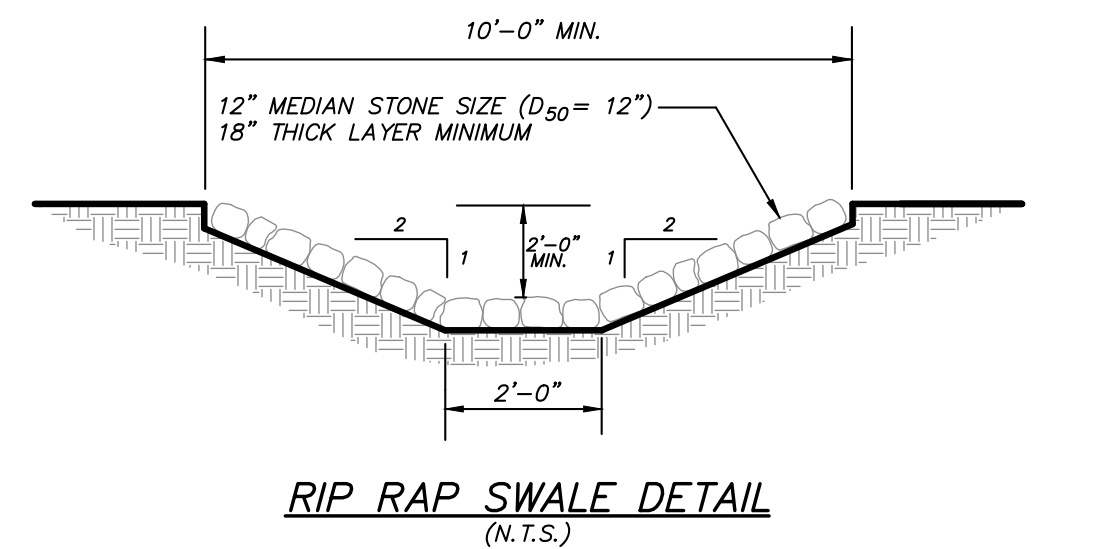
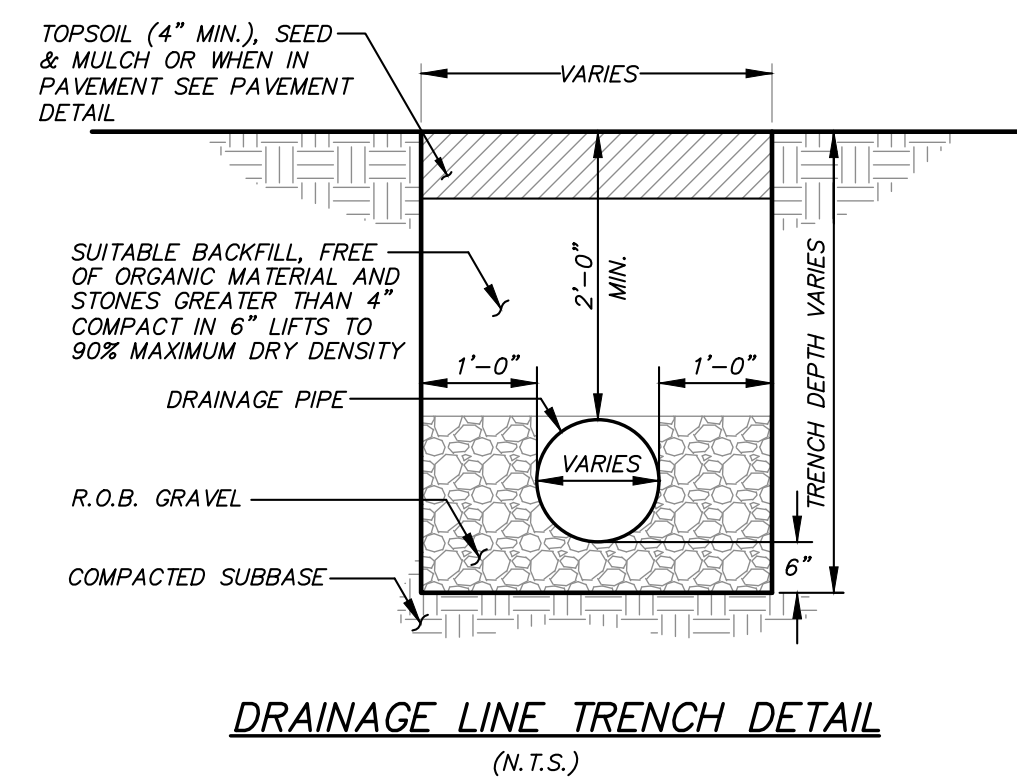
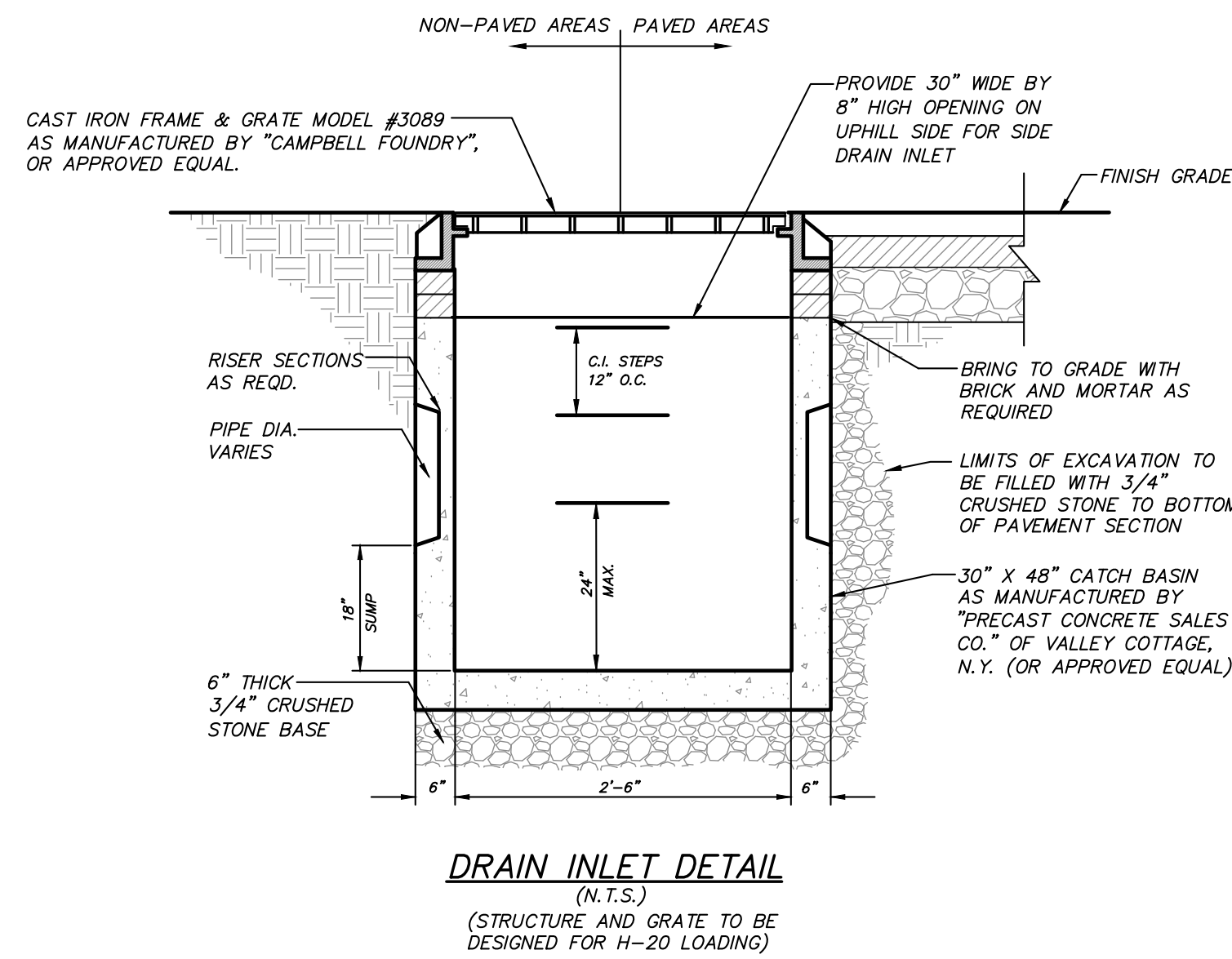
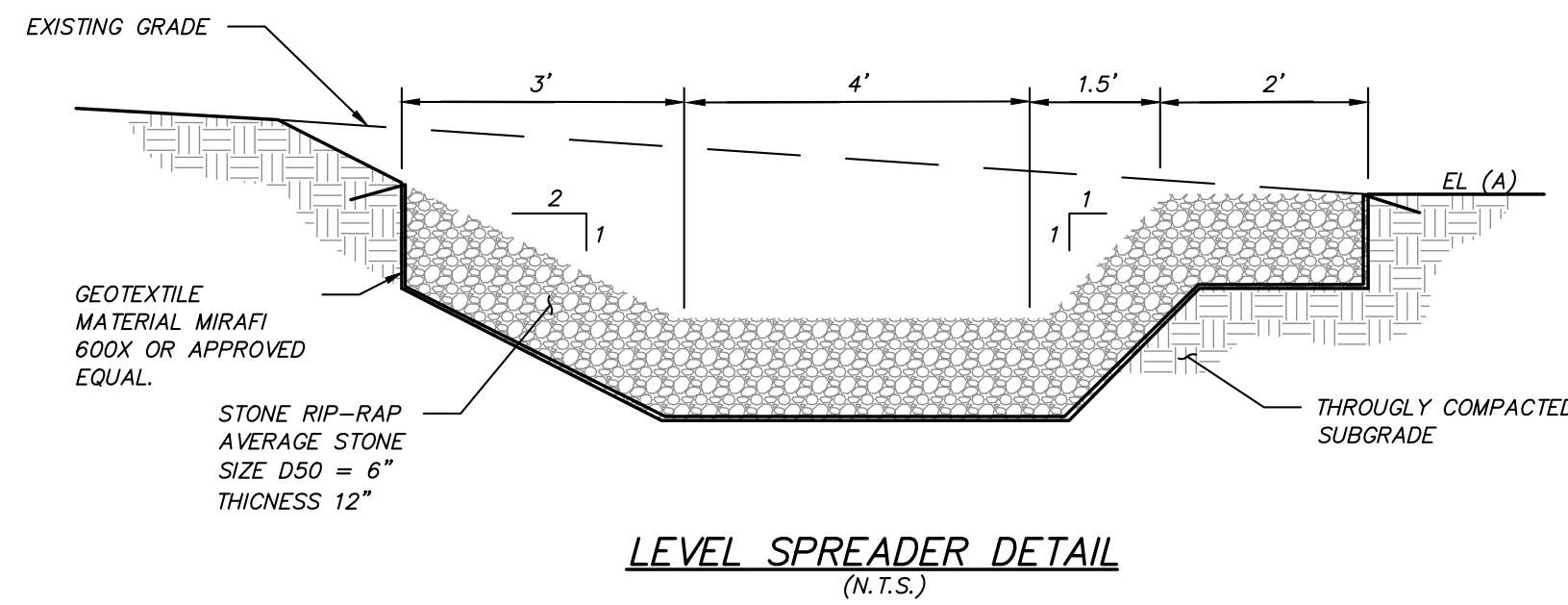
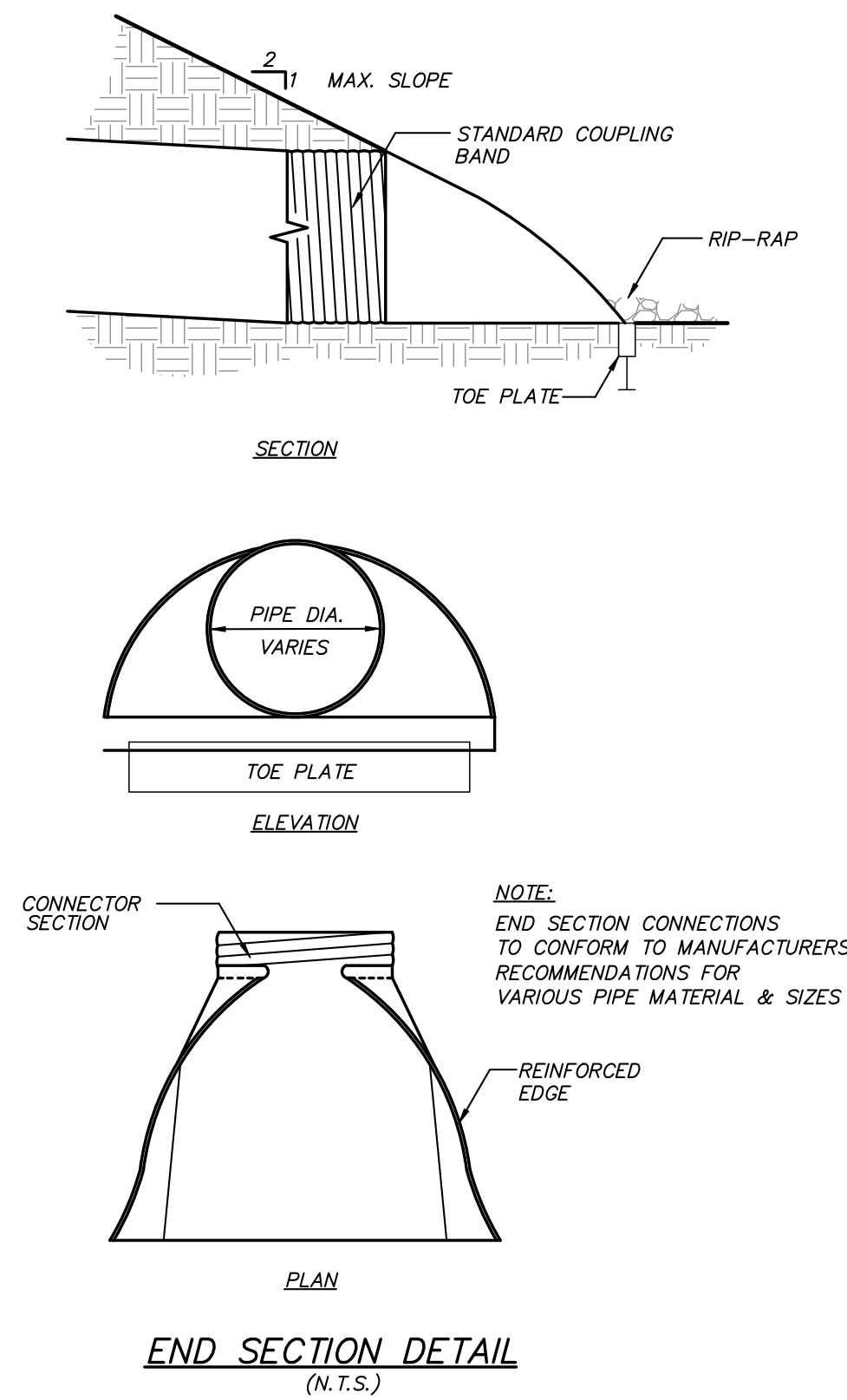
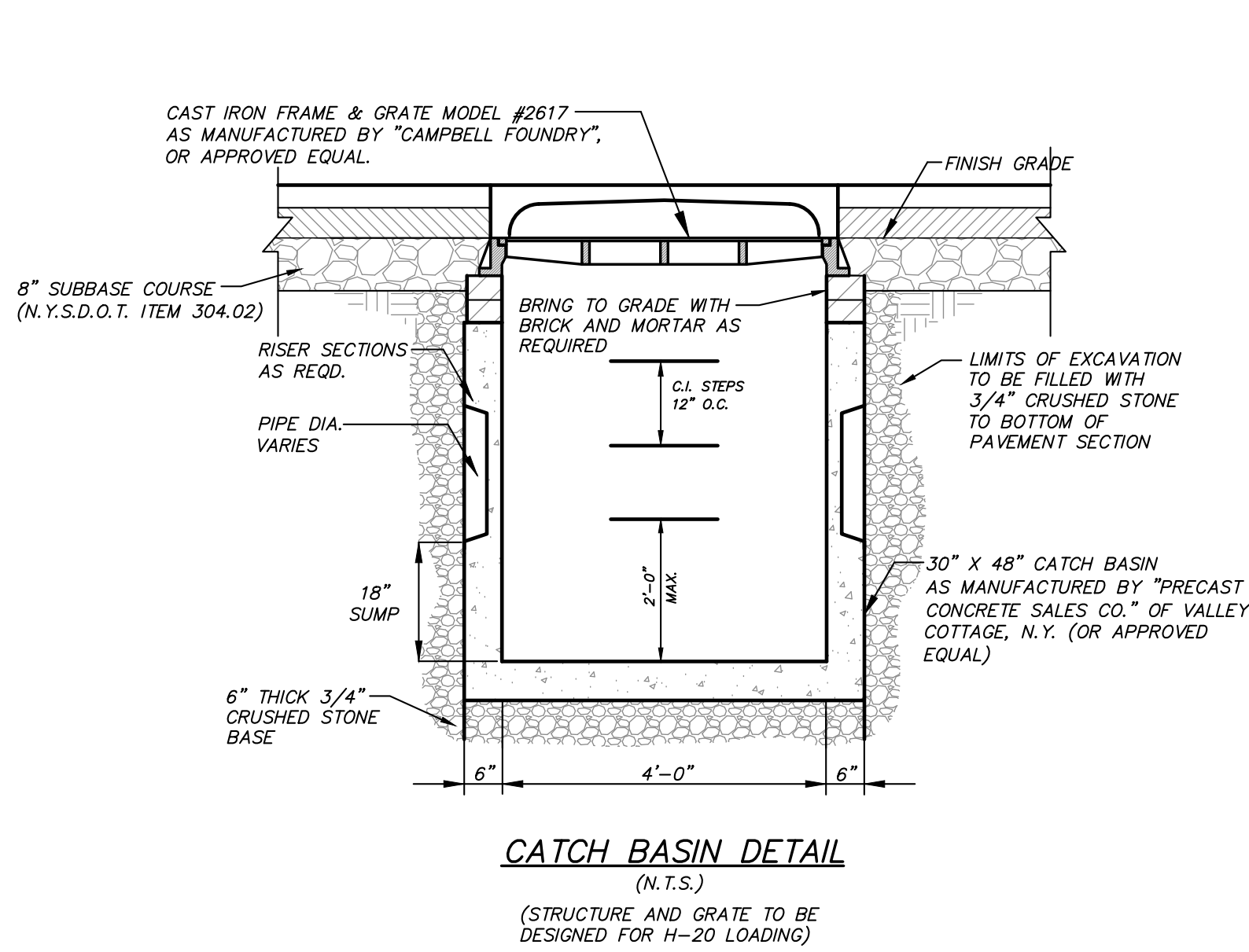
LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1	STOP	R1-1C	30" x 30"	White on Red
2	NO PARKING ANY TIME	R7-8	12" x 18"	Blue on White
3	NO PARKING ANY TIME	R7-1	12" x 18"	Red on White

**SIGN DATA TABLE**

NO.	DATE	REVISION	BY
<b>PROJECT: FAIRHAVEN AT BALDWIN PLACE</b>			
BALDWIN PLACE RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
<b>DRAWING: SITE DETAILS</b>			
PROJECT NUMBER	20100.100	PROJECT MANAGER	J.J.C.
DATE	12-2-20	DRAWN BY	M.E.U.
SCALE	AS SHOWN	CHECKED BY	A.D.T.
DRAWING NO.		SHEET	
D-1		10	

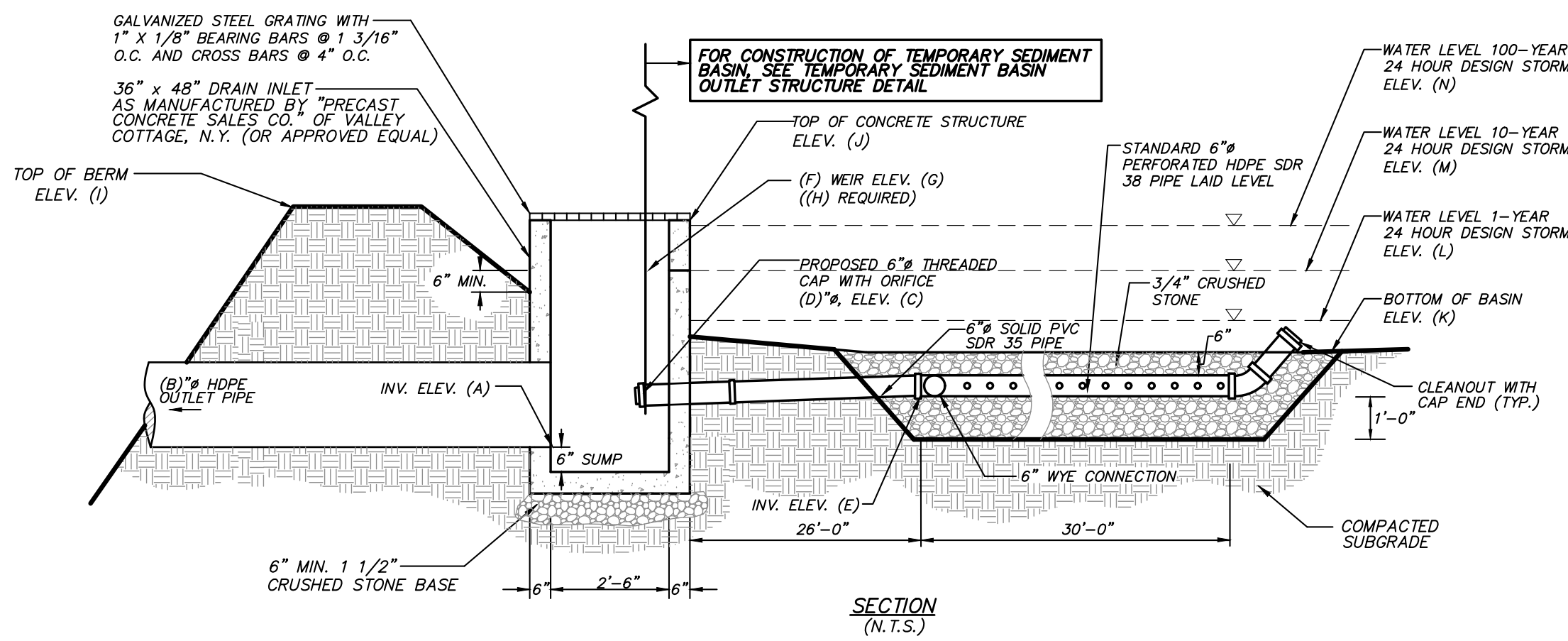
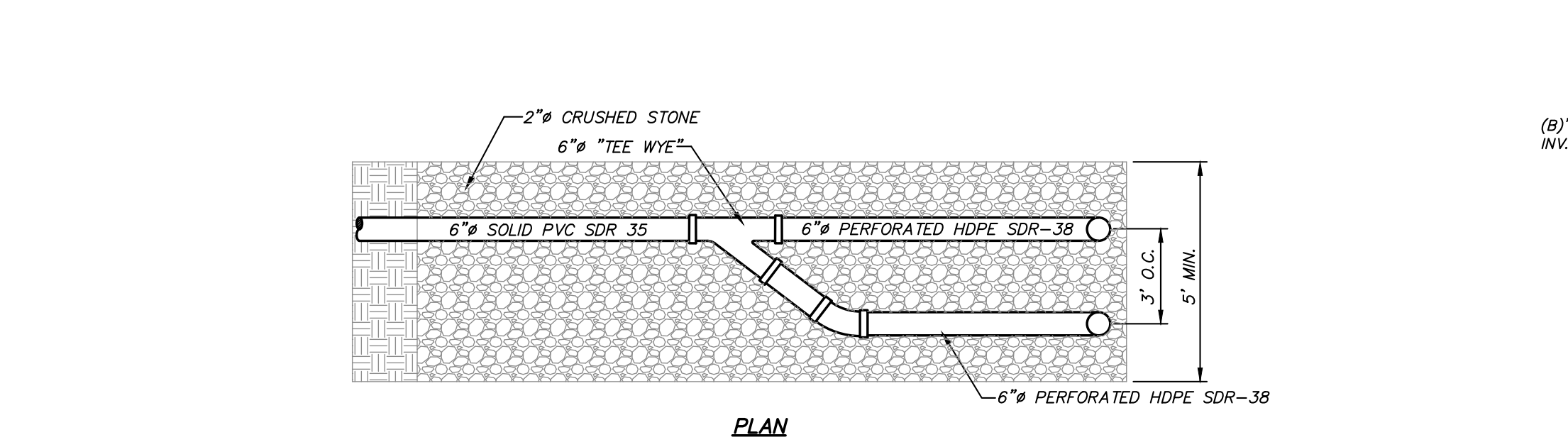




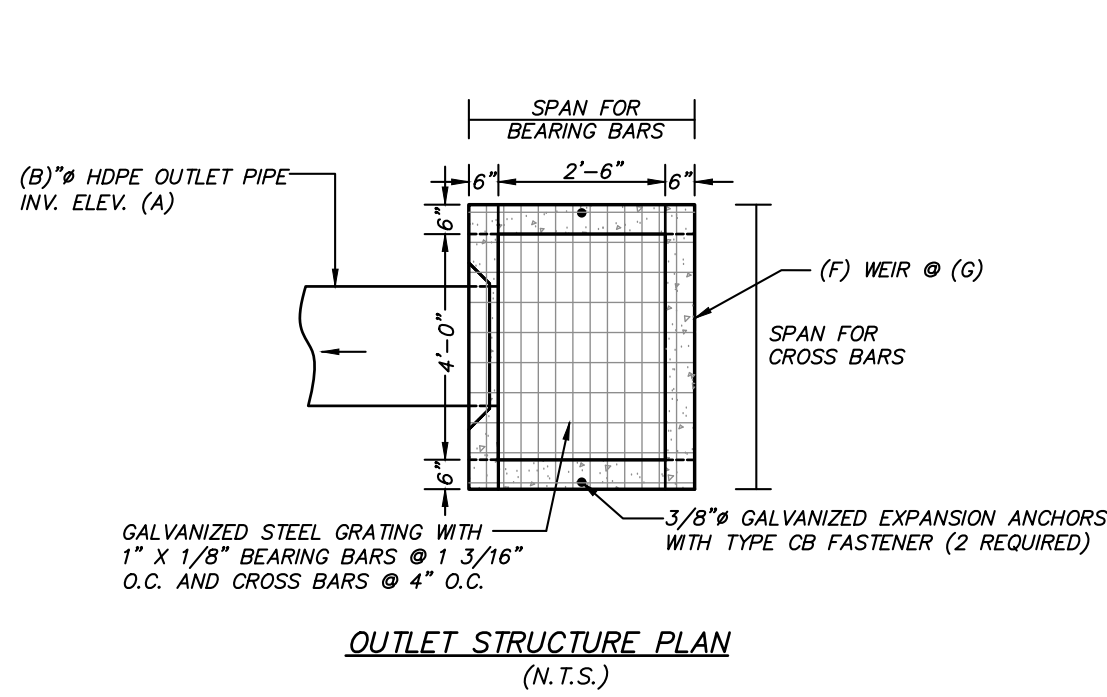


NO.	DATE	REVISION	BY
<div> <div> <b>INSITE</b>  ENGINEERING, SURVEYING &amp;  LANDSCAPE ARCHITECTURE, P.C. </div> </div>			
<div> <div> PROJECT:  <b>FAIRHAVEN AT BALDWIN PLACE</b> </div> <div> BALDWIN PLACE RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK  DRAWING:  <b>STORMWATER DETAILS</b> </div> </div>			
PROJECT NUMBER	20100.100	PROJECT MANAGER	J.J.C.
DATE	12-2-20	DRAWN BY	M.E.U.
SCALE	AS SHOWN	CHECKED BY	A.D.T.
DRAWING NO.	D-2		
SHEET	11		
	13		

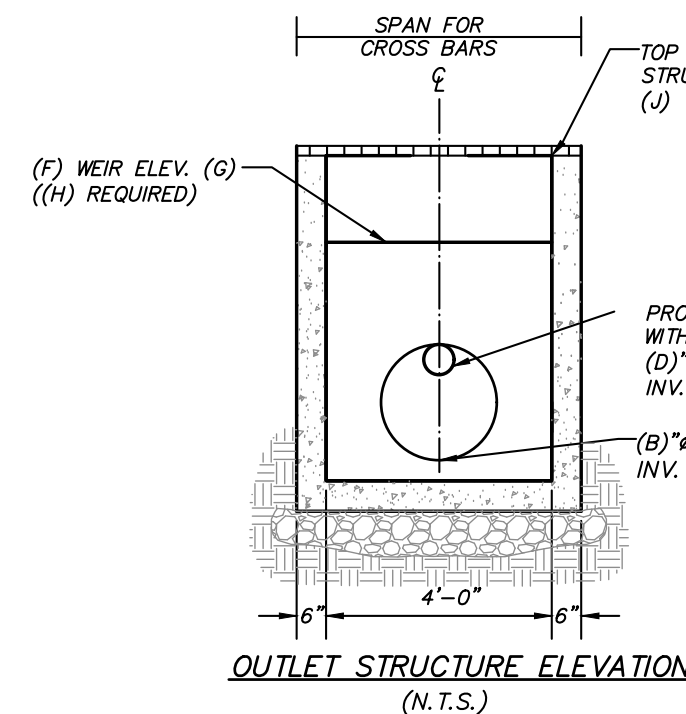




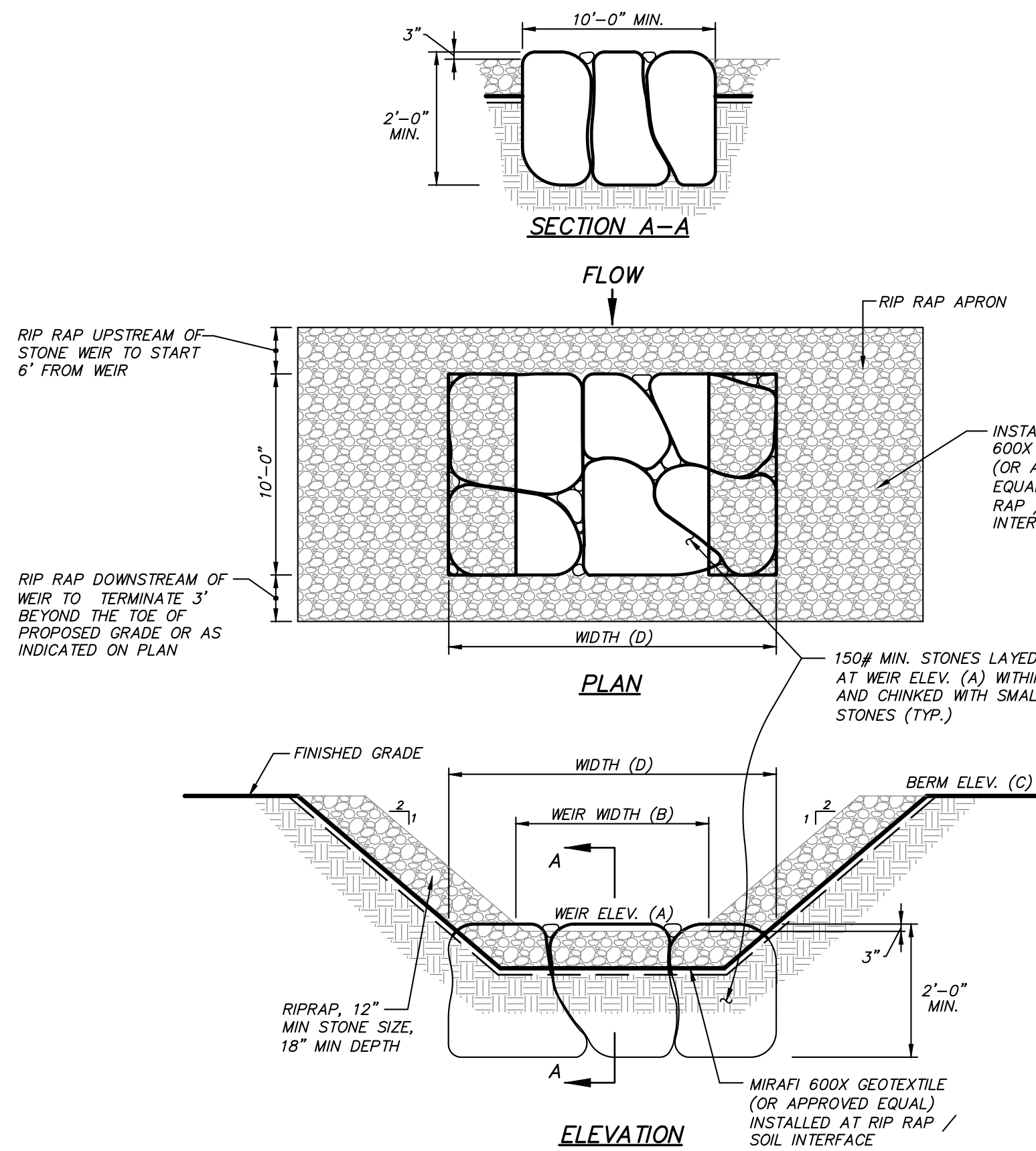
PERMANENT DRY STORMWATER BASIN  
OUTLET STRUCTURE DETAIL  
(N.T.S.)



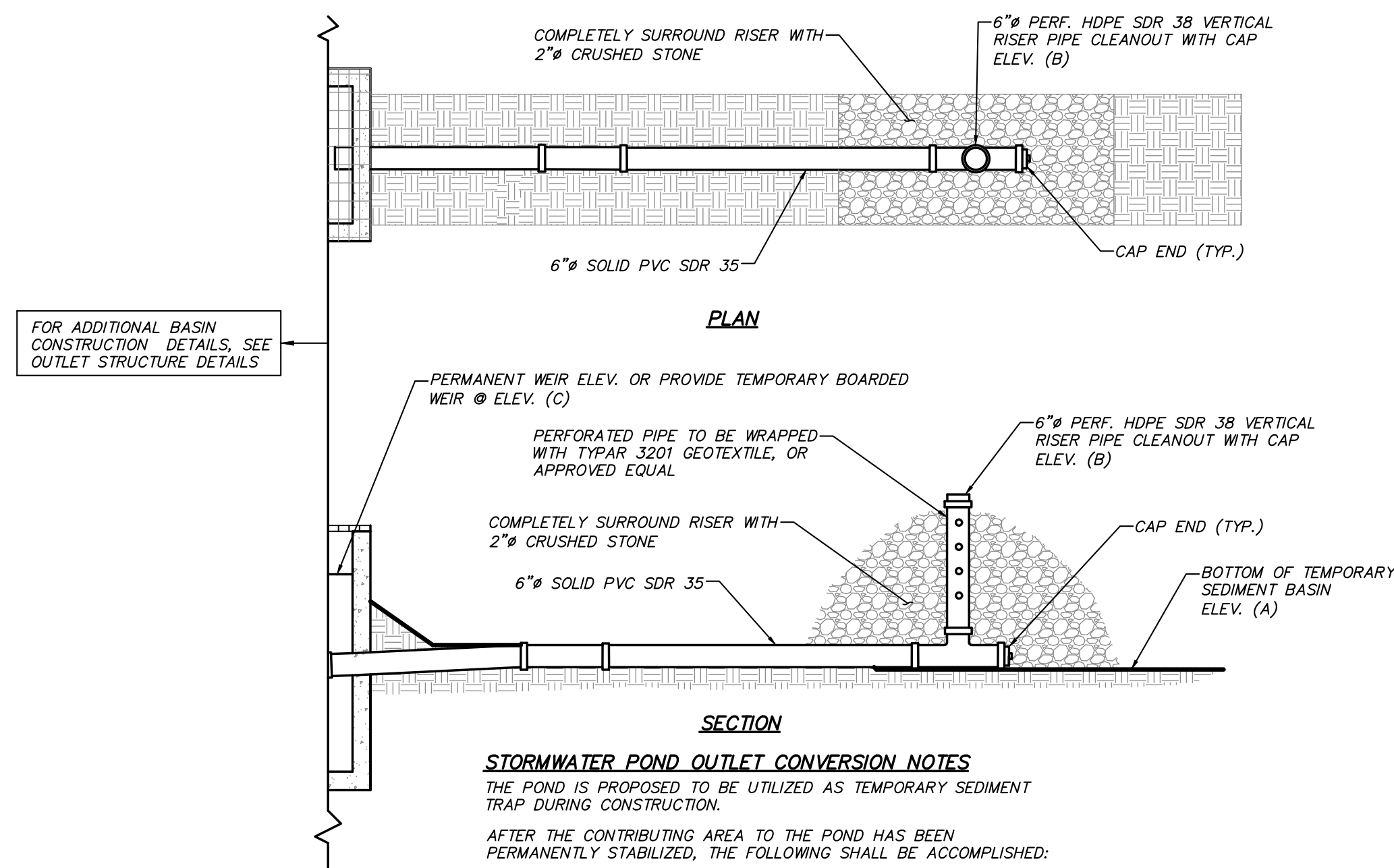
OUTLET STRUCTURE PLAN  
(N.T.S.)



OUTLET STRUCTURE ELEVATION  
(N.T.S.)



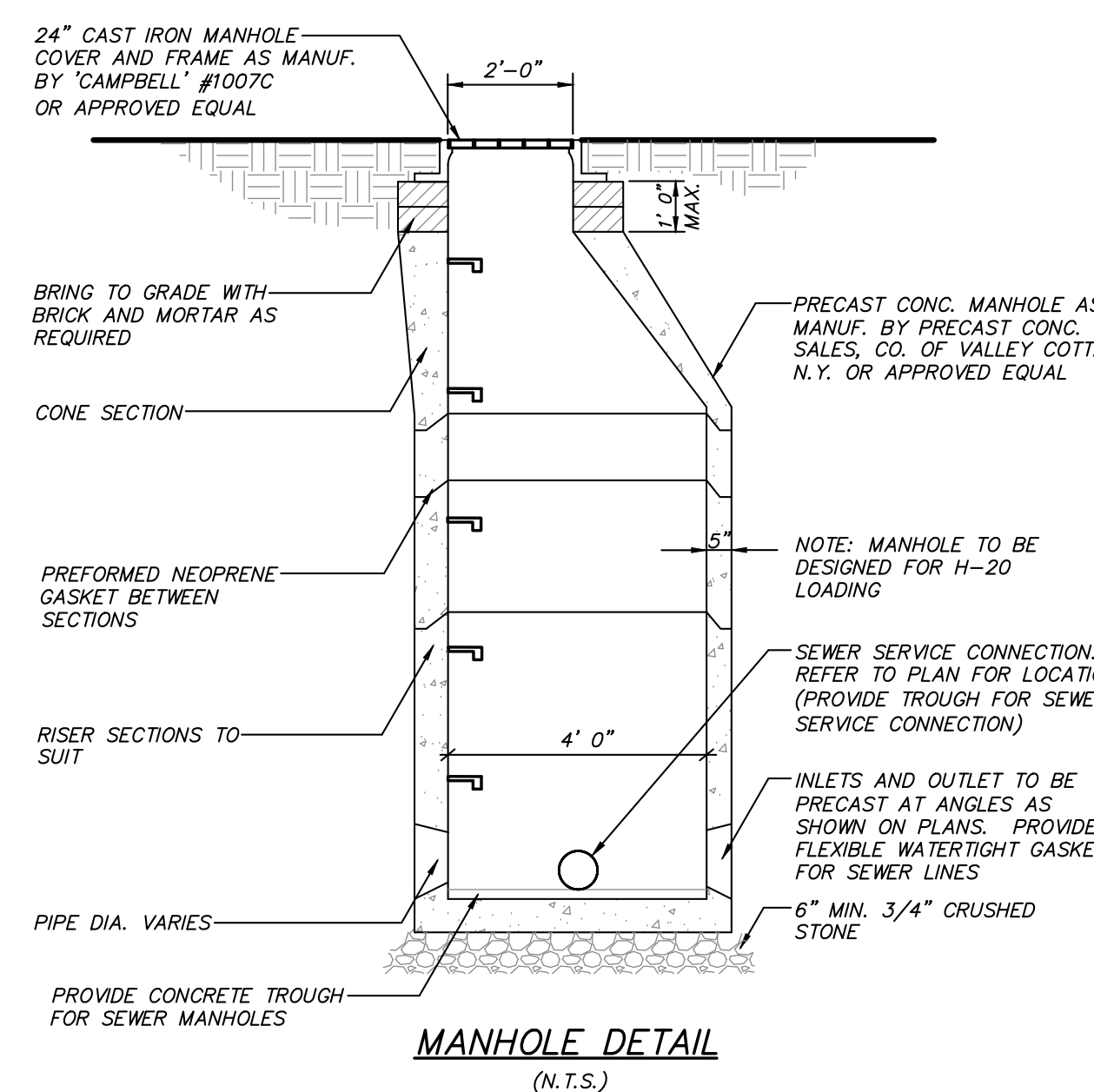
STONE EMERGENCY OVERFLOW DETAIL  
(N.T.S.)



SECTION  
STORMWATER POND OUTLET CONVERSION NOTES

THE POND IS PROPOSED TO BE UTILIZED AS TEMPORARY SEDIMENT TRAP DURING CONSTRUCTION.  
AFTER THE CONTRIBUTING AREA TO THE POND HAS BEEN PERMANENTLY STABILIZED, THE FOLLOWING SHALL BE ACCOMPLISHED:  
A. CLEAN POND AND OUTLET STRUCTURE AND REMOVE 6" PERFORATED VERTICAL RISER PIPE, CRUSHED STONE AND FILTER FABRIC.  
B. ADD THREADED CAP WITH ORIFICE AT DISCHARGE END OF 6" SOLID PVC SDR 35 PIPES PER DETAIL.  
C. ESTABLISH THE FINAL VEGETATION AND ELEVATIONS IN THE POND.

TEMPORARY SEDIMENT TRAP OUTLET DETAIL  
(N.T.S.)



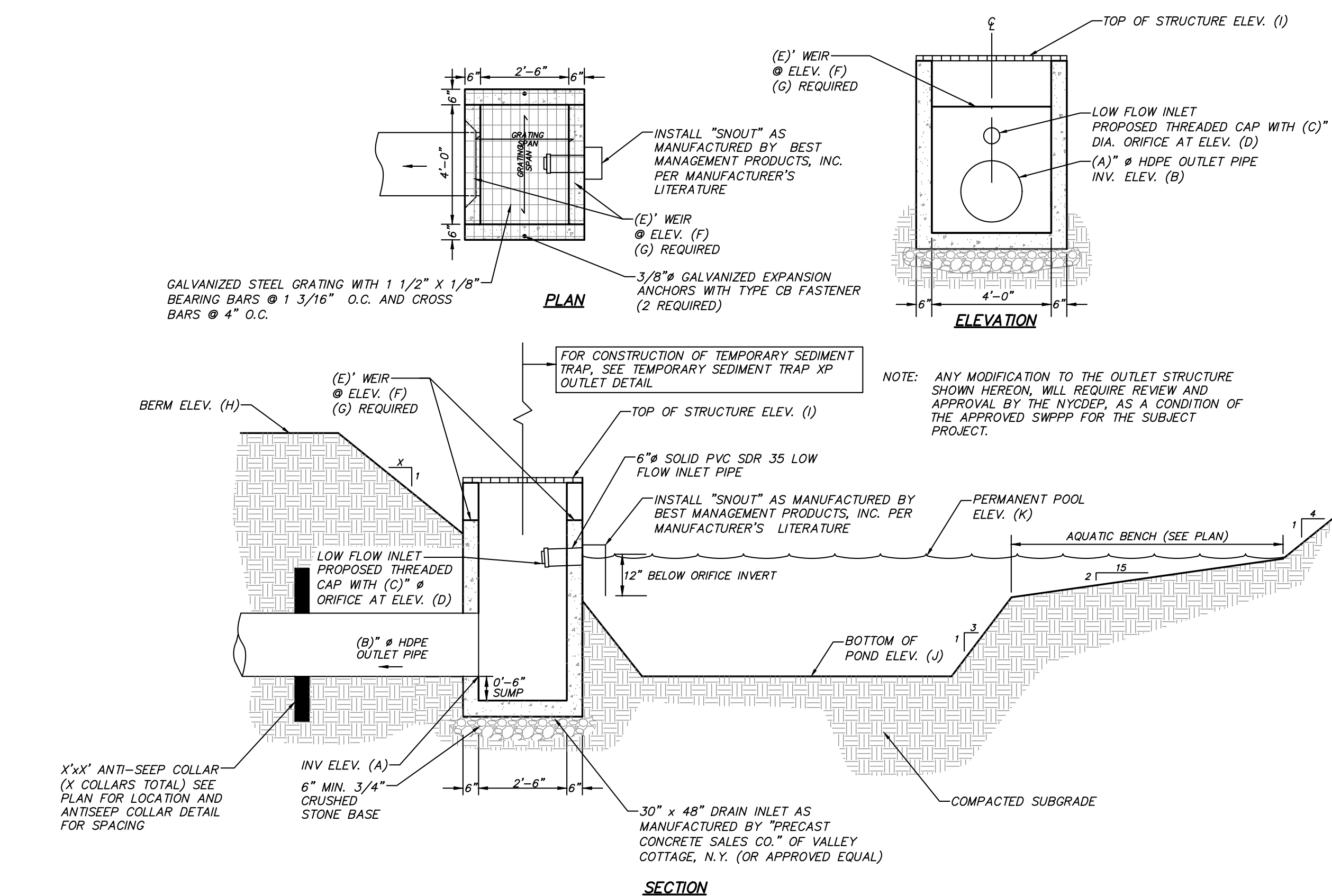
MANHOLE DETAIL  
(N.T.S.)

BERM CONSTRUCTION NOTES:

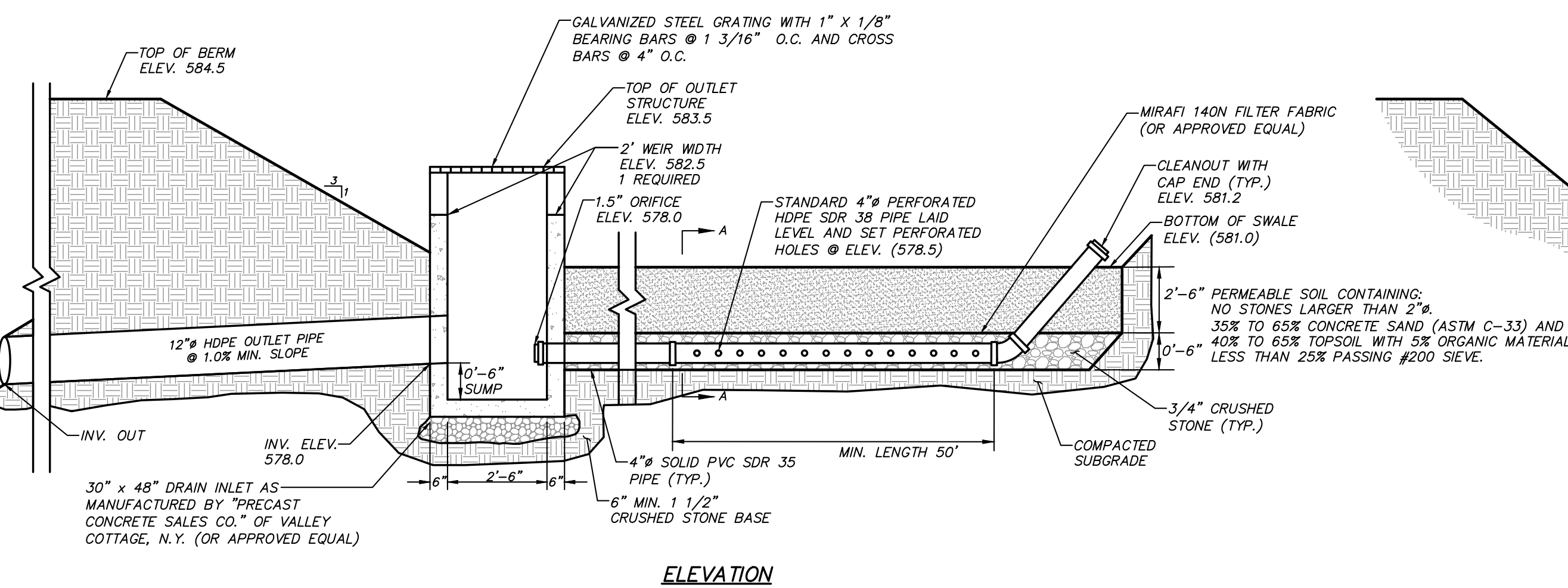
- The embankment fill material shall consist of sandy silt (ML) or sandy clay (CL) or approved material. The fill must be free of organic material (i.e. vegetation, topsoil, roots, etc.), debris, and frozen soil.
- A soil sample and results of laboratory testing shall be provided to the project engineer for approval.
- The existing subgrade shall be stripped of topsoil and scarified prior to placement of fill. The existing subgrade shall be firm and non-yielding prior to installation of first layer of fill. No fill shall be installed on a frozen subgrade.
- Fill shall be installed in layers not to exceed 8" loose for material compacted by heavy compaction equipment and not more than 4" loose for material compacted by hand operated tampers.
- Fill shall be compacted to at least 95% of its maximum dry unit weight (ASTM D698).
- Fill shall be installed within 28% of optimum moisture content.

TEMPORARY SEDIMENT TRAP CONVERSION  
TO PERMANENT STORMWATER BASIN NOTES

- THE PONDS ARE PROPOSED TO BE UTILIZED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION.
- AFTER THE CONTRIBUTING AREAS TO THE PONDS HAVE BEEN PERMANENTLY STABILIZED, THE FOLLOWING SHALL BE ACCOMPLISHED:  
A. CLEAN BASINS AND OUTLET STRUCTURES AND REMOVE 6" PERFORATED VERTICAL RISER PIPE, CRUSHED STONE AND FILTER FABRIC.  
B. ADD THREADED CAP WITH ORIFICE AT DISCHARGE END OF 6" SOLID PVC SDR 35 PIPES PER DETAIL.  
C. ESTABLISH THE FINAL VEGETATION AND ELEVATIONS IN THE POND.  
D. REPLACE THE PERFORATED PIPE AND CRUSHED STONE. DO NOT REPLACE FILTER FABRIC.  
E. ESTABLISH THE FINAL VEGETATION IN THE POND IN ACCORDANCE WITH THE TYPICAL BASIN PLANTING DETAILS.
- THE 6" PERFORATED VERTICAL RISER SHALL BE CONSTRUCTED AS FOLLOWS:  
• WHEN INITIALLY USED AS THE TEMPORARY SEDIMENT BASIN DEWATERING DEVICE THE RISER SHALL BE WRAPPED WITH TYRAP 3201 GEOTEXTILE OR APPROVED EQUAL AND SURROUNDED WITH 2" STONE. THE TOP OF THE RISER SHALL BE SET AT THE SAME ELEVATION AS THE WEIRS AS SHOWN IN THE STORMWATER BASIN OUTLET STRUCTURE DETAILS.  
• WHEN THE PERMANENT RISER FOR BASIN IS CONSTRUCTED THE RISER SHALL BE UNWRAPPED WITH THE TOP ELEVATION SET AT SPECIFIED ELEVATIONS.



1.1P & 3.1P PONDS (NYSDEC DESIGN P-1) PERMANENT OUTLET STRUCTURE DETAIL  
(N.T.S.)



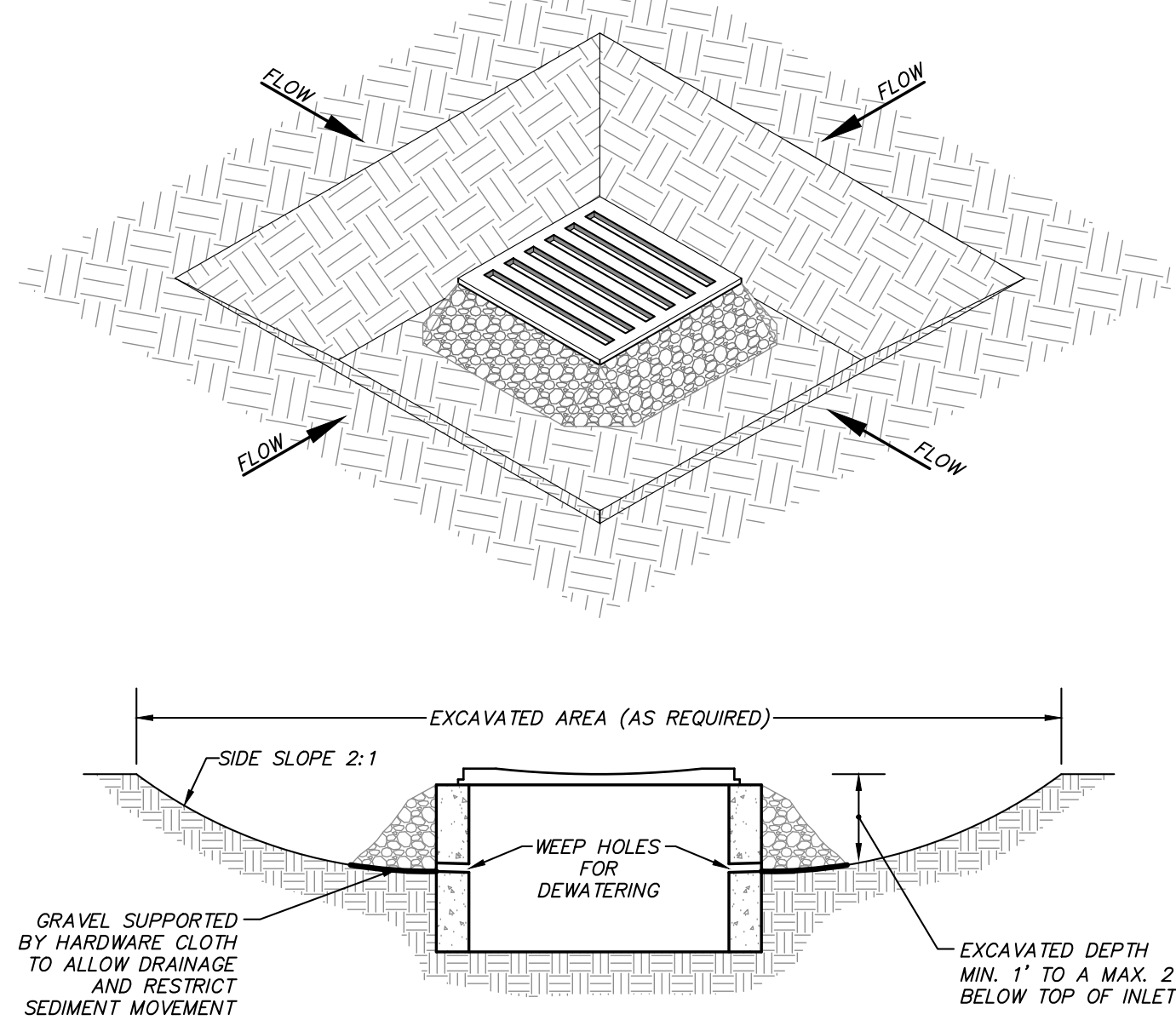
ELEVATION  
• NOTE: PERMEABLE FULL DEPTH SOIL TO EXTEND TO FULL BOTTOM AREA OF SWALE.

DRY SWALE (NYSDEC DESIGN 0-1) PERMANENT OUTLET STRUCTURE DETAIL SMP 2.2WQS  
(N.T.S.)

NO.	DATE	REVISION	BY
1	12-2-20	1	J.C.
2	12-2-20	2	M.E.U.
3	12-2-20	3	A.D.T.

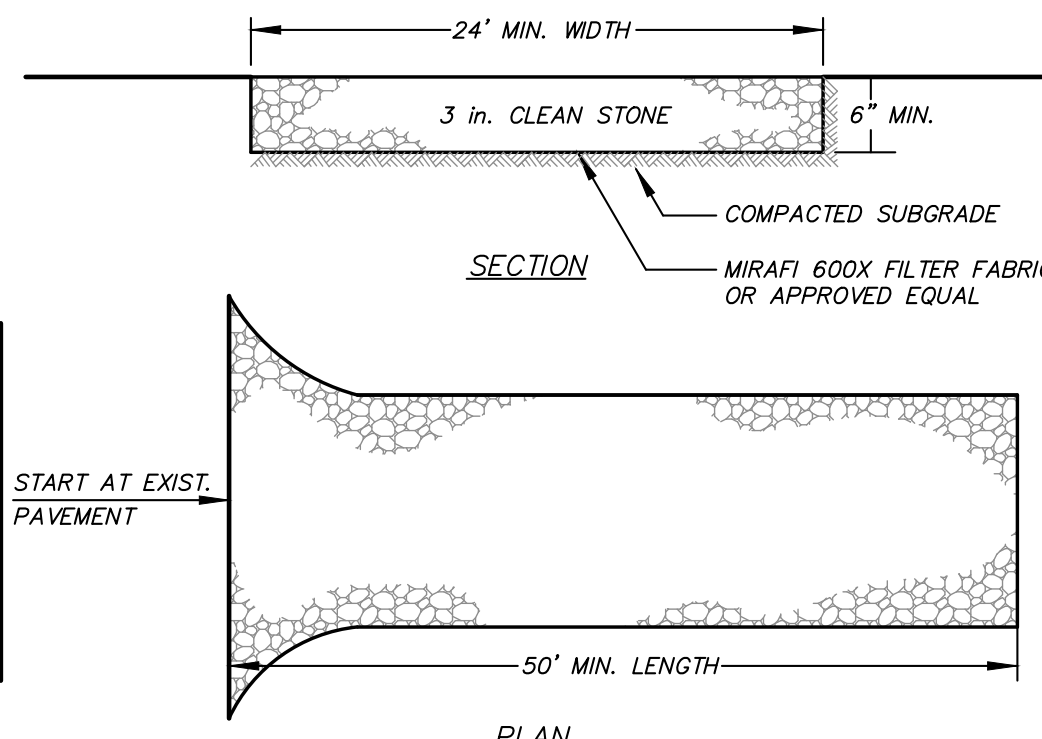
PROJECT:	FAIRHAVEN AT BALDWIN PLACE
DRAWING:	STORMWATER DETAILS
PROJECT NUMBER	20100.100
DATE	12-2-20
SCALE	AS SHOWN
PROJECT MANAGER	J.C.
DRAWN BY	M.E.U.
CHECKED BY	A.D.T.
DRAWING NO.	D-3
SHEET	12





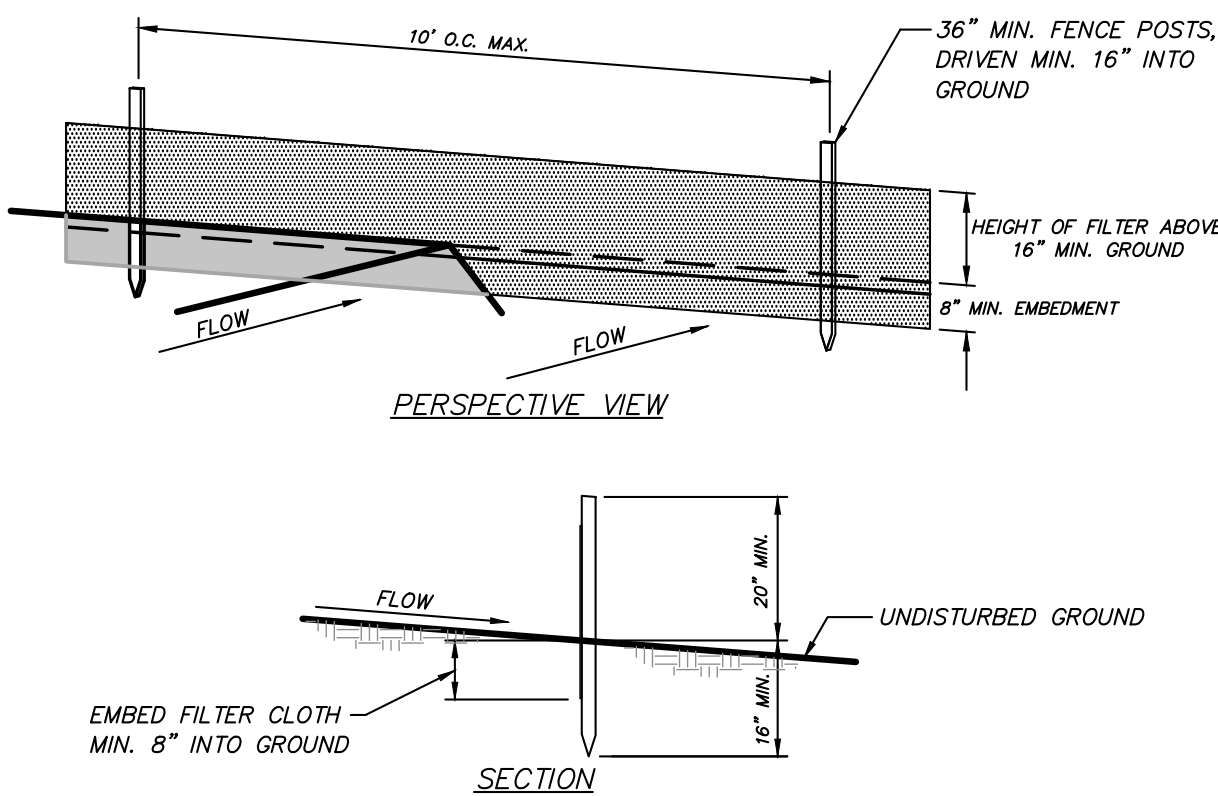
1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY, AND STABILIZE WITH PERMANENT SEEDING
5. MAXIMUM DRAINAGE AREA = 1 ACRE

#### EXCAVATED DROP INLET PROTECTION DETAIL (N.T.S.)



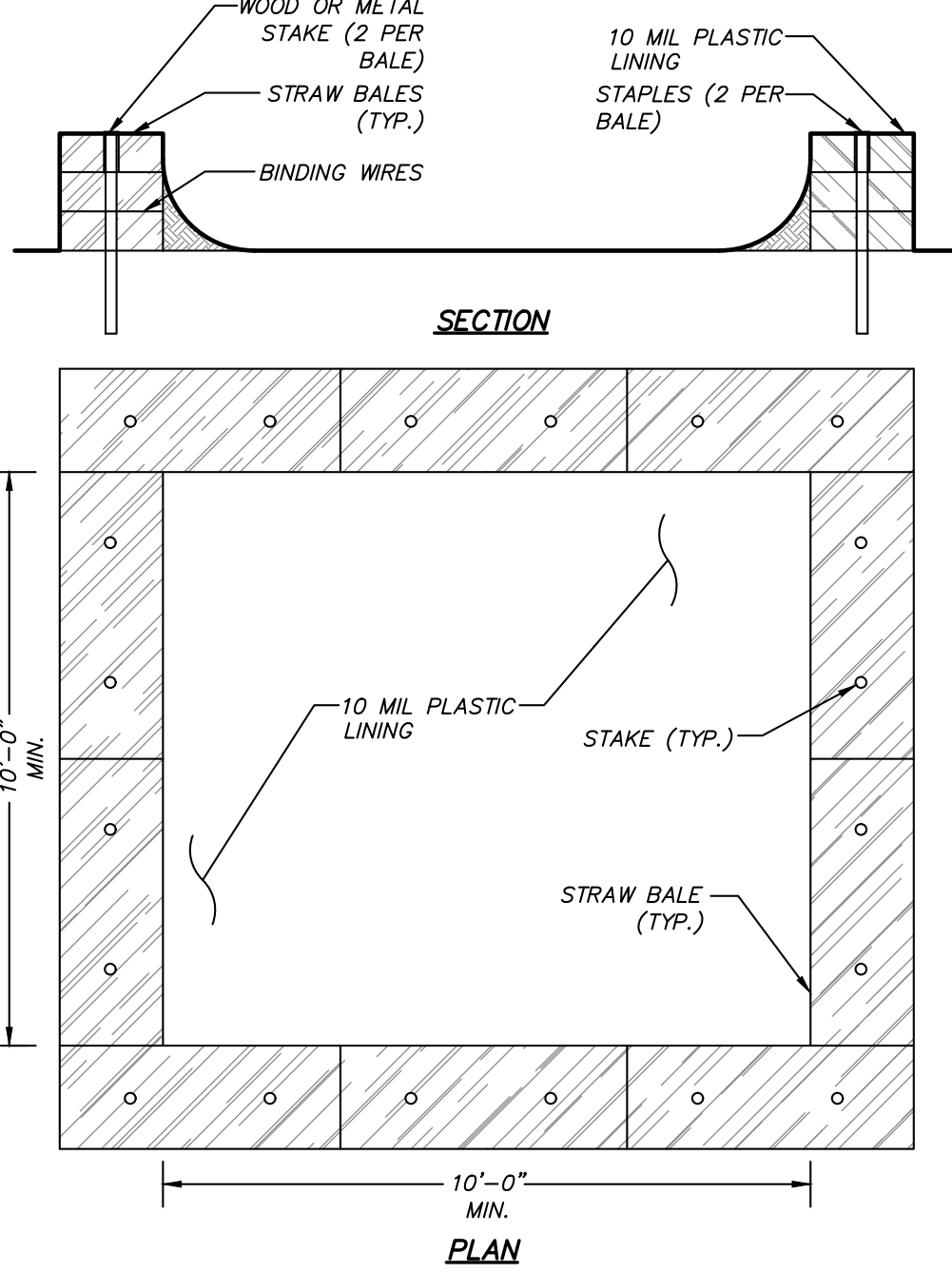
- INSTALLATION NOTES**
1. STONE SIZE - USE 3" STONE
  2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
  3. THICKNESS - NOT LESS THAN SIX (6) INCHES
  4. WIDTH - 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR
  5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT
  6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED
  7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE. A CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY
  8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE
  9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN

#### STABILIZED CONSTRUCTION ENTRANCE DETAIL (N.T.S.)



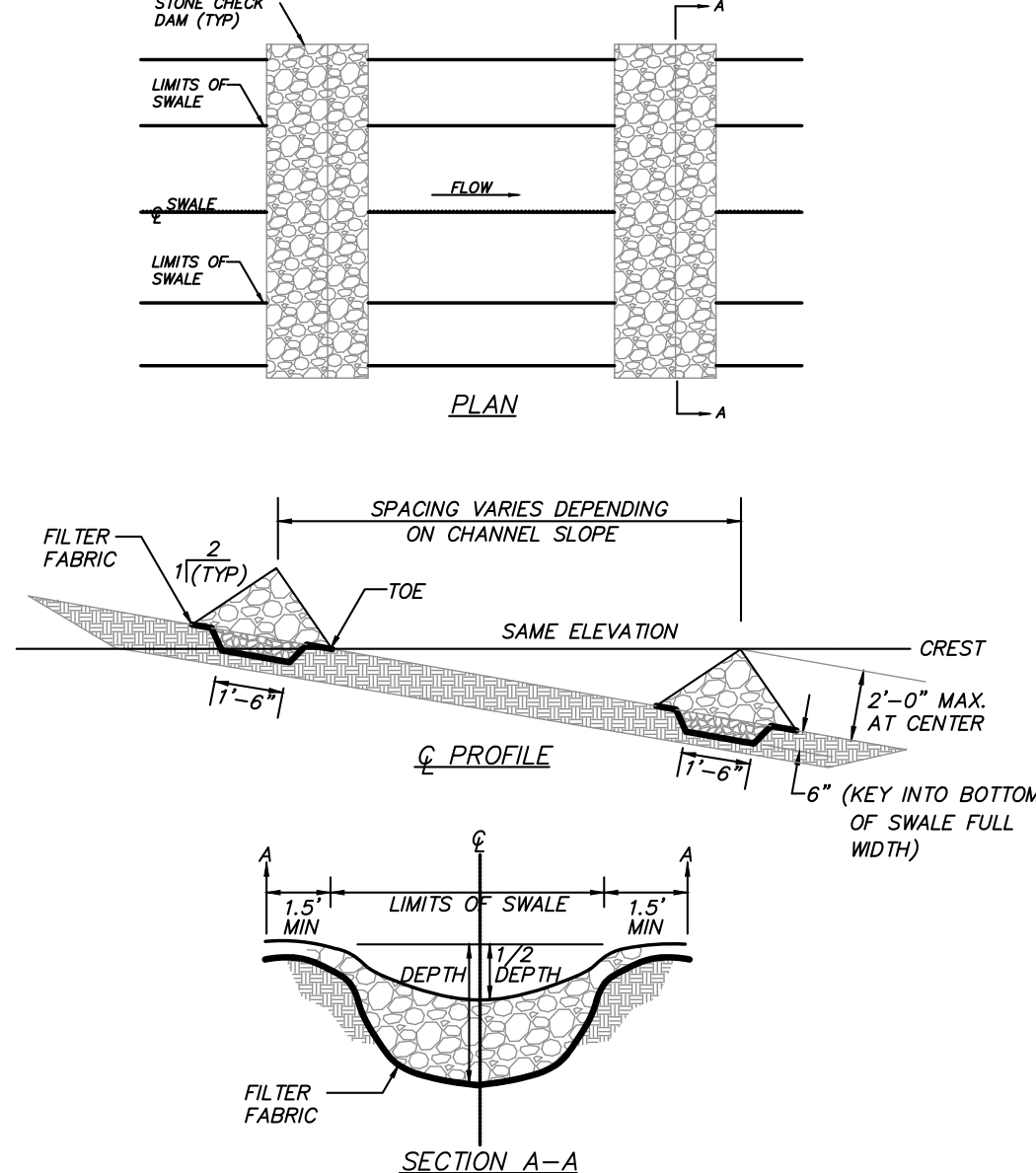
- CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**
1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
  2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED
  3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

#### SILT FENCE DETAIL (N.T.S.)



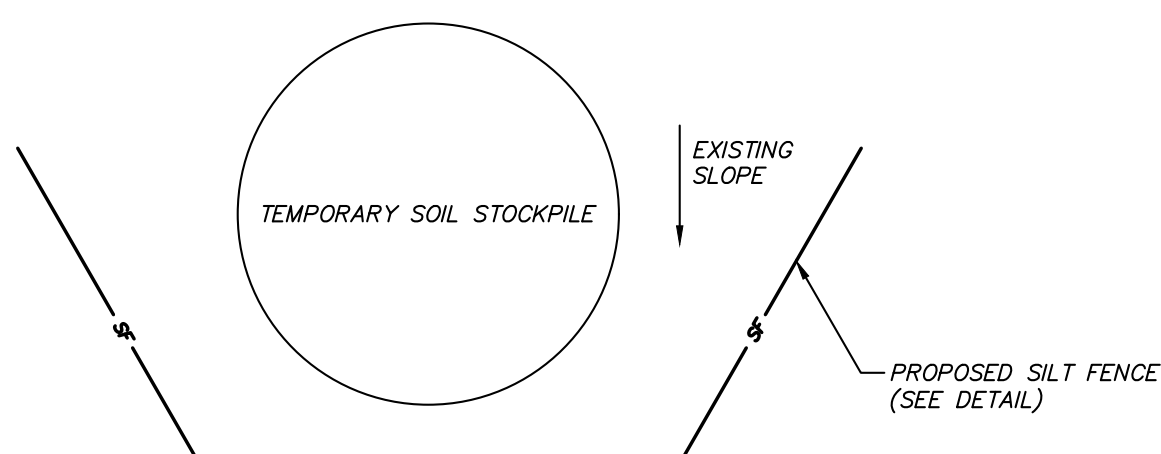
#### CONCRETE WASHOUT AREA DETAIL (N.T.S.)

- NOTES**
1. TEMPORARY CONCRETE WASHOUT TYPE ABOVE GRADE WILL BE CONSTRUCTED AS SHOWN ABOVE, WITH RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FT.
  2. THE WASHOUT WILL BE MINIMUM OF 50 FT FROM STORM DRAIN INLETS.
  3. PLASTIC LINING WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.



- NOTES:**
1. STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION. STONE TO BE WELL-GRADED 2" TO 12" DIAMETER
  2. SET SPACING OF CHECK DAMS SO THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM
  3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM
  4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE LINER AS APPROPRIATE
  5. ENSURE THAT CHANNEL APERTURES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE. THE FILTER FABRIC FOR SUPPORT

#### STONE CHECK DAM DETAIL (N.T.S.)



- NOTES:**
1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
  2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
  3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
  4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

#### TEMPORARY SOIL STOCKPILE DETAIL (N.T.S.)

#### EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS			MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	—	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	—	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	—	Mulching/Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	—	Inspect	Water/Reseed/Remulch	Reseed to 80% Coverage
INLET PROTECTION	—	Inspect	Clean/Repair/Replace	Remove
SOIL STOCKPILES	—	Inspect	Mulching/Silt Fence Repair	Remove
SWALES	—	Inspect	Clean/Mulch/Repair	Mow Permanent Grass/Replace/Repair Rip Rap
CHECK DAMS	—	Inspect	Clean/Replace Stones/Repair	Clean/Replace Stones/Repair
CONCRETE DRAINAGE STRUCTURES	—	Inspect	Clean Sumps/Remove Debris/Repair/Replace	Clean Sumps/Remove Debris/Repair/Replace
DRAINAGE PIPES	—	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	—	Inspect	Clean	Clean
*STORMWATER TRAP/BASIN	—	Inspect	Clean/Mulch/Repair/Reseed	See Permanent Stormwater Facilities Maintenance Schedule on Drawing SP-3.1

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized.

**Notes:** The party responsible for implementation of the maintenance schedule during and after construction is:

Baldwin Hills Realty LLC  
1699 Route 6 Suite 1  
Carmel NY 10512  
and/or the current owner(s) of the subject property.

#### REQUIRED POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:

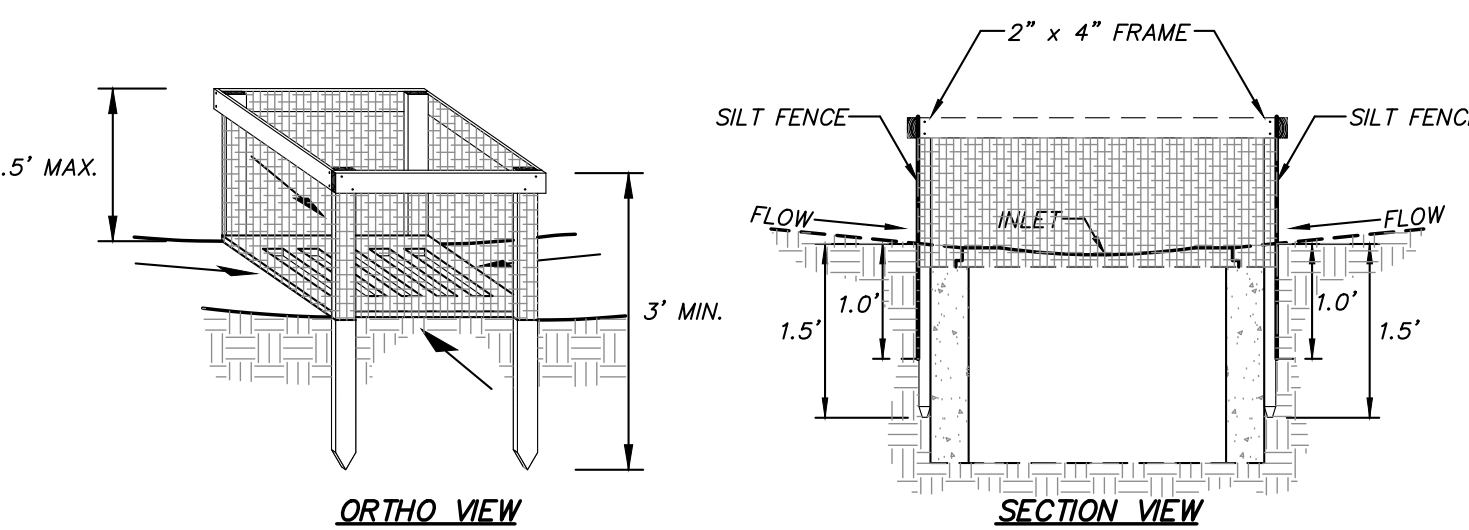
1. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001), all construction projects needing post-construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post-construction stormwater management practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2a-f and III.B.3.
  - a. Identification of all post-construction stormwater management practices to be constructed as part of the project. This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.
  - b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice. This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.
  - c. A Stormwater Modeling and Analysis Report including pre-development conditions, post-development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the design criteria, identification of any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis is provided in the report titled Amended Stormwater Pollution Prevention Plan for The Confluence at Baldwin Place.
  - d. Soil testing results and locations. This SWPPP requirement is provided in the report titled Amended Stormwater Pollution Prevention Plan for Kent Materials.
  - e. Infiltration testing results. This SWPPP requirement is provided in the report titled Amended Stormwater Pollution Prevention Plan for The Confluence at Baldwin Place.
  - f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The Permanent Stormwater Facilities Maintenance Schedule provided on these plans serves to satisfy this requirement.
2. Enhanced Phosphorus Removal Standards - Beginning on September 30, 2008, all construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the most current version of the technical standard, New York Stormwater Management Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a - 2.f above. The Permanent stormwater practices for this project have been sized according to chapter 10 of the Design Manual Enhanced Phosphorus Removal Standards. Please see 2.a - 2.f above.

#### PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE

PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 5 to 10 YEARS
RIP RAP SWALES	Ensure contributing areas clean of debris, no evidence of erosion, and mowing performed.	Inspect for erosion, soil permeability, & evidence of flow going around structures.	—	Inspect & clean accumulated sediment.	—
SUBSURFACE STORMWATER COLLECTION SYSTEMS	—	—	Inspect & clean	Inspect, clean, repair and/or replace structures. Remove debris.	—
CATCH BASINS	—	—	Inspect for damage to frame and grates, and pipe inlets/outlets. Clean accumulated sediment in sump.	—	—
GRASS SWALES	Inspect first few months after construction for eroding soils & slumpage & repair immediately	—	Inspect & clean Mow & remove debris & litter. Revegetate as needed.	—	Inspect for & remove accumulated sediment
INFILTRATION BASINS, SEDIMENTATION BASIN	Inspect first few months after construction for eroding soils & slumpage & repair immediately	Inspect orifices, inlets & outlets for clogging, eroding soils on the basin berm & embankments, & sources of erosion, & stabilize & repair immediately	Mow berms and exterior embankments. Remove debris & litter from basins & outlet structures. Remove sediment if accumulated greater than an 1"	—	Inspect for & remove accumulated sediment

**Notes:** The party responsible for implementation of the maintenance schedule during and after construction is:

Baldwin Hills Realty LLC  
1699 Route 6 Suite 1  
Carmel NY 10512  
and/or the current owner(s) of the subject property.



#### INSTALLATION NOTES

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAYBE USED FOR SHORT TERM APPLICATIONS.
2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
3. STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
6. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

#### FILTER FABRIC INLET PROTECTION DETAIL (N.T.S.)

#### EROSION & SEDIMENT CONTROL NOTES:

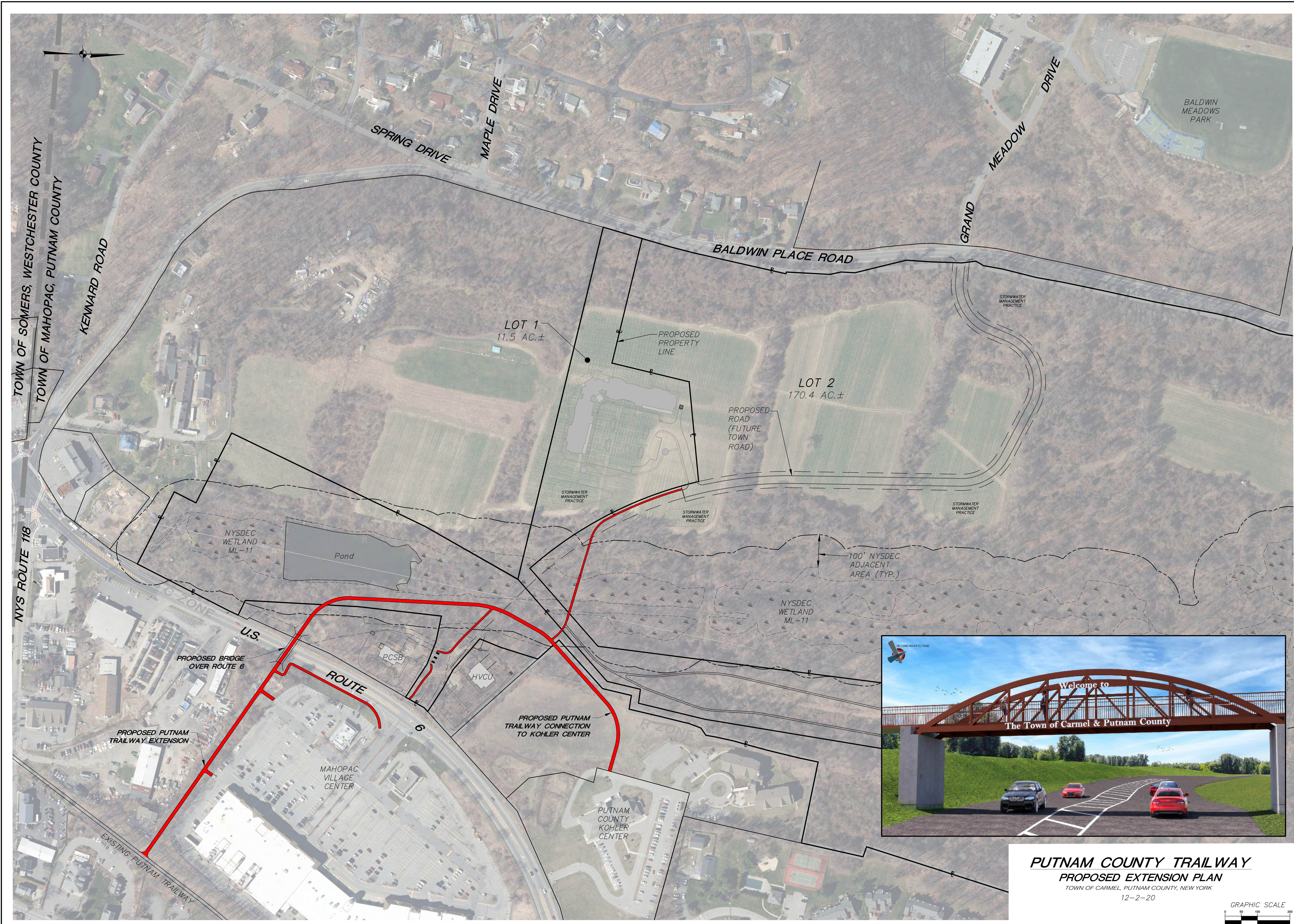
1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. 'Aristo' Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" screened topsoil from stockpile area. Seed mixes as noted in General Site Seeding Notes on drawing SP-1 are to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative.
8. Cut & fill slopes 3:1 and steeper shall be stabilized immediately after grading with Cutex I Single Net Erosion Control Blanket, or approved equal.
9. Paved roadways shall be kept clean at all times.
10. The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
11. All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
12. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
13. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all silt bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately reported by the contractor and inspected for approval by the O.F.R. and/or site engineer.
14. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
15. Cut & fills shall not endanger adjoining property, nor divert water onto the property of others.
16. All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
17. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
18. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
19. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

#### REQUIRED EROSION CONTROL SWPPP CONTENTS:

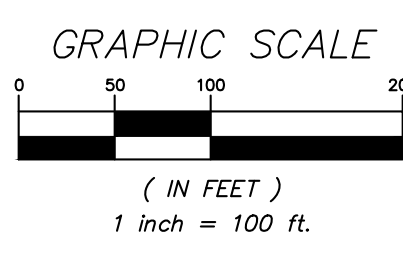
- Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1a-f of General Permit GP-0-20-001:
- a. Background Information: The subject project consists of the expansion of a contractor's outdoor storage yard.
  - b. Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.
  - c. Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Parton Fine Sandy Loam (PnL), Sun Loam (Sh) and Ridgebury Complex (RdA), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "A" and "B."
  - d. Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequencing and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained herein outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.
  - e. Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.
  - f. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided hereon identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
  - g. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.
  - h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
  - i. An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP-0-20-001. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.
  - j. A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.
  - k. A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.
  - l. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

NO.	DATE	REVISION	BY
PROJECT:		FAIRHAVEN AT BALDWIN PLACE	
DRAWING:		EROSION & SEDIMENT CONTROL DETAILS	
PROJECT NUMBER	20100.100	PROJECT MANAGER	J.J.C.
DATE	12-2-20	DRAWN BY	M.E.U.
SCALE	AS SHOWN	CHECKED BY	A.D.T.
DRAWING NO.		SHEET	
D-4		13	





**PUTNAM COUNTY TRAILWAY**  
**PROPOSED EXTENSION PLAN**  
TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK  
12-2-20



ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2209 OF ARTICLE 145 OF THE EDUCATION LAW.

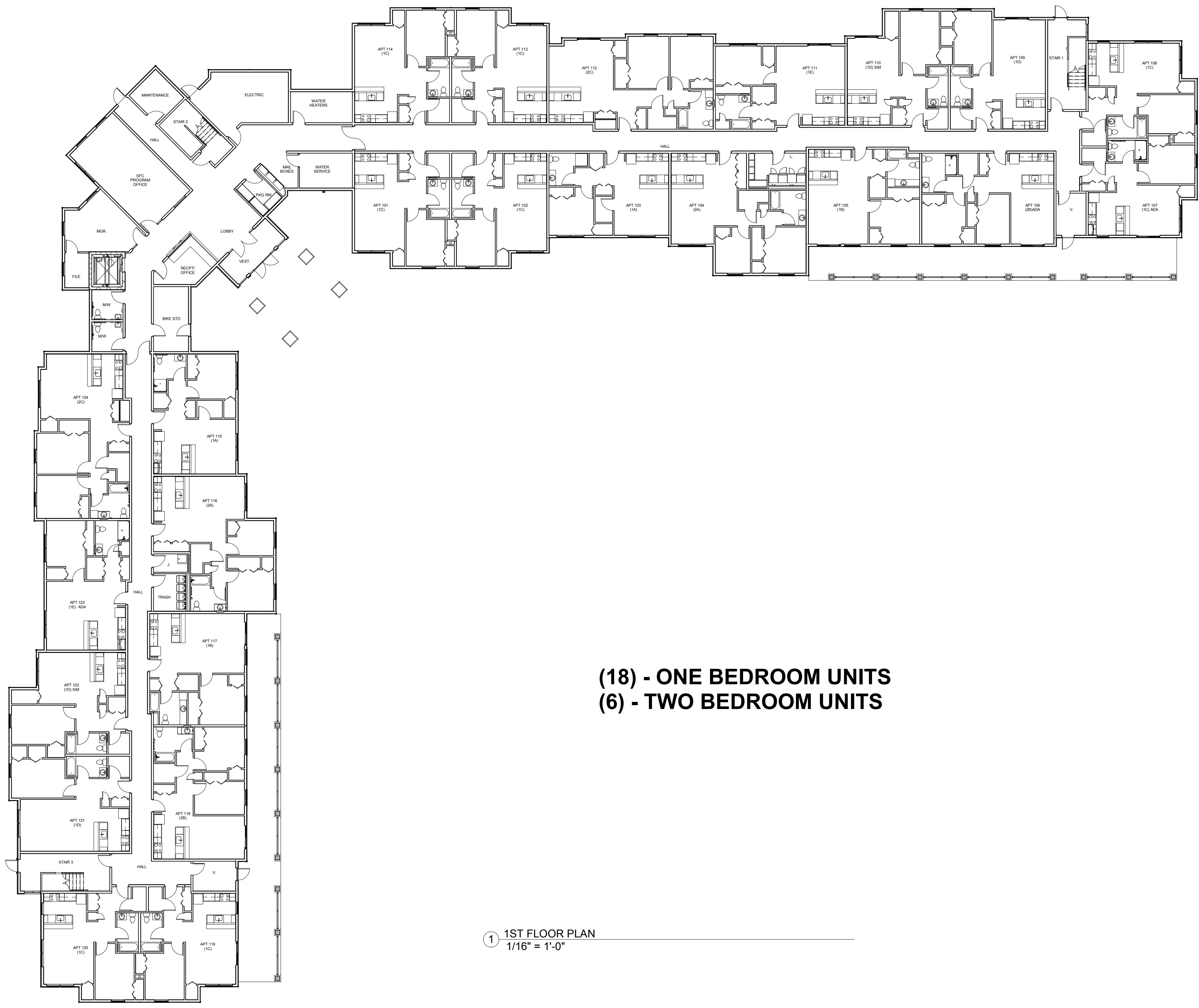




**PROPOSED  
(72) UNIT APARTMENT BUILDING:  
FAIRHAVEN AT BALDWIN PLACE  
BALDWIN PLACE ROAD AND ROUTE 6  
MAHOPAC, PUTNUM COUNTY, NY**







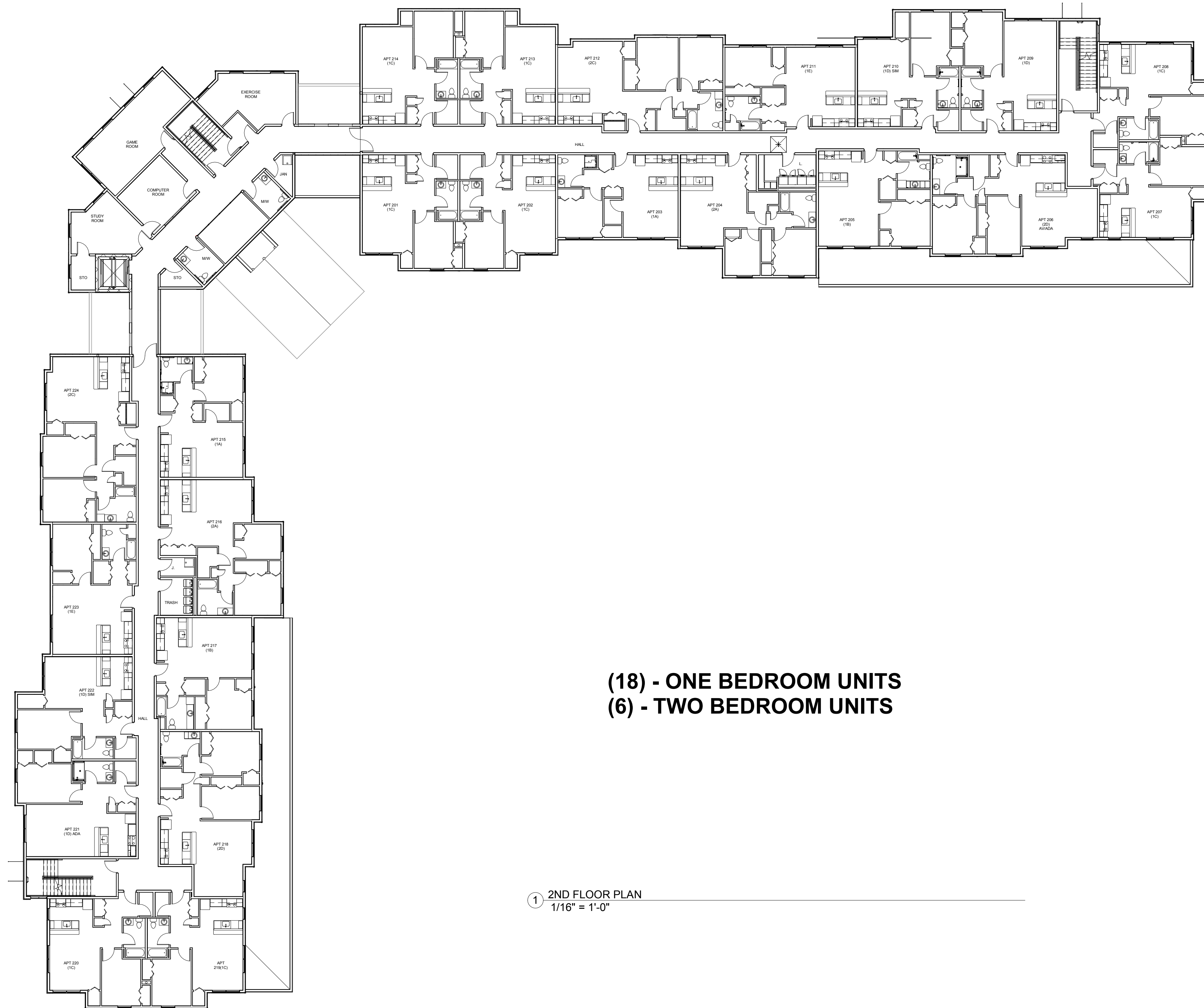
(18) - ONE BEDROOM UNITS  
(6) - TWO BEDROOM UNITS

1 1ST FLOOR PLAN  
1/16" = 1'-0"

TOTAL BUILDING:

(54) ONE BEDROOM UNITS  
(18) TWO BEDROOM UNITS  
  
(72) TOTAL UNITS





(18) - ONE BEDROOM UNITS  
(6) - TWO BEDROOM UNITS

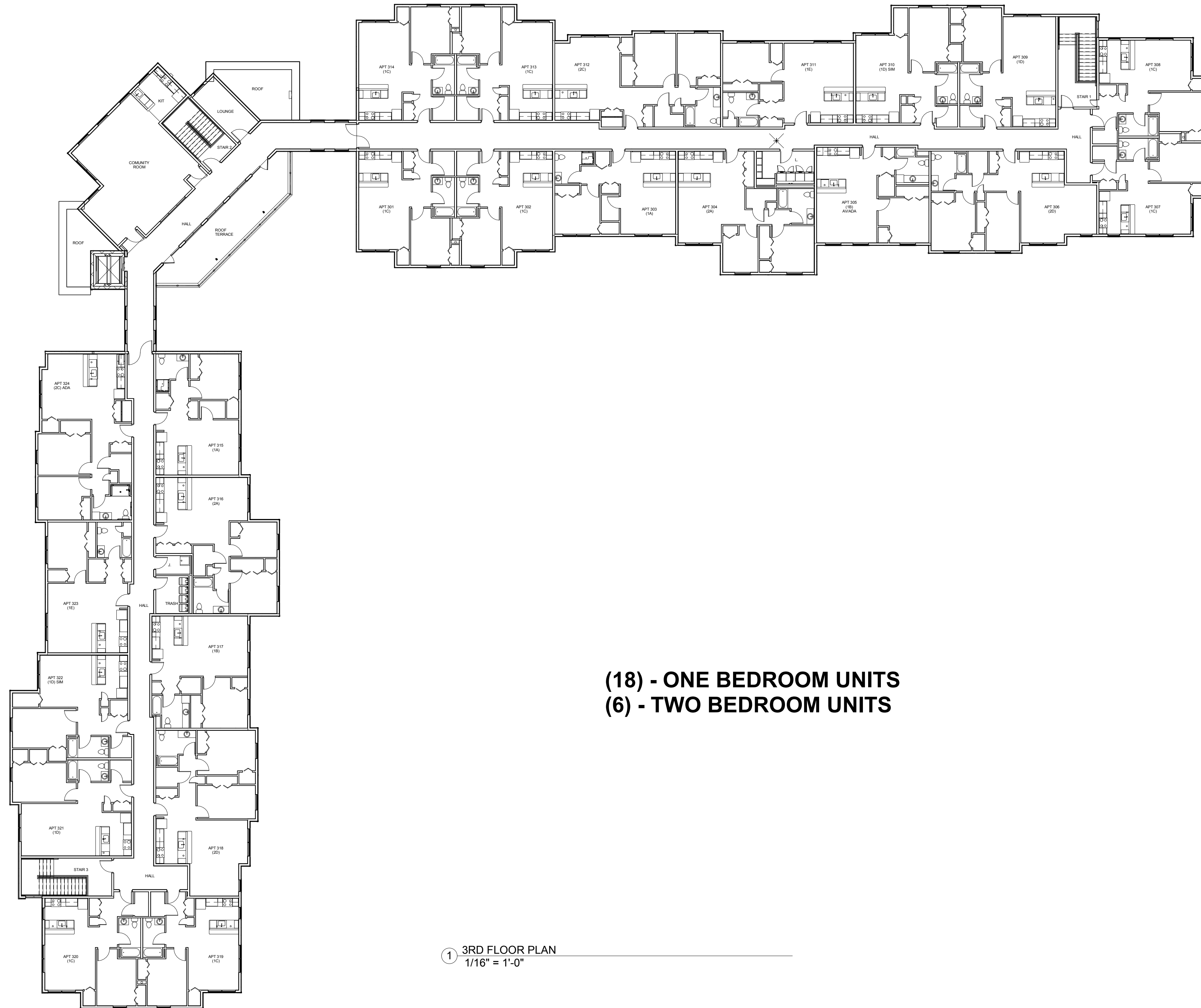
1 2ND FLOOR PLAN  
1/16" = 1'-0"

# FARIHAVEN AT BALDWIN PLACE

BALDWIN PLACE ROAD AND ROUTE 6  
MAHOPAC, NEW YORK 10541

CONTRACTOR SHALL VERIFY ALL DIMENSION AT SITE. UNAUTHORIZED ALTERATIONS  
OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE  
EDUCATION LAW.





(18) - ONE BEDROOM UNITS  
(6) - TWO BEDROOM UNITS

① 3RD FLOOR PLAN  
1/16" = 1'-0"



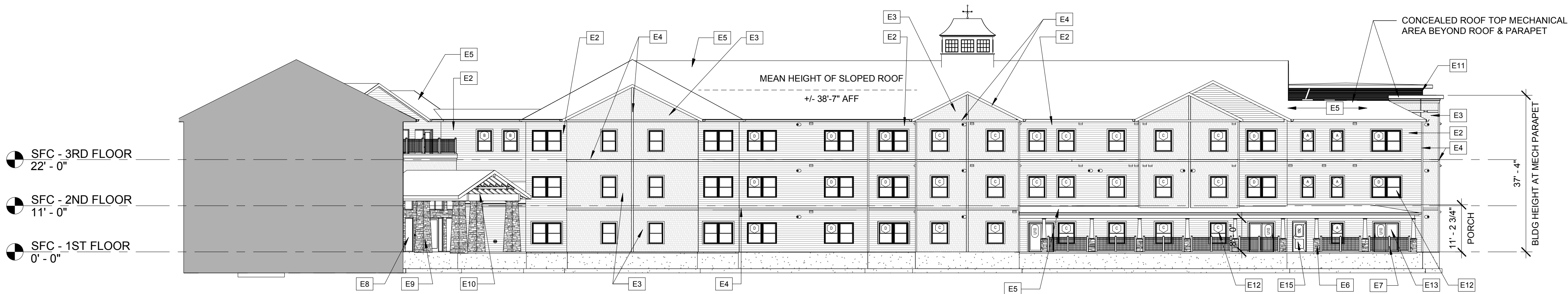


4 BUILDING SOUTH ELEVATION  
1/16" = 1'-0"

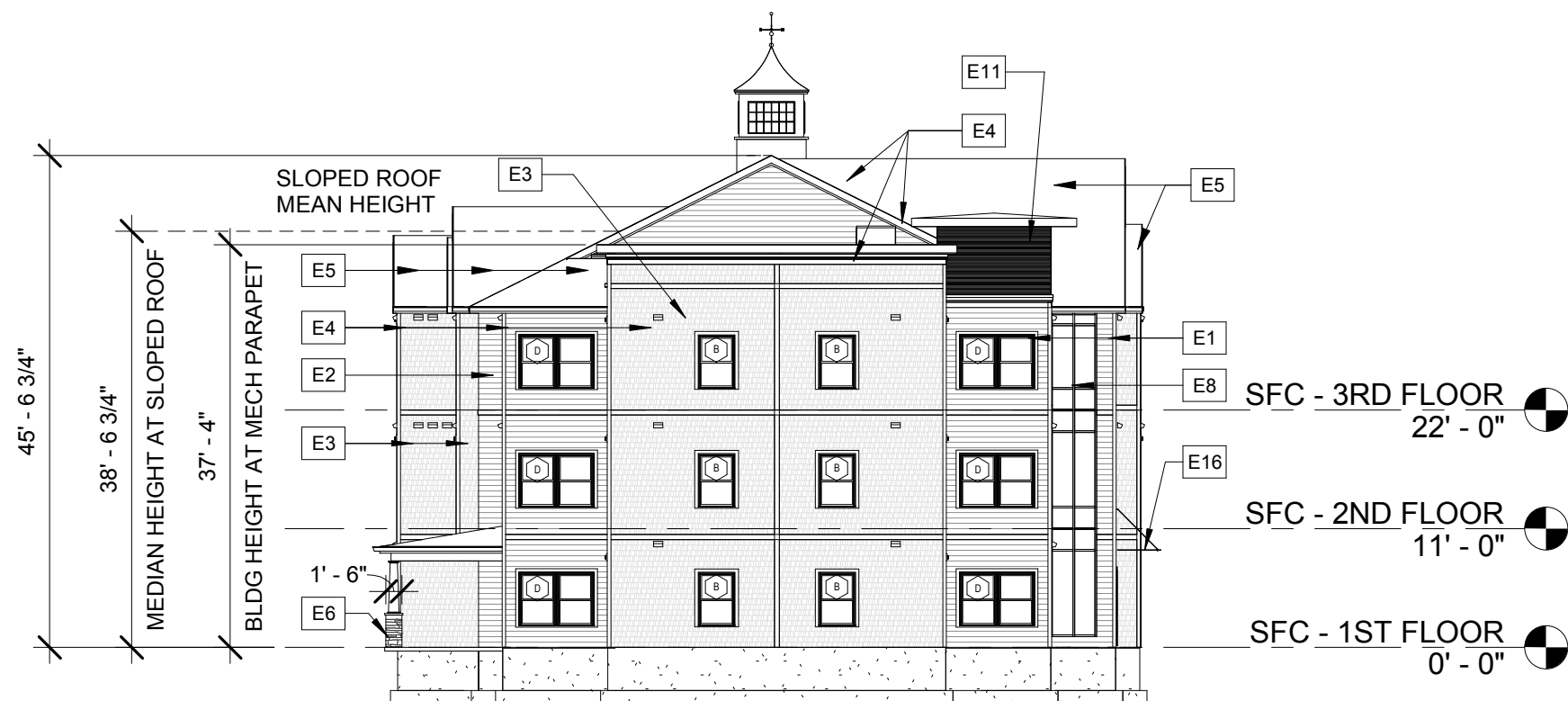
EXTERIOR ELEVATION NOTES	
E1	CULTURED STONE VENEER
E2	WOOD GRAINED LAP VINYL SIDING
E3	WOOD GRAINED SHAKE VINYL SIDING
E4	TRIM BOARDS
E5	ASPHALT SHINGLES
E6	PORCH COLUMNS CULTURED STONE BASE WITH PAINTED FIBERGLASS COLUMN WRAPS ABOVE.
E7	VINYL RAILING
E8	ALUMINUM & GLASS STOREFRONT SYSTEM
E9	TAPERED CULTURE STONE COLUMNS
E10	HEAVY TIMBER ENTRY CANOPY WITH STAINED TIMBER BEAMS & TRUSSES
E11	METAL WALL PANELS METAL PAC-CLAD HWP HORIZONTAL OR EQUAL
E12	TYPICAL VINYL DOUBLE HUNG WINDOWS
E13	TYPICAL VINYL DOUBLE HUNG WINDOWS
E14	INSULATED METAL DOORS PAINTED
E15	ALUMINUM & GLASS DOORS
E16	GLASS HUNG CANOPY
E17	CUPOLA STRUCTURE WITH WINDOWS, COPPER ROOF & WEATHERVANE.



1 BUILDING WEST ELEVATION  
1/16" = 1'-0"



2 PARTIAL EAST ELEVATION  
1/16" = 1'-0"



3 NORTH (WING END) ELEVATION  
1/16" = 1'-0"





## FARIHAVEN AT BALDWIN PLACE

BALDWIN PLACE ROAD AND ROUTE 6  
 MAHOPAC, NEW YORK 10541

CONTRACTOR SHALL VERIFY ALL DIMENSION AT SITE. UNAUTHORIZED ALTERATIONS  
 OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE  
 EDUCATION LAW.





# TOWN OF CARMEL SUBDIVISION APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New subdivision applications that have been deemed complete will be placed on the agenda in the order they are received.

## Pre-Submission:

Prior to the formal submission of the subdivision, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement, Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete subdivision application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500.

## Submission Requirements:

At least 10 days prior to the Planning Board meeting, the subdivision application shall be submitted to the Planning Board Secretary as follows:

All subdivisions shall be signed, sealed and folded with the title box legible. The application package shall include:

- ☒ 11 copies of the Subdivision Application Form signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Subdivision Plan
- ☒ 1 CD (in pdf. format) containing an electronic version of the Subdivision Plan
- ☒ 2 copies of the Disclosure Statement
- ☒ 11 copies of the Subdivision Completeness Certification Form
- ☒ All supplemental studies, reports, plans and renderings.
- ☒ 2 copies of the current deed.
- ☒ 2 copies of all easements, covenants and restrictions.
- ☒ The appropriate fee, determined from the attached fee schedule. Make checks payable to the Town of Carmel.

*Rose Lombardi* 12/9/20  
Planning Board Secretary; Date

*[Signature]* 12/9/20  
Town Engineer; Date





# TOWN OF CARMEL SUBDIVISION APPLICATION



Per Town of Carmel Code – Section 131 – Subdivision of Land

SITE IDENTIFICATION INFORMATION		
<b>Application Name:</b> Fairhaven at Baldwin Place	<b>Application #</b> 20-0013	<b>Date Submitted:</b> 12-8-20
<b>Site Address:</b> No. Street: Baldwin Place Road Hamlet: Mahopac		
<b>Property Location:</b> (Identify landmarks, distance from intersections, etc.) Baldwin Place Road and US Route 6		
<b>Town of Carmel Tax Map Designation:</b> Section 86.6 Block 1 Lot(s) 4	<b>Zoning Designation of Site:</b> C/BP	
<b>Property Deed Recorded in County Clerk's Office</b> Date 12/8/05 Liber 1730 Page 198	<b>Liens, Mortgages or other Encumbrances</b> Yes No	
<b>Existing Easements Relating to the Site</b> No <input checked="" type="radio"/> Yes Describe and attach copies: 150' NYSEG Easement Area Northern Boundary	<b>Are Easements Proposed?</b> No Yes Describe and attach copies:	
<b>Have Property Owners within a 500' Radius of the Site Been Identified?</b> <input checked="" type="radio"/> Yes No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
<b>Property Owner:</b> Baldwin Hills Realty LLC	<b>Phone #:</b> 845-228-1400 <b>Fax#:</b> 845-228-5400	<b>Email:</b> crillc@comcast.net
<b>Owners Address:</b> No. 1699 Street: Route 6, Suite 1 Town: Carmel State: NY Zip: 10512		
<b>Applicant (If different than owner):</b> Search for Change, Inc.	<b>Phone #:</b> 914-428-5600 <b>Fax#:</b> 914-922-9096	<b>Email:</b> abrody@searchforchange.org
<b>Applicant Address (If different than owner):</b> No. 115 Street: East Stevens Avenue, Suite 203 Town: Valhalla State: NY Zip: 10595		
<b>Individual/ Firm Responsible for Preparing Site Plan:</b> Jeffrey J. Contelmo, P.E. Insite Engineering, Surveying & Landscape Architecture, P.C.	<b>Phone #:</b> 845-225-9690 <b>Fax#:</b> 845-225-9717	<b>Email:</b> jcontelmo@insite-eng.com
<b>Address:</b> No. 3 Street: Garrett Place Town: Carmel State: NY Zip: 10512		
<b>Other Representatives:</b>	<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Owners Address:</b> No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
<b>Describe the project, proposed use and operation thereof:</b> The applicant proposes to subdivide the subject into 2 lots (11.8 ac ± and 170.1 ac ±) to facilitate the concurrent site plan application for Lot 1.		



# TOWN OF CARMEL SUBDIVISION APPLICATION

PROJECT INFORMATION			
<b>Size of existing parcel to be subdivided:</b> <div style="display: flex; justify-content: space-between;"> <span>Acres: 181.9 ac±</span> <span>Square Feet: 7,923,648</span> </div>			
<b>Major Subdivision</b> <input type="checkbox"/>		<b>Minor Subdivision</b> <input checked="" type="checkbox"/>	
<b>Number of proposed lots:</b> 2		<b>Size of proposed lots:</b> 11.8 ac± / 170.1 ac±	
<b>Conventional Subdivision</b> <input type="checkbox"/>		<b>Cluster Subdivision</b> <input type="checkbox"/>	
<b>Will a 10% open space set aside be provided?</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		<b>If no, will a payment in-lieu be provided?</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A	
<b>Will all new lots have frontage on a mapped street?</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		<b>If not, how will this deficiency be addressed?</b>	
<b>Is the site served by the following public utility infrastructure:</b>			
<div style="display: flex; justify-content: space-between;"> <div> <b>Sanitary Sewer</b>            If Yes:           <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ Is this an in-district connection? _____ Out-of district connection? _____</li> <li>▶ What is the total sewer capacity at time of application? _____</li> <li>▶ What is your anticipated average and maximum daily flow _____</li> </ul> </div> <div style="text-align: right;">           Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> </div>			
<div style="display: flex; justify-content: space-between;"> <div> <b>Water Supply</b>            If Yes:           <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ What is the total water capacity at time of application? _____</li> <li>▶ What is your anticipated average and maximum daily demand _____</li> </ul> </div> <div style="text-align: right;">           Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Private Well System         </div> </div>			
<b>Storm Sewer</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
<b>Electric Service</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
<b>Gas Service</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
<b>Telephone/Cable Lines</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
<b>Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
<b>Is a homeowners association proposed?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
<b>What is the predominant soil type(s) on the site?</b> PnB Paxton Fine Sandy Loam		<b>What is the approximate depth to water table?</b> Varies 0' - >6'	
<b>Site slope categories:</b> 15-25% 25 % 25-35% 10 % >35% 3 %			
<b>Estimated quantity of excavation:</b> Cut (C.Y.) TBD Fill (C.Y.) TBD			
<b>Is Blasting Proposed</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unknown: <input checked="" type="checkbox"/>			
<b>Is the site located ion a designated Critical Environmental Area?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
<b>Does a curb cut exist on the site?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		<b>Are new curb cuts proposed?</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
<b>What is the sight distance?</b> Left TBD Right TBD			
<b>Is the site located within 500' of:</b>			
<div style="display: flex; justify-content: space-between;"> <div> <b>The boundary of an adjoining city, town or village</b>  <b>The boundary of a state or county park, recreation area or road right-of-way</b>  <b>A county drainage channel line.</b> </div> <div>           Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>            Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>            Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> </div>			



# TOWN OF CARMEL SUBDIVISION APPLICATION

▪ The boundary of state or county owned land on which a building is located Yes: ☐ No: ☒

Is the site listed on the State or Federal Register of Historic Place (or substantially (contiguous)  
Yes: ☐ No: ☒

Is the site located in a designated floodplain?  
Yes: ☐ No: ☒

Does the site contain freshwater wetlands?  
Yes: ☒ No: ☐

Jurisdiction:  
NYSDEC: ☐ Town of Carmel: ☐

*If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.*

Are encroachments in regulated wetlands or wetland buffers proposed? Yes: ☒ No: ☒

Does this application require a referral to the Environmental Conservation Board? Yes: ☒ No: ☐

Does the site contain waterbodies, streams or watercourses? Yes: ☒ No: ☐

Are any encroachments, crossings or alterations proposed? Yes: ☒ No: ☐

Is the site located adjacent to New York City watershed lands? Yes: ☒ No: ☐

Will municipal or private solid waste disposal be utilized?  
Public: ☐ Private: ☒

Has this application been referred to the Fire Department? Yes: ☐ No: ☒

What is the estimated time of construction for the project?  
18 mos

## ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	3 ac	181.9 ac ±	11.8 ac±	170.1 ac±			
Lot Coverage	40%	0%	6%±	0%			
Lot Width	200'	4,291'	483'±	2,119'±			
Front Yard	50'	N/A	452'±	N/A			
Side Yard (minimum of 1)	40'	N/A	41'	N/A			
Side Yard (total of both)	80'	N/A	82'	N/A			
Rear Yard	40'	N/A	424'	N/A			
Habitable Floor Area	5,000 sf	N/A	72,410 sf	N/A			
Height	40'	N/A	38.6'	N/A			

*(if more than 5 lots are proposed, include additional zoning compliance information on a separate sheet)*

Will variances be required? Yes: ☐ No: ☐ If yes, identify variances required for each lot:  
• Age restriction or multifamily use  
• Parking requirement

## APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

Ashley Brody - Search For Change

Applicants Name

Applicants Signature

Sworn before me this 9th day of December 2020

Notary Public

LINDA A. STYFFERT  
Notary Public, State of New York  
Reg. No. 01064869881

Qualified in Dutchess County  
Commission Expires 09/02/2022





# TOWN OF CARMEL

## SUBDIVISION COMPLETENESS CERTIFICATION FORM



All Subdivisions submitted to the Planning Board for review shall include the following information and details, as set forth in Section 131-11-14 of the Town of Carmel Subdivision Regulations.

This form shall be included with the subdivision submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
<b>General Requirements</b>			
1	Key map at a scale of one inch equals 800 feet	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Title block, including title of map; name of subdivision; name, address, seal and signature of professional engineer or land surveyor preparing the plat; written scale; date of original and all revisions.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	A legend, including, names of all adjacent landowners and those within 500 feet of any property line; zoning district with the requirements of said zone; tax map, block and lot number; names and addresses of owner and subdivider; north point and graphic scale.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	Location and identification of all zoning district boundaries.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
5	Identification of all maps filed in the County Clerk's office affecting properties within 500 feet of the lot to be subdivided.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sketch Plan Requirements</b>			
1	All General Requirements	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Proposed subdivision layout at a scale of not less than one inch equals 100 feet.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	All proposed lot lines, dimensions in feet and the areas of all lots in square feet and identifying numbers for each lot.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	The location of existing and proposed setback lines, streets within 200 feet of the subdivision, buildings, watercourses, railroads and bridges, culverts, drainpipes and any natural features, such as wooded areas and rock formations.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
5	Location and size of areas proposed to be reserved for recreation/open space.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>





# TOWN OF CARMEL

## SUBDIVISION COMPLETENESS CERTIFICATION FORM



	<b>Requirement Data</b>	<b>To Be Completed by the Applicant</b>	<b>Waived by the Town</b>
<b>Preliminary Plat Requirements</b>			
1	All General and Sketch Plan Requirements	<input type="checkbox"/>	<input type="checkbox"/>
2	The area included in the subdivision, by area of lots, roads, reservations if any, and total acreage.	<input type="checkbox"/>	<input type="checkbox"/>
3	The existing and proposed contours (at an interval of not more than two feet), suitably designated to differentiate, with proposed first-floor elevations of the buildings.	<input type="checkbox"/>	<input type="checkbox"/>
4	Names of existing streets and proposed names of new streets.	<input type="checkbox"/>	<input type="checkbox"/>
5	Preliminary profiles of all proposed roads.	<input type="checkbox"/>	<input type="checkbox"/>
6	Location, type and size of curbs, sidewalks and bikeways.	<input type="checkbox"/>	<input type="checkbox"/>
7	For subdivisions of five or more lots, front building elevation sketches and distribution of dissimilar building types on the site to avoid excessive similarity of exterior design.	<input type="checkbox"/>	<input type="checkbox"/>
8	Plans of proposed utility layouts and all facilities, unsized.	<input type="checkbox"/>	<input type="checkbox"/>
9	The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters); location of existing and proposed watercourses, culverts, bridges, drainpipes, lakes and ponds, detention or retention ponds; tentative location of storm drain inlets with the drainage areas tributary to each outlined and the area shown.	<input type="checkbox"/>	<input type="checkbox"/>
10	Existing or proposed covenants or deed restrictions applying to the site and a preliminary draft of homeowners' association documents, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>
11	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Final Plat Requirements</b>			
1	All General, Sketch and Preliminary Plat Requirements.	<input type="checkbox"/>	<input type="checkbox"/>





# TOWN OF CARMEL

## SUBDIVISION COMPLETENESS CERTIFICATION FORM



<i>Requirement Data</i>		<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
2	Dimensions exactly with reference to monuments, bearings, distances in feet, radii, points of curvature and tangency of property lines, lot widths and depths and square feet of each lot.	<input type="checkbox"/>	<input type="checkbox"/>
3	Location of all proposed setback lines on each lot, with corner and irregular-shaped lots identified as to front, side and rear yards.	<input type="checkbox"/>	<input type="checkbox"/>
4	Location of all existing and proposed monuments.	<input type="checkbox"/>	<input type="checkbox"/>
5	All existing streets and streams within the subdivision and within 200 feet of the boundaries thereof, the width of the right-of-way of each street and existing public easements and municipal boundaries within 200 feet of the subdivision.	<input type="checkbox"/>	<input type="checkbox"/>
6	All proposed public easements or rights-of-way and the purposes thereof and proposed streets, identifying right-of-way width and names.	<input type="checkbox"/>	<input type="checkbox"/>
7	All parcels proposed for open space/recreation use, with a statement of the purpose of each.	<input type="checkbox"/>	<input type="checkbox"/>
8	Construction plat, which shall include, in addition to the above: final first-floor elevations of dwellings and outside grades at their corner; proposed curb elevations at all lot corners; all existing structures, including a note indicating those to be removed and yard dimensions of those to remain; plans and profiles and proposed improvements and utility layouts; paving widths and locations, section and profiles; sidewalk widths and locations and sections; road alignment, complete with stations, center line curve data and existing and finished contours of the road and all regraded areas; details of manholes, catch basins, headwalls and any other required structure; locations of all street trees, lights and signs; maximum anticipated extent of the areas of cuts and fills where grade	<input type="checkbox"/>	<input type="checkbox"/>





# TOWN OF CARMEL

## SUBDIVISION COMPLETENESS CERTIFICATION FORM



Requirement Data		To Be Completed by the Applicant	Waived by the Town
	changes are proposed; the natural flow of surface drainage and the final disposal of surface waters; slopes of banks of all watercourses, if defined, and boundaries of floodplains; specifications, locations, profiles and detailed cross sections of the proposed storm drains, including all inlets and size of the drainage area of the streets, including grades and all other improvements.		
9	Final copy of the homeowners' association documents, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>
10	Deeds for land to be dedicated for road widening, recreation or other purposes.	<input type="checkbox"/>	<input type="checkbox"/>
11	Erosion control standards.	<input type="checkbox"/>	<input type="checkbox"/>
12	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel and with the terms of preliminary plan approval.	<input type="checkbox"/>	<input type="checkbox"/>

**Applicants Certification (to be completed by the licensed professional preparing the subdivision plan:**

I Jeffrey Contelmo hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of ~~§156-61B~~ of the Town of Carmel **Zoning Ordinance:**  
*Subdivision Code* 131-12



Signature - Applicant _____ Date _____

Signature - Owner _____ Date _____

**Professionals Seal**





TOWN OF CARMEL  
**SUBDIVISION COMPLETENESS  
CERTIFICATION FORM**



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**Town Certification (to be completed by the Town)**

I _____ hereby confirm that the site plan meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Rose Tronchetti  
Signature - Planning Board Secretary

12/9/20  
Date

[Signature]  
Signature - Town Engineer

12/9/2020  
Date



**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Applicant/Sponsor Information.**

Name of Action or Project: Fairview at Baldwin Place		
Project Location (describe, and attach a general location map): Baldwin Place Rd & US-6		
Brief Description of Proposed Action (include purpose or need): The applicant seeks to subdivide the existing lot to accommodate a 72,410 sf, 72 unit dwelling catering to the disabled, and all necessary appurtenances.		
Name of Applicant/Sponsor: Search for Change, Inc.		Telephone: (914) 428-5600
		E-Mail:
Address: 115 East Stevens Avenue, Suite 203		
City/PO: Valhalla	State: NY	Zip Code: 10595
Project Contact (if not same as sponsor; give name and title/role): Jeffrey J. Contelmo, P.E.		Telephone: (845) 225-9690
		E-Mail: jcontelmo@insite-eng.com
Address: 3 Garrett Place		
City/PO: Carmel	State: NY	Zip Code: 10512
Property Owner (if not same as sponsor): Baldwin Hills Realty, LLC		Telephone: (845) 228-1400
		E-Mail:
Address: 1699 Route 6, Suite 1		
City/PO: Carmel	State: NY	Zip Code: 10512



## B. Government Approvals

### B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Town of Carmel Subdivision Town of Carmel Site Plan Approval	11/20 10/22/20
c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Variance	11/20
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Town of Carmel ECB	1/1/21
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Putnam DOH - Septic & Well Putnam Hwys & Facilities- Hwy Work Permit	12/1/20
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC GP-0-20-001; Office of Mental Health (OMH); Office of Temporary and Disability Assistance; Homes and Community Renewal; Deferred Developer Fee	1/1/21
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## C. Planning and Zoning

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part I	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, identify the plan(s): NYC Watershed Boundary _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify the plan(s): _____ _____ _____	



**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
C/BP (Commercial/Business Park)

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

**C.4. Existing community services.**

a. In what school district is the project site located? Mahopac Central School District

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

Carmel Police Department

c. Which fire protection and emergency medical services serve the project site?

Mahopac Volunteer Fire Department

d. What parks serve the project site?

North county trail way, Baldwin Meadows Park

**D. Project Details****D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

Residential

b. a. Total acreage of the site of the proposed action? 181.9 acres

b. Total acreage to be physically disturbed? 9.8 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 181.9 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Multifamily Residential

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 11.8 ac Maximum 170.1

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 18 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____



f. Does the project include new residential uses? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	1 Building (72 units)

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes,	
i. Purpose of the impoundment: <u>Stormwater Treatment</u> ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Stormwater runoff</u> iii. If other than water, identify the type of impounded/contained liquids and their source. <u>N/A</u> iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: <u>1.4±</u> acres v. Dimensions of the proposed dam or impounding structure: _____ 6' height; <u>200±</u> length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>Earth Fill</u>	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span> ix. Summarize site reclamation goals and plan: _____ _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____ _____	



*ii.* Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

_____

_____

*iii.* Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☒ No  
If Yes, describe: _____

*iv.* Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☒ No  
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

*v.* Describe any proposed reclamation/mitigation following disturbance: _____

---

*c.* Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No  
If Yes:

*i.* Total anticipated water usage/demand per day: _____ 9,900 max day gallons/day

*ii.* Will the proposed action obtain water from an existing public water supply? ☐ Yes ☒ No  
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

*iii.* Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No  
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

*iv.* Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No  
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

*v.* If a public water supply will not be used, describe plans to provide water supply for the project: _____  
Drilled wells

*vi.* If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ 14 gallons/minute.

---

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

*i.* Total anticipated liquid waste generation per day: _____ 9,900 max day gallons/day

*ii.* Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____  
Sanitary wastewater

*iii.* Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☒ No  
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No



<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> <li>• Will a line extension within an existing district be necessary to serve the project? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p style="margin-left: 20px;">Subsurface sewage treatment system</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p style="margin-left: 20px;">None</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="margin-left: 40px;">123,000± Square feet or 2.83 acres (impervious surface)</p> <p style="margin-left: 40px;">7,923,564 Square feet or 181.9 acres (parcel size)</p> <p>ii. Describe types of new point sources. <u>Roofs and paved surfaces</u></p>	
<p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p style="margin-left: 20px;">Stormwater basins</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> <li style="margin-left: 20px;">On site wetland following treatment</li> <li>• Will stormwater runoff flow to adjacent properties? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p style="margin-left: 20px;">Heavy equipment</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p style="margin-left: 20px;">Small generators</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p style="margin-left: 20px;">Natural gas boiler</p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO₂)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N₂O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	



<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____  N/A</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="text-align: right;">N/A</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7 AM - 6 PM</li> <li>• Saturday: _____ 8 AM - 5 PM</li> <li>• Sunday: _____ NONE</li> <li>• Holidays: _____ NONE</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ All Hours (residential)</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7 AM - 6 PM</li> <li>• Saturday: _____ 8 AM - 5 PM</li> <li>• Sunday: _____ NONE</li> <li>• Holidays: _____ NONE</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ All Hours (residential)</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: _____</p> <p style="margin-left: 20px;"><u>Typical construction noise during construction.</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: <u>Some trees will be removed, but appropriate plantings will be included in project.</u></p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____</p> <p style="margin-left: 20px;"><u>Pole and building mounted lights on Lot 1 and along the private road.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: <u>Some trees will be removed, but appropriate plantings will be included in project.</u></p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="text-align: right;"><input checked="" type="checkbox"/> N/A</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="text-align: right;"><input checked="" type="checkbox"/> N/A</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	



s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

## E. Site and Setting of Proposed Action

### E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)

☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	2.8	+2.8
• Forested	147.0	143.8	-5.5
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	20.9	17.6	-3.3
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.4	1.4	0
• Wetlands (freshwater or tidal)	12.6	12.6	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other			
Describe: Stormwater Management Practices	0	1.3	+1.3
Lawn	0	4.7	+4.7
Total:	181.9		



<p>c. Is the project site presently used by members of the community for public recreation?  <i>i. If Yes: explain:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?          If Yes,  <i>i. Identify Facilities:</i>  <u>The Kohler Center and Senior Housins at Mahopac Hill</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam?          If Yes:  <i>i. Dimensions of the dam and impoundment:</i></p> <ul style="list-style-type: none"> <li>• Dam height: _____ 10' ± feet</li> <li>• Dam length: _____ 240' ± feet</li> <li>• Surface area: _____ 62,000 sqft. acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> <p><i>ii. Dam's existing hazard classification:</i> <u>Unclassified</u>  <i>iii. Provide date and summarize results of last inspection:</i>  <u>None available</u></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?          If Yes:  <i>i. Has the facility been formally closed?</i>  <ul style="list-style-type: none"> <li>• If yes, cite sources/documentation: _____</li> </ul> <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i>          _____  <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?          If Yes:  <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i>          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?          If Yes:  <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i></p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database         </div> <div style="width: 50%;">           Provide DEC ID number(s): _____            Provide DEC ID number(s): _____         </div> </div> <p><i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i>          _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   <input type="checkbox"/> Yes <input type="checkbox"/> No
<p><i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i>          If yes, provide DEC ID number(s): <u>360023</u>  <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i>  <u>Periodic monitoring and Plant I groundwater pump and GAC treatment remedial system ongoing at Somers Commons</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No



v. Is the project site subject to an institutional control limiting property uses? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
<ul style="list-style-type: none"> <li>• If yes, DEC site ID number: _____</li> <li>• Describe the type of institutional control (e.g., deed restriction or easement): _____</li> <li>• Describe any use limitations: _____</li> <li>• Describe any engineering controls: _____</li> <li>• Will the project affect the institutional or engineering controls in place? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></li> <li>• Explain: _____</li> </ul>	
<b>E.2. Natural Resources On or Near Project Site</b>	
a. What is the average depth to bedrock on the project site? _____ >6' _____ feet	
b. Are there bedrock outcroppings on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
PnB Paxton Fine Sandy Loam	80.0 %
Sh Sun Loam	6.4 %
RdA Ridgebury Complex	10.0 %
d. What is the average depth to the water table on the project site? Average: _____ 2.0 feet	
e. Drainage status of project site soils: <input checked="" type="checkbox"/> Well Drained: _____ 80 % of site	
<input checked="" type="checkbox"/> Moderately Well Drained: _____ 0 % of site	
<input checked="" type="checkbox"/> Poorly Drained _____ 20 % of site	
f. Approximate proportion of proposed action site with slopes: <input checked="" type="checkbox"/> 0-10%: _____ 40 % of site	
<input checked="" type="checkbox"/> 10-15%: _____ 24 % of site	
<input checked="" type="checkbox"/> 15% or greater: _____ 46 % of site	
g. Are there any unique geologic features on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
ii. Do any wetlands or other waterbodies adjoin the project site? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name <u>864-143</u> Classification <u>C</u>	
• Lakes or Ponds: Name <u>Unnamed pond</u> Classification <u>not classified</u>	
• Wetlands: Name <u>NYS Wetland, Federal Waters, Federal Waters, Fe...</u> Approximate Size <u>NYS Wetland (in a...</u>	
• Wetland No. (if regulated by DEC) <u>ML-11</u>	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
j. Is the project site in the 100-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
k. Is the project site in the 500-year Floodplain? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes:	
i. Name of aquifer: _____	



<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Squirrels</td> <td style="width: 33%; border-bottom: 1px solid black;">Chipmunk</td> <td style="width: 33%; border-bottom: 1px solid black;">Raccoon</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Deer</td> <td style="border-bottom: 1px solid black;">Rat Snake</td> <td style="border-bottom: 1px solid black;">Gray Fox</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Mouse</td> <td style="border-bottom: 1px solid black;">American Toad</td> <td style="border-bottom: 1px solid black;">Striped Skunk</td> </tr> </table>			Squirrels	Chipmunk	Raccoon	Deer	Rat Snake	Gray Fox	Mouse	American Toad	Striped Skunk
Squirrels	Chipmunk	Raccoon									
Deer	Rat Snake	Gray Fox									
Mouse	American Toad	Striped Skunk									
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>											
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing (endangered or threatened): _____</p> <p>_____</p> <p>_____</p>											
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Species and listing: _____</p> <p>Eastern Small-footed Myotis</p> <p>_____</p>											
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>											
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>											
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>											
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? 181.9 acres</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): NYS Agricultural Land Classification</p>											
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>											
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>											



e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</li> <li>ii. Name: _____</li> <li>iii. Brief description of attributes on which listing is based: _____</li> </ul>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Describe possible resource(s): <u>Phase 1a and 1b archaeological survey found that no further archaeological research was necessary.</u></li> <li>ii. Basis for identification: <u>Phase 1a and 1b survey</u></li> </ul>	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify resource: <u>Taconic State Parkway</u></li> <li>ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Scenic Byway</u></li> <li>iii. Distance between project and resource: _____ <u>2</u> miles.</li> </ul>	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>	
If Yes: <ul style="list-style-type: none"> <li>i. Identify the name of the river and its designation: _____</li> <li>ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	

#### F. Additional Information

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

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

#### G. Verification

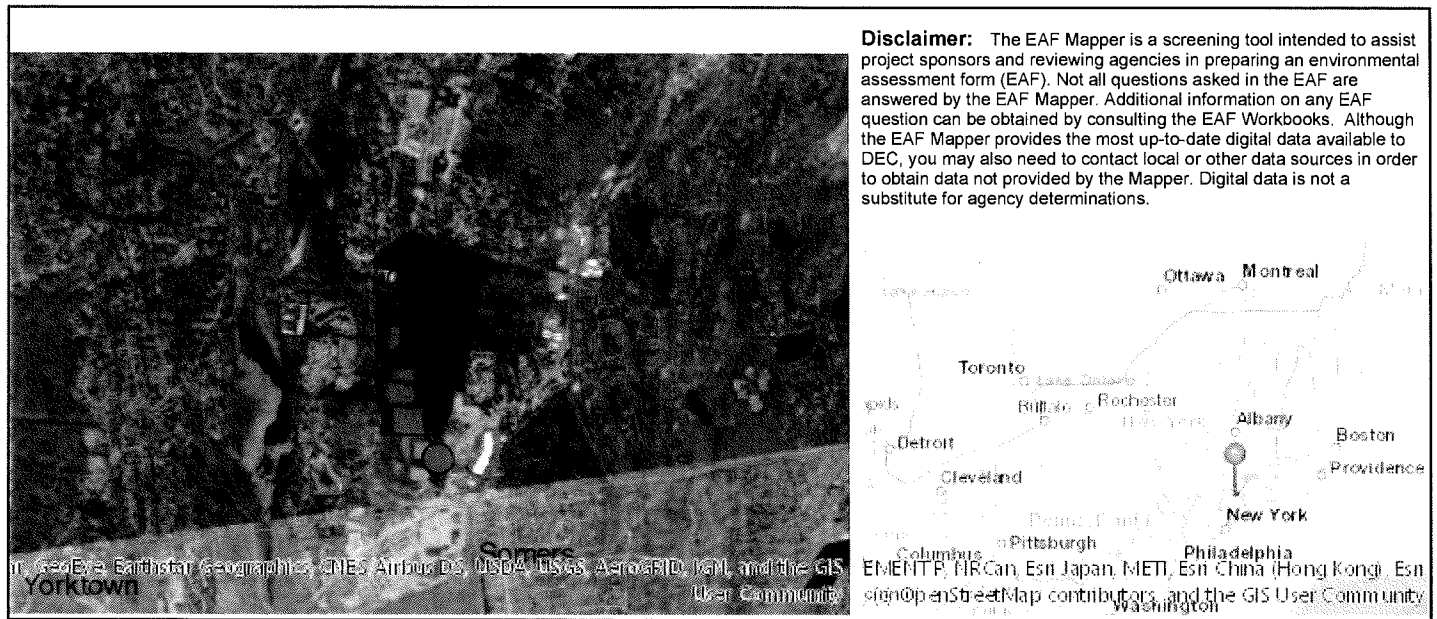
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Jeffrey Costelano, PE Date 11/10/20

Signature  Title Sr. Principal Engineer

**PRINT FORM**





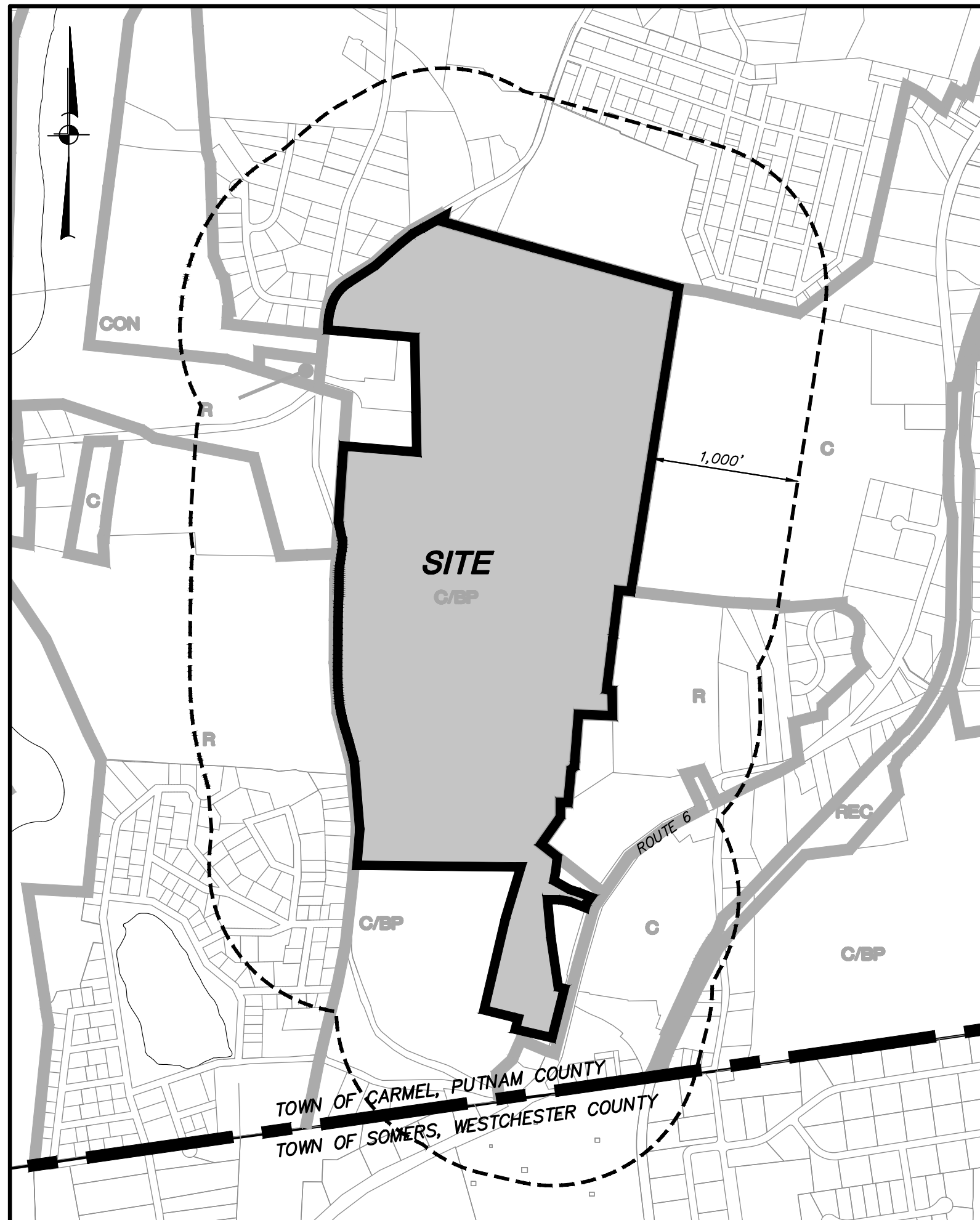
**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting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

B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	360023
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-143
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	NYS Wetland, Federal Waters
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):85.8



<b>E.2.h.iv [Surface Water Features - DEC Wetlands Number]</b>	<b>ML-11</b>
<b>E.2.h.v [Impaired Water Bodies]</b>	<b>No</b>
<b>E.2.i. [Floodway]</b>	<b>No</b>
<b>E.2.j. [100 Year Floodplain]</b>	<b>No</b>
<b>E.2.k. [500 Year Floodplain]</b>	<b>No</b>
<b>E.2.l. [Aquifers]</b>	<b>No</b>
<b>E.2.n. [Natural Communities]</b>	<b>No</b>
<b>E.2.o. [Endangered or Threatened Species]</b>	<b>No</b>
<b>E.2.p. [Rare Plants or Animals]</b>	<b>Yes</b>
<b>E.2.p. [Rare Plants or Animals - Name]</b>	<b>Eastern Small-footed Myotis</b>
<b>E.3.a. [Agricultural District]</b>	<b>No</b>
<b>E.3.c. [National Natural Landmark]</b>	<b>No</b>
<b>E.3.d [Critical Environmental Area]</b>	<b>No</b>
<b>E.3.e. [National or State Register of Historic Places or State Eligible Sites]</b>	<b>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</b>
<b>E.3.f. [Archeological Sites]</b>	<b>Yes</b>
<b>E.3.i. [Designated River Corridor]</b>	<b>No</b>





#### LOCATION MAP

SCALE: 1" = 800'±

#### OWNER:

Baldwin Hills Realty LLC  
1699 Route 6 Suite 1  
Carmel, NY 10512

#### APPLICANT:

Search For Change, Inc.  
115 East Stevens Avenue, Suite 203  
Valhalla, NY 10595

#### SITE DATA:

Tax Map No.: 86.6-1-4  
Zone: C/BP - Commerce/Business Park  
Total Acreage: 181.9 Ac.±

#### GENERAL NOTES:

- Property line boundary, topography, and existing features shown hereon taken from surveys prepared by Insite Engineering, Surveying & Landscape Architecture, P.C. and Terry Bergendorff Collins L.S.
- Existing building and parking shown within 100' east of U.S. Route 6 has been digitized from NYS GIS ortho photography dated 2007.
- Existing drainage structure locations along Baldwin Place Road north of Grand Meadow Drive are approximate and were visually located by Insite Engineering, Surveying & Landscape Architecture, P.C. on July 27, 2016.

C/BP ZONE REQUIREMENTS:			
	REQUIRED/ EXISTING	PROPOSED:	
		LOT 1	LOT 2
Minimum Lot Area:	3 Acres	11.8	170.1
Minimum Lot Width:	200'	330'	2119'
Minimum Lot Depth:	200'	890'	2203'
Minimum Yard Setbacks:			
Front:	50'	452'	N/A
Side:	40'	41'	N/A
Rear:	40'	424'	N/A
Minimum Building Floor Area:	5,000 SF	72,410 SF	N/A
Maximum Building Coverage:	40%	6%	N/A
Maximum Building Height:	40'	38.6'	N/A

#### LOT 1 SENIOR HOUSING* ZONING REQUIREMENTS:

	REQUIRED:	PROVIDED:	
		217,800 SF (5.0 AC)	512,598 SF± (11.8 AC)
Minimum Lot Area:	125'	125'	
Minimum Road Frontage:	8	6.1	
Maximum Density (Units/Acre):	150	72	
Maximum Dwelling Units:	35%	6%	
Maximum Building Coverage:	40'	41'	
Minimum Property Line Setback:	40' / 2 Stories	38.6'	
Maximum Building Height:	21,600 S.F.	21,655 S.F.	
Minimum Recreation Space (SF/Unit):			

*VARIANCE REQUIRED FOR AGE RESTRICTION

Prepared by:



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

© 2020 Insite Engineering, Surveying & Landscape Architecture, P.C.  
All Rights Reserved.

#### Putnam County Department of Health Approval "Non-Jurisdictional" Approval Statement

This is to certify that the division of land as represented on this map does not fall within the definition of subdivision as specified in Section 1115 of the Public Health Law, and Section 1117 of the Public Health Law, and therefore, is not applicable. This map in no way, explicit or implied, conveys the approval of the Putnam County Department of Health. Approval of this plat is not required, but all other provisions of the Putnam County Sanitary Code apply.

By: _____ Date: _____  
Environmental Health Services

Expiration Date _____

#### Town of Carmel Planning Board Approval

Approved by resolution of the Planning Board of the Town of Carmel, Putnam County, New York, on the _____ day of _____, 2020, subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plat, as approved shall void this approval.

Signed this _____ day of _____, 2020.

By: _____  
Chairman, Carmel Planning Board

This plat is valid for filing until _____, 2020.

#### Consent to File

The undersigned owner of the property hereon states that he is familiar with this map, its contents and its legends, and hereby consents to all its said terms and conditions as stated hereon, and to the filing of this map in the Office of the Clerk of the County of Putnam.

Signed this _____ day of _____, 2020.

By: _____  
BALDWIN HILLS REALTY LLC  
1699 ROUTE 6 SUITE 1  
CARMEL, NY 10512

#### Land Surveying by Insite Engineering, Surveying & Landscape Architecture, P.C.

##### Land Surveyor's Certification

We hereby certify that the survey shown hereon was completed by us on _____, that this map was completed _____, 2020; and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.

By: _____  
INSITE ENGINEERING, SURVEYING,  
AND LANDSCAPE ARCHITECTURE P.C.  
By JEFFREY B. DeROSA  
New York State License No. 50749

#### Certification by Real Property Tax Dept.

##### To Real Property Tax Department:

Please certify that Tax Map Number _____, that this map was completed _____, 2020; and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.

Director of Real Property Taxes

#### Certification by Putnam County Commissioner of Finance

The Commissioner of Finance hereby certifies that all town, county and village real property taxes forwarded to this office for collection as of _____, 2020, have been paid for the parcel or parcels described as:

Tax Map No. 86.6-1-4

Signed: _____  
Commissioner of Finance

AREA TABLE	
Tax Lot No.	Acres ±
Lot 1	11.8
Lot 2	170.1
Total Parcel Area	181.9

#### Sketch Plan Sheet 1 of 2

prepared for

#### Fairhaven at Baldwin Place

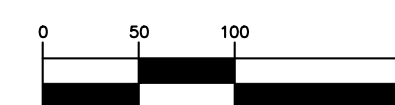
Situate in the

Town of Carmel County of Putnam  
State of New York

Scale 1"=100'

Date: December 2, 2020

##### GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

Job No. 20100.100  
PP-1.dwg

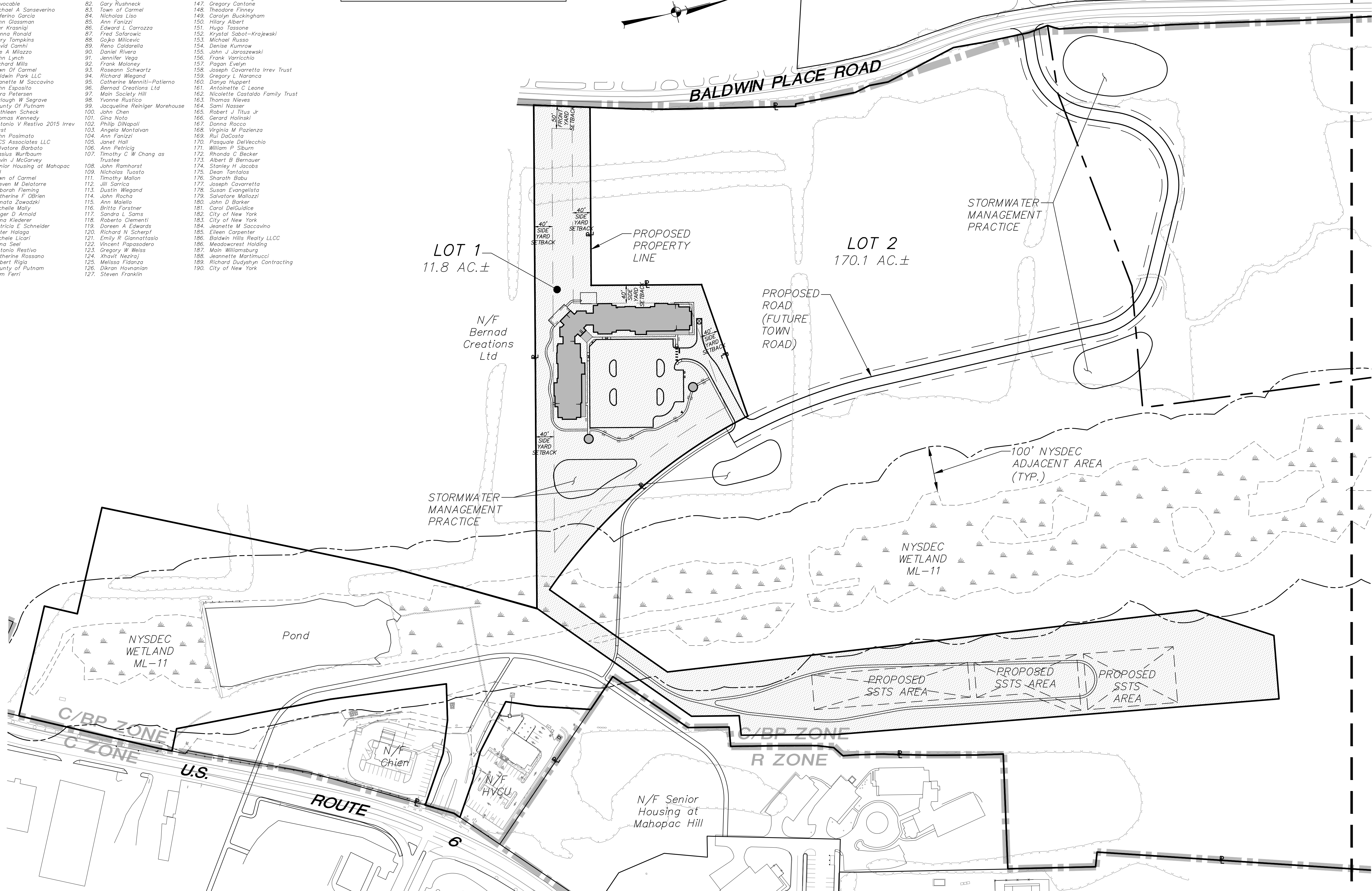
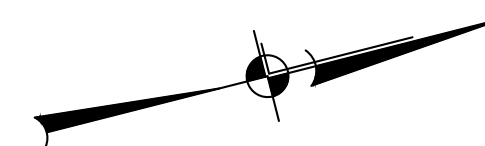
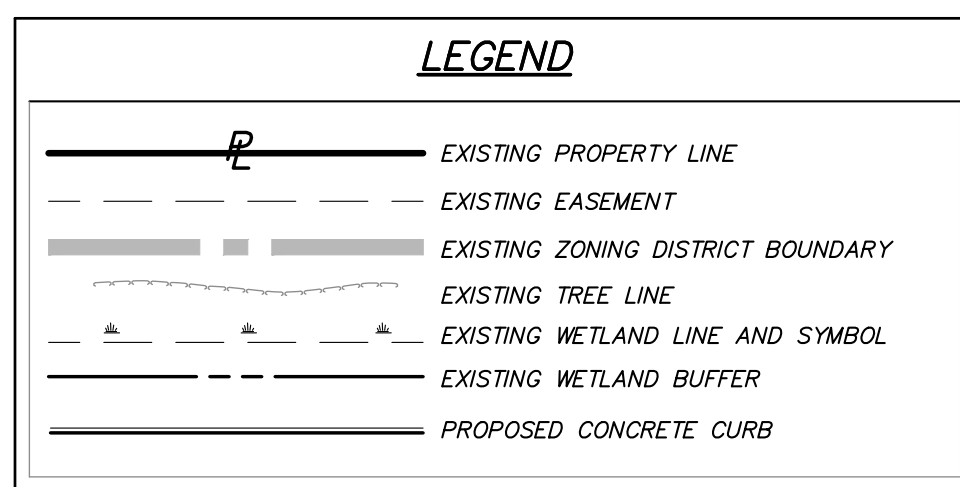
#### 500' ADJOINERS:

##### TOWN OF CARMEL

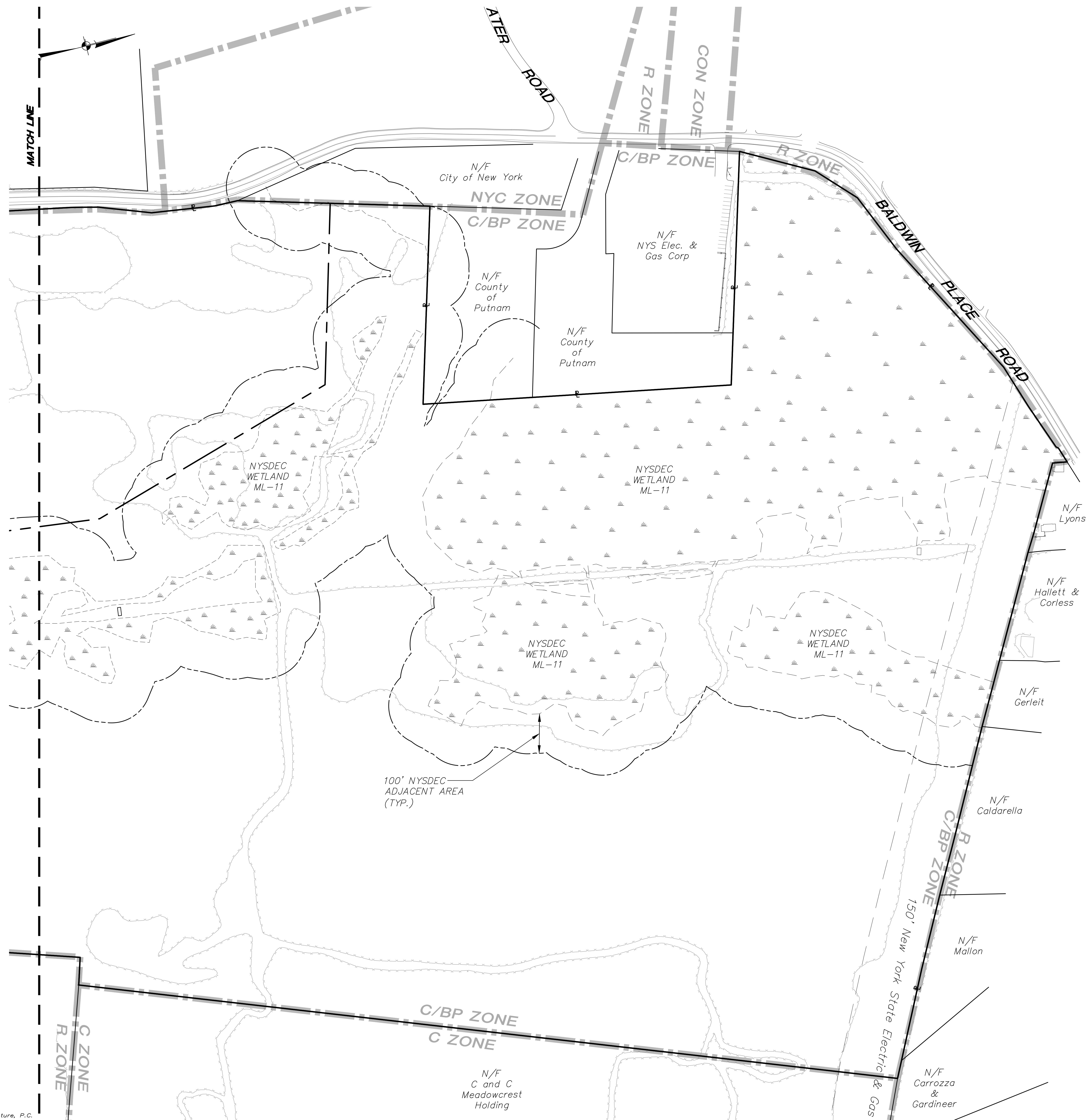
- Julie McKee
- Marilyn A. Gordon
- John Santolais
- Savi Sinaj
- Barbara Horree
- Syle Berisha
- Mark Katan
- Gerard McIntyre
- Patricia A. Polcano
- Pietro Pensabene
- Celestina Garcia
- John Lynch
- Julie Rotta
- John Looby
- Rosemary Anderson
- Maryann Rainier
- Lino Malandrucolo
- Brian Duffy
- Richard & Eileen Mills
- Revocable
- Michael A. Sasseverino
- Caferino Garcia
- Lynn Glassman
- Danna Ronald
- Mary Tompkins
- David Camhi
- Lee A. Milazzo
- John Lynch
- Richard Mills
- Turlough W. Segrove
- County Of Putnam
- Kathleen Schreck
- Thomas Kennedy
- Antonio V. Restivo 2015 Irrev Trust
- John Pasimato
- DICS Associates LLC
- Salvatore Barbato
- Blasius Wurbaum
- Kevin J. McCarney
- Senior Housing at Mahopac Hill
- Town of Carmel
- Steven M. DeLatorre
- Deborah Fleming
- Catherine F. O'Brien
- Ronita Zawadzki
- Michelle Mally
- Roger D. Arnold
- Rena Kiederer
- Patricia L. Schneider
- Peter Halaga
- Michele Licari
- Edna Seel
- Antonio Restivo
- Catherine Rossano
- Robert Rigo
- County of Putnam
- Sam Ferri

- NYS Elec & Gas Corp
- Town Of Carmel
- Giovanni Mirabile
- Ronald E. Link
- Averara Realty Group LLC
- Richard Hatchias
- Jeannette M. Saccavino
- Jonathan Hallett
- Sam Ferri
- Nicholas Capogna
- Patricia A. McDonnell
- Joseph Grace
- Martha Grottaglia
- Stephen A. Lyons
- Rita Gentile
- Laura Longo
- Red Mills Baptist Church
- County of Putnam
- Gary Rushneck
- Town of Carmel
- Nicholas Liso
- Ann Fanizzi
- Edward I. Carozza
- Fred Safarowicz
- Gojko Milicevic
- Reno Caldarella
- Daniel Rivera
- Jennifer Vega
- Frank Moloney
- Roseann Schwartz
- Richard Wiegand
- Catherine Merrill-Patierno
- Bernard Creations Ltd
- Main Society Hill
- Yvonne Rustica
- Jacqueline Reinger Morehouse
- John Chen
- Gina Noto
- Philip DiNapoli
- Angela Montalvan
- Ann Fanizzi
- Janet Hall
- Ann Petrlic
- Timothy C. W. Chang as Trustee
- John Ramhorst
- Nicholas Tuosto
- Timothy Mallon
- Jill Sorlica
- Dustin Wiegand
- John Rocha
- Ann Modella
- Britta Forstner
- Sandra L. Sams
- Roberto Clementi
- Doreen A. Edwards
- Richard M. Schepel
- Emily R. Giannattasio
- Vincent Papasodero
- Gregory W. Weiss
- Shavit Nazari
- Melissa Falciano
- Dikran Homanian
- Steven Franklin

- Vincent Nicolosi
- Jacqueline Cosino
- Marlin Edwards
- Peter A. Lovato
- Averara Realty Group LLC
- Lisa McBride
- John B. Bidde Jr
- Patrick Sullivan
- Roger Wendling
- Gregory Cantone
- Christopher P. Gaur
- Amelia D
- Catherine Casella
- Emily Giannattasio
- Jeremy Velano
- Anthony R. Cornacchio
- Toni Magratia
- Domenica Papasodero
- Ana Marie Dagnese
- Gregory Cantone
- Theodore Finney
- Carolyn Buckingham
- Hilary Albert
- Hugo Tassano
- Krystal Sabot-Krajewski
- Michael Russo
- Denise Kurnow
- John J. Jarczewski
- Frank Varsichio
- Pagan Evelyn
- Joseph Gaveretta Irrev Trust
- Gregory L. Naranca
- Danya Nupfert
- Antonette C. Leone
- Nicolette Castaldo Family Trust
- Thomas Neves
- Sami Nasser
- Robert V. Titus Jr
- Gerard Holinski
- Danna Rocco
- Virginia M. Paozanzo
- Rui DaCosta
- Parasquale DalVecchio
- William P. Sibum
- Rhonda C. Becker
- Albert B. Bernauer
- Stanley H. Jacobs
- Dean Tantalis
- Sharath Babu
- Joseph Gaveretta
- Susan Evangelista
- Salvatore Malluzzi
- John D. Barker
- Carla DalGuidice
- City of New York
- City of New York
- Jeannette M. Saccavino
- Eileen Carpenter
- Baldwin Hills Realty LLC
- Meadowrest Holding
- Main Williamsburg
- Jeannette Martucci
- Richard Cuddey Contracting
- City of New York





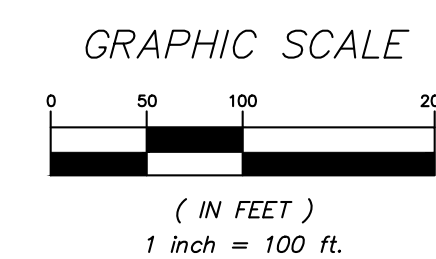


Sketch Plan  
Sheet 2 of 2

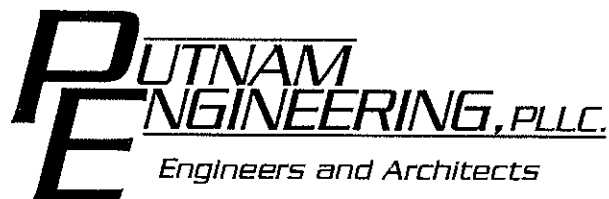
prepared for  
**Fairhaven at Baldwin Place**

Situate in the  
**Town of Carmel County of Putnam**  
**State of New York**

Scale 1"=100' Date: December 2 2020







December 1, 2020

Mr. Craig Paepre  
Chairman, Town of Carmel Planning Board  
60 McAlpin Avenue  
Mahopac, NY 10541

Re: Carmel Centre Senior Housing Lot 3  
Bond Release  
T.M. 55.14-1-11.1

Dear Chairman Paepre and Members of the Board,

Pulte Homes has completed the punch list work that was prepared by the engineering department to the satisfaction of the Town Engineer. All site work has now been completed and return of the bond is requested.

The performance bond, No. 59BSBEA8755 was for \$2,579,959.00 and was given to the Town on August 23, 2006.

Sincerely,

PUTNAM ENGINEERING, PLLC

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

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

L1981