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Chairman

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Vice Chairman

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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
JANUARY 26, 2022 – 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | | |
|---|------------|---------|---------|---------------------------|
| 1. Western Bluff Subdivision – 350 West Shore Drive | 66.14-1-20 | 1/26/22 | 1/3/22 | 3 Lot Subdivision |
| 2. Mehra, Sanjay – 10 Veschi Lane South | 75.16-1-27 | 1/26/22 | 11/3/21 | Public Hearing/Resolution |

RESOLUTION

- | | | | | |
|--|----------|--|--------|-------------------|
| 3. Hamlet at Carmel – 650 Stoneleigh Ave, Carmel | 66.-2-58 | | 1/3/22 | Amended Site Plan |
|--|----------|--|--------|-------------------|

SITE PLAN

- | | | | | |
|---------------------------------------|-----------|--|---------|-----------------------|
| 4. Regan, John – 1751 Route 6, Carmel | 55.6-1-24 | | 1/17/22 | Residential Site Plan |
|---------------------------------------|-----------|--|---------|-----------------------|

SUBDIVISION

- | | | | | |
|---|------------------|--|---------|---------------------|
| 5. Vitiello, Naraez & Kassimis – 137 Wellington Drive | 66.18-1-18,19,20 | | 1/12/22 | Lot Line Adjustment |
|---|------------------|--|---------|---------------------|

VIA FEDERAL EXPRESS

January 6, 2022

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

Attn: Craig Paeprer, Chairman

RE: Western Bluff Subdivision
Section 66.14, Block 1, Lot 20
350 West Shore Drive

Dear Chairman Paeprer:

Please find enclosed five (5) copies of the following documents in support of our client's application for Subdivision Approval:

- Subdivision Construction Plans for Western Bluff Subdivision, prepared by Kellard Sessions Consulting, dated (last revised) January 3, 2022:
 - Cover Sheet
 - Sheet 1/9 Existing Conditions Plan
 - Sheet 2/9 Subdivision Layout Plan
 - Sheet 3/9 Sediment & Erosion Control Plan
 - Sheet 4/9 Tree Removal & Landscape Plan
 - Sheet 5/9 Construction Details
 - Sheet 6/9 Construction Details
 - Sheet 7/9 Sediment & Erosion Control Details & Notes
 - Sheet 8/9 Driveway Profiles
 - Sheet 9/9 Drainage Profiles
- Letter, prepared by Susan Roth, AICP, dated January 6, 2022 (on-site investigation of Large Twayblade)
- Letter, prepared by John Kellard, P.E., to the Putnam County Department of Highways and Facilities, dated, January 6, 2022 (Application for Permit to do Work on and Within a County Road Area)

- Letter prepared by John Kellard, P.E., to the Mahopac Volunteer Fire Department (Referral of application to the Fire Department for review and comment), dated January 6, 2022
- Check #3365 in the amount of \$250.00 for the Public Hearing Notice Fee
- Cost estimate for Stormwater Improvements, dated November 8, 2021

We are in receipt of the review memorandum prepared by Richard J. Franzetti, P.E., Town Engineer, dated November 30, 2021, to the Town of Carmel Planning Board. The application documents have been amended to address each comment within the memorandum. An itemized response follows:

I. General Comments

1. The following referrals would appear to be warranted:

- a. Mahopac Fire Department – application submitted May 2017, per the applicant, no response has been provided. The applicant called Mahopac Volunteer Fire Department in 2018.

An additional request was made by the letter dated, January 6, 2022 and the letter is enclosed herein.

- b. Town of Carmel Environmental Conservation Board – application made to ECB in May of 2017 and a resubmission was made on July 14, 2021.

The ECB directed the applicant to proceed with NYCDEP Stormwater Permit and PCDH permitting and return to the ECB upon resolution of permitting with those Departments. Therefore, the applicant has not received coverage under the Chapter 89 Freshwater Wetlands of the Town of Carmel Town Code and will need to do so prior to any site work being performed.

Per the applicant, all comments by the ECB have been included in the drawings.

- c. Putnam County Department of Health – needed for water and SSTS.

The applicant has met and received comments from the PCDH. Per the applicant upon approval of the project by the Carmel Planning Board, we will submit to PCDH for final signatures.

- d. Town of Carmel Highway Permit – needed for the driveway.

A Curb Cut Permit is required from the Putnam County Department of Highways and Facilities.

Application to Putnam County Department of Highways and Facilities was made January 6, 2022. A copy of the letter and the application are enclosed herein.

Applicant had previously noted the need for these referrals/permits. None have been provided.

2. A Stormwater Pollution Prevention Plan (SWPPP), as detailed by the NYSDEC, is required.

A SWPPP has been provided. The applicant will need to apply for coverage under the NYSDEC General Permit for Construction Activities (GP-0-20-001).

3. A SWPPP, as defined by the NYCDEP pursuant to Chapter 18-39 of the NYCDEP Watershed Rules and Regulations is required.

The applicant provided an approved SWPPP from the NYCDEP.

4. Should any public improvements (i.e., stormwater controls, etc.) be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must be established for the work.

The applicant will need to develop a quantity take off for bonding purposes. No update has been provided. The applicant should note that a Performance Bond and associated Engineering Fee is minimally required for the stormwater management practices, erosion and sediment control drainage features, landscaping, etc. installed on the site. Please see Chapter 156-61 J and K of the Town Code for additional information.

The subdivision will have no public improvements required as part of the development of the tract, therefore, a Performance Bond should not be necessary. The applicant agrees to pay all necessary inspection fees. An estimate has been prepared and submitted for all stormwater improvements, as noted in the response to Comment #5 below.

5. The applicant is advised that a stormwater bond and maintenance guarantee, pursuant to Chapter 156.87 of the Town Code, may be required.

Applicant has noted the need for this bond. No update has been provided.

As per Section 156.87 of the Town Code, a quantity take off and estimated cost of construction of the stormwater system for the project has been prepared and included herein. The stormwater cost estimate includes all stormwater improvements for the project, i.e., collection, piping and treatment. The estimate has been prepared with subtotals for each of the three (3) lots.

II. Detailed Comments

1. Information regarding any/all easements (water, sewer, stormwater, etc.) should be provided; no update has been provided.

The applicant has provided the following proposed easements, as shown on the Subdivision Plat by metes and bounds:

- Access and utility easement over Lot #3 in favor of Lots #1 and #2.
- Access and utility easement over Lot #2 in favor of Lot #1.
- Drainage and maintenance easement over Lot #1 in favor of Lot #2.

These should be reviewed by the Planning Counsel.

The applicant's attorney shall prepare easement documents and submit to Town Council for review.

2. All regrading required to accomplish the intended development of each lot must be shown.

The amount of fill, if any, being brought to the site should be provided. All fill brought to the site must be certified per NYSDEC regulations and manifesting/certification of the fill material being delivered should be provided. A note should be added to the drawing.

Proposed grading required to construct the complete project is shown on Sheet 2/9 Subdivision Layout Plan. A cut and fill tabulation is also provided on Sheet 2/9, inclusive of note regarding imported fill.

3. Any existing PCDH Approvals for either lot should be submitted, for the Board's records. Applicant has noted comment and will provide copies once approved by PCDH.
4. Graphic representation of vehicle movements through the site should be provided to illustrate that sufficient space exists to maneuver all types of vehicles anticipated at the site.

The applicant has graphically provided this information at the modified site entrances for a UPS truck. Turning radii should be provided for vehicles at the proposed residences. In addition, it should include radii for fire trucks.

Turning radii has been included on the submission plans, Sheet 2/9. Turning radii includes requirements for fire trucks. Grass-Crete pads have been provided at each residence for fire trucks and other vehicles to turn around.

As the subdivision plans are refined, all missing elements mandated by Chapter 131-14 should be incorporated into the project's design plans.

We are in receipt of the review memorandum, prepared by Michael Carnazza, Director of Code Enforcement, dated December 6, 2021, to the Town of Carmel Planning Board. The application documents have been amended to address each comment within the memorandum. An itemized response follows:

- The applicant proposes a three-lot subdivision off West Shore Drive in Carmel.
- Wetland Permit is required from the ECB.

The Wetland Application has been submitted to the ECB, the comments were received and addressed on the project plans. We will return to the ECB upon Planning Board acceptance of the project.

- The easements must be submitted to the Town Counsel for review (Lot 3 to Lot 2 and Lot 1: Lot 2 to Lot 1, etc.)

Metes and bounds easements are included within the Subdivision Plat. Formal easement documents will be prepared by the applicant's attorney and submitted to Town Counsel for review.

- All zoning comments have been addressed. I have no further comments for Preliminary Approval.

We are in receipt of the review memorandum prepared by Patrick Cleary, AICP, dated December 9, 2021, to the Town of Carmel Planning Board. The application documents have been amended to address each comment within the memorandum. An itemized response follows:

- In 2018, the Planning Board adopted a Negative Declaration, which allowed the project to be reviewed by the NYCDEP.

- The Preliminary Plat is consistent with the approved Sketch Plan. The following documentation is required to fully evaluate the Preliminary Plat:

- Review of revised plans that addresses initial comments by the ECB.

The most recent plan set addresses all comments received from the ECB.

- Review by the Fire Department.

The application was submitted to the Mahopac Volunteer Fire Department on two separate occasions. An additional submission was made on January 6, 2022, which is included herein.

- Clarification of amounts of cut/fill.

A cut and fill tabulation for the project is included on Sheet 2/9.

- Clarification if lighting is proposed along the common driveway.

No lighting is proposed along the common driveway.

- A specific site investigation is required to determine if the documented presence of “Large Twayblade” (*Liparis lillifolia*) 1961-06-17 – endangered/threatened species is present on the site.

Please see letter from Susan Roth, AICP, dated January 6, 2022, documenting her on-site investigation.

- The applicant has clarified that an open space reservation is not proposed, and a fee-in-lieu will be provided.
- The applicant has clarified that the previously proposed retaining wall has been removed from the plan.
- The plan has been revised to note that all driveways will be compliant with the maximum grade provisions.

Craig Paepre, Chairman
January 6, 2022
Page 7

- Sight distance improvements are required consisting of trimming vegetation along the site's frontage. If located within the right-of-way, Town approval will be required.

No tree removal is necessary. Trimming of shrubs and underbrush is required south of the driveway. Curb cut application has been submitted to the Putnam County Department of Highways and Facilities. The application includes trimming only.

I expect the submitted documents will adequately address all comments and concerns. We look forward to a Public Hearing on our Subdivision Application on January 26, 2022.

Sincerely,



John Kellard, P.E.
Kellard Sessions Consulting

JK/dc

Enclosures

cc: Dominick Santucci

January 6, 2022

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

Attn: Craig Paeprer, Chairman

RE: Western Bluff Subdivision
Section 66.14, Block 1, Lot 20
350 West Shore Drive

Dear Chairman Paeprer:

The property located at 350 Shore Drive that is in the process of being subdivided were examined for the presence of *Liparis Lilifolria* (Large Twayblade), which is a member of the wild orchid family. It is a small (6-8 inches) plant with elongated smooth leaves at the base with a single smooth stalk of small (about ½ inch) brownish purple orchids. This species has a New York Natural Heritage Program (NYNHP) ranking of S1, G1. The ranking S1 means that there are very few occurrences of the plant in New York State and it is classified as endangered and to be protected. The ranking G5, indicates that it is globally secure, and the plant is at very low risk of extinction or elimination due to extensive range and abundant populations in other parts of the U.S. and World.

According to NYNHP, there are only eight (8) existing populations in New York State, but only one has more than 100 plants. All other occurrences have less than five (5) or fewer plants in a grouping. NYNHP states that the plants may not be present in the Lower Hudson Region, although there are unverified accounts of its presence.

According to the NYNHP plant database, the Large Twayblade occurs in upland habitats on the embankment of streams and in wetland habitats. One of the unique survival qualities of this plant is that its seeds can only germinate and grow in association with a specific mycorrhizal fungus. Threats to this plant also include mosquito spraying that kill flies that pollenate the plant, inundation by damming, and draining of wetlands.

The wetlands that were examined were wooded wetlands found in many parts of the Lower Hudson Valley. For the most part, the wetland trees were a mix of maples and other deciduous trees and shrubs common in this region, with a few pine trees that may have been planted by the residents of the home on the property along the driveway and West Shore Drive. The larger of the two (2) wetlands on the property is at the front of the property on West Shore Drive. The smaller of the two (2) wetlands surrounds an outlet

Craig Paeprer, Chairman
January 6, 2022
Page 2 of 2

for a small drainage area that flows away from the property. Both wetlands, and embankment of an intermittent stream at the corner of the property were examined.

Plants found on the property in areas suitable for the Large Twayblade included moss, small ferns, small sedge grasses (near to the edge), wild iris, and skunk cabbage. Many of the plants had shed leaves, however low growing plants that were close to the floor of the wetland were still visible since they are partially protected from the cold by leaf litter and other organic matter. There was no evidence that suggested the presence of the Large Twayblade.

Sincerely,

Susan Roth

Susan Roth, AICP
Kellard Sessions Consulting

SR/dc

VIA FEDERAL EXPRESS

January 6, 2022

Putnam County
Department of Highways & Facilities
842 Fair Street
Carmel, New York 10512

Attn: Brian Hildenbrand, P.E.

RE: Western Bluff Subdivision
Section 66.14, Block 1, Lot 20
350 West Shore Drive

Dear Mr. Hildenbrand:

Please find enclosed a one (1) copy, as well as a PDF of the following application and plan in support of our client's Application for Permit to do Work on and Within a County Road Area:

- Application for Permit to do Work on and Within a County Road Area
- Subdivision Layout Plan (Sheet 2/9), prepared by Kellard Sessions Consulting, dated January 3, 2022
- \$75.00 Application Fee and \$1,500.00 Bond Fee – certified checks to be submitted under separate cover

If you should have any questions or require any additional information, please do not hesitate to contact this office.

Sincerely,



John Kellard, P.E.
Kellard Sessions Consulting

JK/dc

[https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Project Docs P/CASANTUCCI100/KSC Correspondence/2022-01-06_CASantucci100_Putnam County_Hildenbrand_Ltr.docx](https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Project%20Docs/P/CASANTUCCI100/KSC%20Correspondence/2022-01-06_CASantucci100_Putnam%20County_Hildenbrand_Ltr.docx)

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

500 MAIN STREET, ARMONK, NY 10504 | T: 914.273.2323 | F: 914.273.2329

WWW.KELSES.COM

VIA FEDERAL EXPRESS

January 6, 2022

Mahopac Volunteer Fire Department
741 Route 6
P.O. Box 267
Mahopac, New York 10541

Attn: Chief Andrew Roberto

RE: Western Bluff Subdivision
Section 66.14, Block 1, Lot 20
350 West Shore Drive

Dear Chief Roberto:

Please find enclosed a copy of the following plan in support of our client's application for Subdivision Approval at 350 West Shore Drive in the Town of Carmel:

- Subdivision Layout Plan (Sheet 2/9), prepared by Kellard Sessions Consulting, dated January 3, 2022

The subdivision includes three (3) building lots serviced by a common driveway and a single curb cut on West Shore Drive. We have provided turning movements along the driveway for a fire engine and provided Grasscrete paving blocks within areas required to maneuver the engine freely. We have also provided a hammer head turnaround at each residence.

Should you have any questions, please contact me at 914-760-1802.

Sincerely,



John Kellard, P.E.
Kellard Sessions Consulting

JK/dc

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Project Docs P/CASANTUCCI100/KSC Correspondence/2022-01-06_CASantucci100_Mahopac Volunteer Fire Dept_Ltr.docx

County of Putnam
DEPARTMENT OF HIGHWAYS & FACILITIES
842 Fair Street
Carmel, N.Y. 10512
(914)-878-6331

Application No _____
Co. Road No _____
Date _____

APPLICATION FOR PERMIT TO DO WORK
ON AND WITHIN A COUNTY ROAD AREA
(To be Executed in Duplicate)

Do Not Write In This Space

To the County of Putnam
Department of Highways & Facilities:

Application is hereby made for permission, under Section 136
Of the Highway Law, to enter upon, construct or open a road constructed
Or improved on the County Road System of Putnam County as follows:

- Applicant Dominick Santucci
- Address 15 Travis Lane, Montrose, New York 10548 Phone No. 914-447-1057
- Name of Road 350 West Shore Drive, Carmel, New York 10512 Co. Rd. No. 38
(Name) (Town)
- Location on Road South of Fairview Road
- Maximum size of opening 20 Feet Depth 35 Feet
- Date work to be started March 1, 2022 Date to be completed March 1, 2023
- Is pavement to be disturbed No If so, what type _____
- Purpose of Application Curb cut for common drive.
- State Owner for whom work is being performed:
Carl Kling, 350 West Shore Drive, Carmel, New York 10512
(Owner) (Address)

STATE OF NEW YORK
COUNTY OF _____

_____ being duly sworn, deposes and says that he is:
an officer, namely viz:

_____ of the Permittee herein named; that compensation has been secured
(one of the partners)

pursuant to the provisions of the Workmen's Compensation Law of the State of New York and the provisions of said law will be complied with during the life of
this permit and that no subcontractor will be permitted to do any work under this permit until he has fully and completely complied with all the terms and
provisions of the aforesaid law.

If permit is granted, I hereby agree to comply with all the terms, covenants and conditions hereinafter set forth which are attached to and form part of the permit
and to restore the road to its original condition, in accordance therewith.

Sworn to, before me this
6th day of JANUARY 20 22

Vincenzo Federici
Notary Public, County of Dutchess

Dominick Santucci
Applicant's Signature & Title

TO: Permittee

FROM: Harold J. Gary, Commissioner

RE: Putnam County Road Opening, Subdivisions

As of April 15, 2000 (revised May 31, 2001) this Department will require the following for subdivisions before a permit will be issued to do work within the County R.O.W.:

1. A preliminary subdivision plat that is signed and sealed by the surveyor and engineer, with a signature and a date line for "Commissioner of Highways & Facilities." Above the Commissioner's signature line the following statement must exist: *"Approved by the Putnam County Department of Highways & Facilities on the date shown below; any changes to this Plat after said date voids this approval. No construction shall begin without first obtaining a Putnam County 'Road Work Permit;'"* After a review, this Department will send you a list of revisions, if any, that will be required by this Department before final approval.
2. A final Subdivision Plat with the County Clerk's stamp and Filed Map number.
3. The County requires a minimum deed dedication to the Putnam County Department of Highways & Facilities of twenty-five feet (25') from the centerline of the existing road for all subdivisions. A metes and bounds description shall be submitted to this Department for approval. Before a permit will be issued the deed shall be recorded in the Putnam County Clerk's Office.
4. A drainage report and a traffic study shall be submitted to this Department for approval. If your traffic study indicates a turning lane is needed, add twelve feet (12') for each turning lane.
5. A stabilized construction entrance must be installed (see Sheet 1) to prevent the tracking of mud and debris onto the County R.O.W. Any sediment tracked onto the roadway must be removed immediately.
6. Erosion control measures shall be placed and maintained during the construction process. They shall be removed when they have served their usefulness so as to not block or impede storm flow or drainage. See sheets 2, 5, and 6. See Sheets 3 and 4 for erosion control measures required for new drainage installed in the County R.O.W. A detail sheet of the erosion control measures shall be submitted with the final plan.
7. A sheet with the profiles of all proposed roads and driveways shall be submitted with the final plan. The profiles must conform to either Figure B or Figure C of the "Highway Standards for Putnam County Department of Highways & Facilities."
8. The permit must be renewed by this Department two (2) years after the date of issue or the permit will be revoked.

- (1) The term "Commissioner" shall mean the County Commissioner of Highways and Facilities of the County of Putnam or his authorized representative.
- (2) The term "Permittee" shall mean the party obtaining the permit or his or its duly authorized agents or representatives.
- (3) The permit shall not be assigned or transferred except upon the written consent of the Commissioner.
- (4) The work authorized by the permit shall be done to the complete satisfaction of the Commissioner. The Standard County Specifications shall be followed.
- (5) Written notice except in emergencies shall be given by said Permittee to the Commissioner at least forty-eight (48) hours in advance of the date when the work or construction is to commence.
- (6) The Permittee shall indemnify and save harmless to the County, local municipality and improvement district from all claims, liens, suits, loss or damage of every kind whatsoever, whether direct or indirect, which may arise by reason of the granting of this permit.
- (7) The Permittee agrees, in consideration of the granting of the permit, that any present or future damage, injury to or disturbance of the highway, its pavement, slopes or gutters, caused by placing of any structure pursuant to the terms of the permit, shall be immediately repaired by the Permittee at his or its own expense to the satisfaction of the Commissioner.
- (8) The Permittee agrees to pay all necessary expenses that may be incurred by the County in connection with the work to be done under the permit, which payment shall be made within ten (10) days after the sending of a statement of expenses as certified by the Commissioner and, if not paid by the Permittee, the said expenses shall be deducted from the bond as herein otherwise provided for. The Commissioner may appoint an inspector to supervise said work on behalf of the County, which inspector shall be paid by the Permittee. The amount per inspection shall be specified by the Commissioner.
- (9) The Commissioner reserves the right to revoke or cancel the permit at any time should the Permittee fail to comply with any of the terms, agreements, covenants and conditions thereof.
- (10) A fully executed copy of this permit must be in possession of the parties actually doing the work. It must be exhibited on demand to the Commissioner or his representative.
- (11) The permit does not grant permission for connections to water or sewer mains, etc. Such permits must be obtained from the local municipality or improvement district prior to and in addition to permit for street opening applied for herewith
- (12) Vehicular traffic shall be maintained on any section of the road disturbed by the Permittee at all times during the term of this permit.

**THE WORK TO BE DONE AND PERFORMED PURSUANT TO THE PERMIT SHALL BE DONE
ACCORDING TO THE FOLLOWING SPECIFICATIONS AND CONDITIONS:**

- (1) All locations and time of performing the work shall be approved by the Commissioner.
- (2) The Permittee shall arrange its work so as to cause a minimum of inconvenience and delay to vehicular traffic. The Commissioner may require complete removal of obstructions to traffic on Saturdays, Sundays and holidays. The Permittee shall erect and maintain suitable barricades and guard protection around all of his or its work while in progress. Warning signs or flags and suitably lighted red and yellow lights shall be provided and flag or guard personnel shall be provided if necessary. Excavated material shall be stored in neat piles, so placed as to cause the least interference with the use of roadways or sidewalks. Where the free flow of traffic is interfered with, the Permittee shall designate competent persons to expedite traffic by means of lights or flags, both red and white, and lanterns to aid in directing traffic. The Permittee shall place warning flags, signs and lights in accordance with the New York State Manual of Uniform Traffic Control Devices, or as ordered by the Commissioner. Yellow lights shall be used at night to designate the clear lanes for traffic.

Tight sheathing at least two (2) inches in thickness shall be placed in all trenches having a depth in excess of four (4) feet and within three (3) feet of any pavement or other highway structure, which is proposed to remain in place except where excavation is in rock. Sheathing shall be securely fastened in place with walers and braces during all operations and shall be driven to a depth of one (1) foot below the lowest part of the structure proposed to be installed as the excavation progresses. In all such excavations having a depth in excess of six (6) feet, such sheathing shall be left in place with a cutoff line eighteen (18) inches below ground surface. In the trenches having a depth of more than three (3) feet and less than six (6) feet the sheathing shall be left in place if ordered by the Commissioner of Highways. Sheathing may be omitted when permitted by the Commissioner if the edge of the proposed trench is offset from the nearest edge of pavement or other structure by a distance at least equal to the vertical depth of the trench as measured from the highest point of the adjacent pavement or structure.
- (4) Backfilling around completed structures shall be made of selected material, free from loose stones, as soon as the structure has attained sufficient strength to preclude injury and shall be made in successive horizontal layers not exceeding six (6) inches in depth. Each layer shall be thoroughly compacted by tamping to the satisfaction of the Commissioner. For each man shoveling the backfill there shall be at least one man tamping. No frozen material shall be used in the backfill. Special care shall be taken to thoroughly compact the portion directly under the haunches, around the side and for a depth of one (1) foot over pipes or ducts. No rock shall be placed in the backfill within twelve (12) inches of a pipe or duct. No backfilling of trenches by scrapers or other machinery will be allowed except that on longitudinal trenches outside of the pavement limits. The use of power backfillers mounted on pneumatic tires may be used if provisions are made for adequate compacting of filled material. The work shall be so carried on that not over 500 linear feet of trench shall remain open at a time. Excavations under the pavement of a travel lane(s) of the highway shall be backfilled with control density backfill in accordance with the memorandum "Open Trench Road Crossings", which shall become part of the permit.
- (5) All surplus excavated material and debris shall be cleaned up and removed from the site of the work upon the completion of the work by the Permittee leaving the site of the work in a neat and orderly condition.
- (6) Where topsoil, seeded areas or sod are disturbed in the excavating the Permittee shall restore the ground surfaces to the original condition.
- (7) Manhole covers, frames and other structures placed within the roadway limits shall be of sufficient weight and strength and of a suitable type and stability approved by the Commissioner and shall be set flush with the surface of the pavement.

- (8) The Permittee shall repair and maintain at his or its expense any present or future disturbance of the roadway pavement which may have been caused by work done pursuant to the terms of the of the permit herein, said maintenance to cover a period of time satisfactory to the Commissioner after the completion of work.
- (9) All small pipes or conduits crossing roadway pavements shall , wherever possible, be driven beneath the pavement without disturbances to the surface. Such pipes or conduits shall be enclosed in sleeves or larger pipes so that required replacements may be made in the future without disturbance to the pavement. For the purpose of driving such pipes or conduits, no opening of trench shall be made closer than two (2) feet to the edge of pavement.

(10) RESTORATION OF PAVEMENT

- (a) Asphaltic (flexible) Paved Shoulders – Permanent restoration of the finished pavement shall not be made until complete settlement of the trench backfill shall have taken place , as directed by the Commissioner. Immediately after backfilling the trench, an acceptable temporary hot mix asphalt concrete or other acceptable flexible pavement shall be placed which shall be maintained even with the shoulder surface until permanent restoration of the pavement is ordered by and under the supervision of the Commissioner.
- (b) Asphaltic (flexible) Pavement in Travel Lanes- Repair shall be executed as indicated in the memorandum entitled “Open Trench Road Crossings”, which Shall become part of the permit.
- (c) Concrete (rigid) Pavement with Asphaltic Overlay in Travel Lanes- Repair shall be executed as indicated in the memorandum entitled “Open Trench Road Crossings” , except that the concrete pavement shall be repaired to its original thickness with concrete and reinforcement as ordered and approved by the Commissioner.
- (11) Permittee shall replace or restore satisfactorily to the Commissioner of Highways any pavement or other structures which may have been damaged during the progress of the work for which the permit was issued even though such pavement or structure was not proposed to be disturbed at the time of the granting of the permit.

(12) STORING BUILDING MATERIALS AND EQUIPMENT ON COUNTY ROADS.

If in the course of building operations on adjacent property it becomes necessary to store building materials or equipment upon any County road or portion thereof, an application for a permit therefore must be made, subject to the following terms and conditions:

- (a) In no case shall the area of the pavement used for storage exceed in width twenty per cent of the total width of the pavement or in length one hundred (100) feet Such materials or equipment as may be stored shall be neatly piled or placed, protected with adequate barricades and illuminated, except during daylight hours, with red or yellow flashing lights, spaced at intervals of not more than ten (10) feet. Appropriate warning signs and lights shall be kept constantly in position three hundred (300) feet distant from the space occupied as a warning to approaching vehicles.
- (b) No building material or equipment shall be placed upon the pavement closer than ten (10) feet to any hydrant nor upon any manhole, valve or catch basins, nor as to interfere in any way with proper drainage upon the highway.

(13) OPERATION OF HEAVY CONSTRUCTION EQUIPMENT ON COUNTY ROADS.

- (a) No construction equipment, excepting trucks shall operate on or be hauled over any County road unless same shall be equipped with pneumatic tires or mounted upon a pneumatic tired trailer unless a permit therefore shall have been first obtained from the Commissioner of Highways. Said permit shall not be construed as a waiver of the provisions of the Vehicle and Traffic Law or of any local ordinance relative thereto. Said permit shall provide among other things that:
- (b) Each such vehicle when operated on a County road shall be operated on planks, mats or other suitable cushion, acceptable to and approved by the Commissioner
- (c) A competent flagperson shall at times be placed at least two hundred (200) feet distant from the operating equipment to warn approaching vehicles.
- (d) Adequate barricades and warning signs shall be erected to protect the traveling public.
- (e) Any damage resulting from the operation of the equipment shall be repaired by the Permittee to the satisfaction of the Commissioner of Highways.
- (14) SHADE TREES: No person , firm or corporation shall plant , remove , trim, or otherwise alter any shade tree or planting on a County road outside of cities or villages without first obtaining approval thereof in writing from the Commissioner of Highways.
- (15) EXCEPTIONS: Nothing in these rules and regulations shall be construed to restrict or prevent the construction, maintenance or repair of any sidewalk by a municipality under laws and ordinances applicable thereto except in those operations of construction , maintenance or repair where the use of any portion of a of the pavement of a County road is affected or restricted or to restrict or prevent the adoption and enforcement of local municipal traffic control ordinances, rules and regulations not inconsistent with the provisions of Chapter 605 of the laws of 1941.
- (16) The Permittee herby deposits with the Commissioner a bond of \$ _____ as security for the faithful performance of all terms , covenants and conditions on his part to be done and performed , which said bond shall be retained by the Commissioner until a time specified by the Commissioner after the date of final completion and acceptance by the Commissioner of the work to be done and performed pursuant to the terms of this permit. Upon the failure or default by the Permittee of any terms , covenants, and conditions on his part to be done and performed said deposit may be used by the County of Putnam for any expense incurred by the County of Putnam by reason of such failure or default on the part of the Permittee. The Permittee agrees that such expenses as certified by the Commissioner shall be binding upon said Permittee.
- (17) The Commissioner by issuing this permit assumes no liability on his part or on the part of the County of Putnam and the Permittee shall be solely liable for all Acts done or to be done pursuant to same.
- (18) In addition to the above conditions, the Permittee shall conform to the following special requirements for the work permitted:

(OVER)

SPECIAL CONDITIONS

Approval and consent to grant the permit is hereby given by the duly authorized municipal representatives.

Name and Title _____ Municipality _____ Date _____ 20____
.....

(To be executed by Contractor if road is under construction)

I, the duly authorized representative of the Contractor, who is under contract for improvement of the road herein mentioned, do hereby approve the granting of the permit.

Name and Title _____ Firm or Corporation _____ Date _____ 20____
.....

If this application is accompanied by deposit, state name and address to whom refund is to made.

Name _____ Address _____

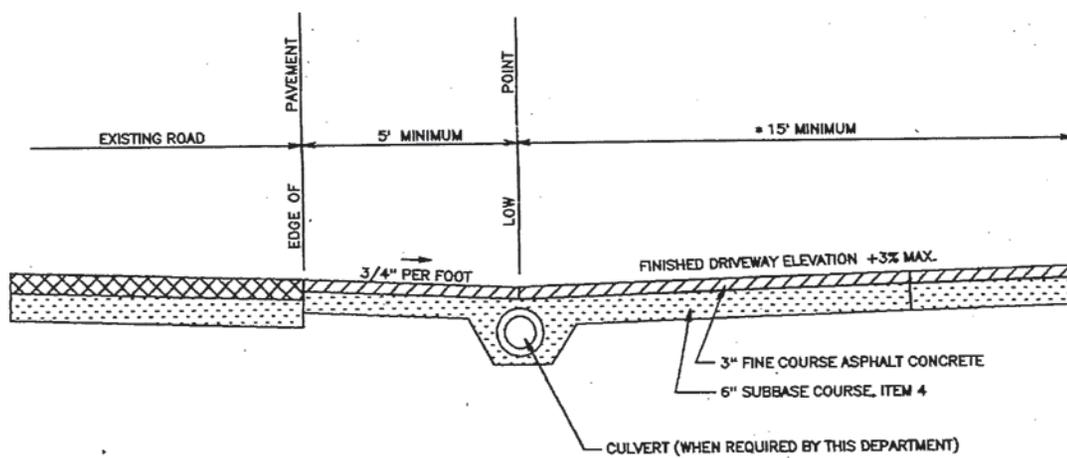
APPROVED FOR ISSUANCE
PUTNAM COUNTY DEPARTMENT
OF HIGHWAYS & FACILITIES

DATED _____ 20____

By _____
Supervisor of Planning & Design

DATED _____ 20____

By _____
Commissioner of Highways & Facilities

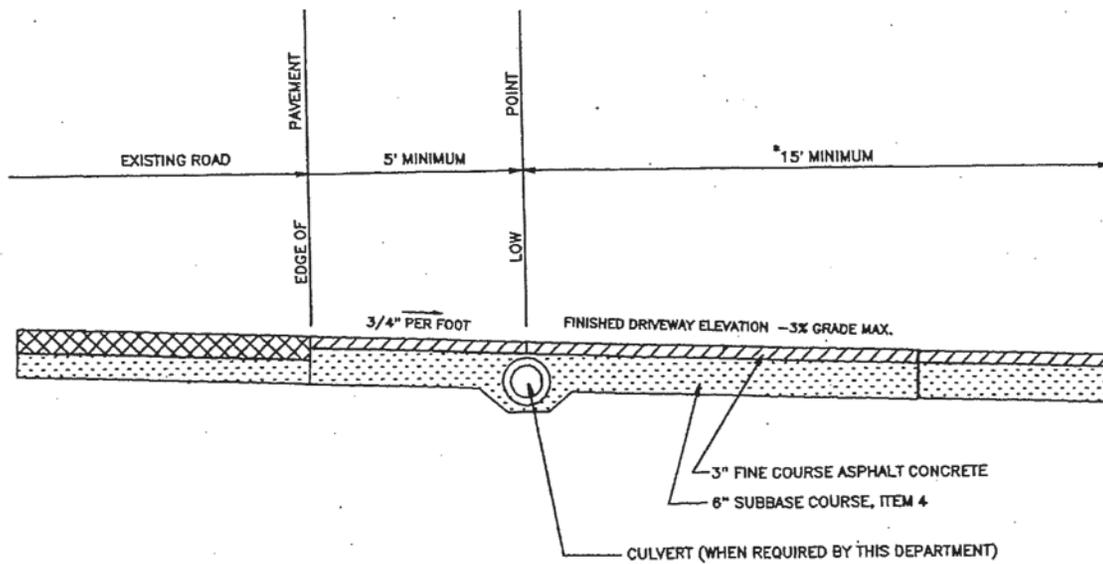


• TO MAKE A SMOOTH TRANSITION FROM SHOULDER GRADE TO DRIVEWAY GRADE

NOTES:

1. FIRST 25' FROM EDGE OF ROAD SHALL BE PAVED
2. SIZE AND DEPTH OF PIPE TO BE APPROVED BY P.C.D. of H.& F.

PUTNAM COUNTY DEPT. of HIGHWAYS & FACILITIES		
HIGHWAY STANDARDS		
DRIVEWAY SECTION WITH PLUS GRADE		
SCALE: NONE	DATE 3/2000	FIGURE: B



* TO MAKE A SMOOTH TRANSITION FROM SHOULDER GRADE TO DRIVEWAY GRADE

NOTES:

1. 25' FROM EDGE OF EXISTING ROAD SHALL BE PAVED
2. SIZE & DEPTH OF PIPE TO BE APPROVED BY P.C.D. OF H.& F.

PUTNAM COUNTY DEPT. of HIGHWAYS & FACILITIES		
HIGHWAY STANDARDS		
DRIVEWAY SECTION WITH MINUS GRADE		
SCALE : NONE	DATE 3/2000	FIGURE: C

SUBDIVISION PLAN

FOR

WESTERN BLUFF SUBDIVISION

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DATE: JANUARY 13, 2017
 REVISED: MAY 01, 2017
 REVISED: MAY 15, 2017
 REVISED: JANUARY 19, 2018
 REVISED: JULY 5, 2018
 REVISED: OCTOBER 31, 2018
 REVISED: MAY 7, 2019
 REVISED: JANUARY 20, 2020
 REVISED: OCTOBER 20, 2020
 REVISED: NOVEMBER 8, 2021
 REVISED: JANUARY 3, 2022

GENERAL NOTES

1. THE PROJECT INCLUDES ACCESS AND UTILITY EASEMENTS AND A STORMWATER EASEMENT.
 - ACCESS AND UTILITY EASEMENT OVER LOT #3 IN FAVOR OF LOTS #1 AND #2
 - ACCESS AND UTILITY EASEMENT OVER LOT #2 IN FAVOR OF LOT #1
 - ACCESS AND UTILITY EASEMENT OVER LOT #1 IN FAVOR OF LOT #2
- PLEASE SEE SUBDIVISION MAP WESTERN BLUFF SUBDIVISION PREPARED FOR SANTUCCI CONSTRUCTION FOR ALL EASEMENTS.
2. THE PROJECT DOES NOT INCLUDE A RESERVATION OF OPEN SPACE, THEREFORE, IN ACCORDANCE WITH SECTION 131-25(4)(3) OF THE TOWN OF CARMEL TOWN CODE, A PAYMENT IS REQUIRED IN LIEU OF A RESERVATION OF LAND, FROM THE APPLICANT.
3. ALL DRIVEWAYS MUST COMPLY WITH SECTION 128 OF THE TOWN OF CARMEL TOWN CODE.
4. ALL PROPOSED PLANTINGS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 142 OF THE TOWN OF CARMEL TOWN CODE. ALL PLANTINGS SHALL BE VERIFIED BY THE TOWN OF CARMEL WETLAND INSPECTOR.

SITE DATA

OWNER: CARL C. KLING
 440 COLONY DRIVE
 WHITELAND, IN 46184

APPLICANT: DOMINICK SANTUCCI
 15 TRAVIS LANE
 MONTROSE, N.Y. 10548

PROPERTY ADDRESS: 350 WEST SHORE DRIVE
 CARMEL, N.Y.

TAX MAP DESIGNATION: SECTION: 66.14, BLOCK: 1, LOT 20

LOT AREA: 644,463 S.F. (14.79 AC.)

ZONING DESIGNATION: R-RESIDENTIAL



LOCATION MAP
N.T.S.

SHEET INDEX

COVER SHEET	1 / 9
EXISTING CONDITIONS PLAN	1 / 9
SUBDIVISION LAYOUT PLAN	2 / 9
SEDIMENT & EROSION CONTROL PLAN	3 / 9
TREE REMOVAL & LANDSCAPE PLAN	4 / 9
CONSTRUCTION DETAILS	5 / 9
CONSTRUCTION DETAILS	6 / 9
SEDIMENT & EROSION CONTROL DETAILS & NOTES	7 / 9
DRIVEWAY PROFILES	8 / 9
DRAINAGE PROFILES	9 / 9

APPROVED BY THE PUTNAM COUNTY DEPARTMENT OF HIGHWAYS & FACILITIES ON THE DATE SHOWN BELOW. ANY CHANGES TO THIS PLAN AFTER SAID DATE VOIDS THIS APPROVAL. NO CONSTRUCTION SHALL BEGIN WITHOUT FIRST OBTAINING A PUTNAM COUNTY ROAD WORK PERMIT.

COMMISSIONER OF HIGHWAYS & FACILITIES: _____ DATE: _____

- LEGEND**
- EXISTING PROPERTY LINE
 - - - EXISTING 10' CONTOURS
 - - - EXISTING 2' CONTOURS
 - EXISTING WETLAND
 - WETLAND BUFFER
 - RESERVOIR STEM BUFFER
 - EXISTING STREAM
 - EXISTING TREE
 - EXISTING STRUCTURES
 - SLOPES 15% - 25%
 - SLOPES 25% AND GREATER

- SOIL LEGEND**
- SOIL BOUNDARY
 - Lc LEICESTER LOAM
 - Pn PAXTON FINE SANDY LOAM
 - Cs CHATFIELD - CHARLTON COMPLEX
 - Cr CHARLTON - CHATFIELD COMPLEX
 - HrF HOLLIS - ROCK

SITE DATA

OWNER: CARL C. KLING
480 COLONY DRIVE
WHITELAND, IN 46184

APPLICANT: DOMINICK SANTECCI
15 TRAVELER LANE
MONTROSE, N.Y. 10548

PROPERTY ADDRESS: 550 WEST SHORE DRIVE
CARMEL, N.Y.

TAX MAP DESIGNATION: SECTION 46.14, BLOCK 1, LOT 20

LOT AREA: 644,465 SF. (14.79 AC.)

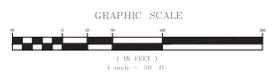
ZONING DESIGNATION: R-RESIDENTIAL



LOCATION MAP
SCALE: NTS



- GENERAL NOTES**
1. BASE MAP INFORMATION (BOUNDARY, TOPOGRAPHY, WETLANDS AND TREES) PROVIDED FROM MAP ENTITLED: "TOPOGRAPHICAL SURVEY" PREPARED FOR CARL KLING, IN THE TOWN OF CARMEL, PREPARED BY WARD CARPENTERS ENGINEERS, INC. DATED OCTOBER 28, 2014. SURVEY WAS UPDATED ON FEBRUARY 17, 2016 TO INCLUDE BOUNDARY OF RESERVOIR AND RESERVOIR STEM.
 2. WETLAND FLAGGED CONDUCTED BY DAVID J. SESSIONS, RIA, AND SURVEYED BY WARD CARPENTERS ENGINEERS, INC.
 3. SOIL BOUNDARIES AND IDENTIFICATIONS ARE PROVIDED BY THE NATIONAL SOIL CONSERVATION SERVICE.
 4. FIELD VERIFICATION OF NYC DEP REGULATED WATERCOURSES AND RESERVOIR STEM WAS CONDUCTED ON AUGUST 15, 2017.



<p>KELLARD SESSIONS CONSULTING</p> <p>ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C.</p> <p>90 MAIN STREET ARMOY, N.Y. 10504 P: (914) 275-2323 F: (914) 275-2201 WWW.KS105.COM</p>	<p>EXISTING CONDITIONS PLAN</p> <p>WESTERN BLUFF SUBDIVISION</p> <p>TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK</p>	
	<p>NOVEMBER 8, 2021 - TOWN ENGINEER COMMENTS</p> <p>OCTOBER 20, 2021 - NY DEP COMMENTS</p> <p>JANUARY 20, 2022 - NY DEP COMMENTS</p> <p>MAY 1, 2017 - NY DEP COMMENTS</p> <p>JANUARY 19, 2016 - DEP COMMENTS</p> <p>JANUARY 19, 2016 - DEP REVISIONS</p> <p>MAY 13, 2017 - ENVIRONMENTAL BOARD COMMENTS</p> <p>MAY 18, 2017 - PLANNING BOARD REVISIONS</p>	<p>1 9</p> <p>PROJECT NO. 21000 DATE: JANUARY 13, 2021</p>

- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - LIMITS OF DISTURBANCE (3.85 ACRES ±)
 - EXISTING 10' CONTOURS
 - EXISTING 2' CONTOURS
 - PROPOSED 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - █ EXISTING WETLAND
 - █ WETLAND BUFFER
 - █ RESERVOIR BUFFER
 - EXISTING STREAM
 - EXISTING TREE
 - ✖ EXISTING TREE TO BE REMOVED
 - ⊕ EXISTING TREE TO BE PROTECTED
 - ▭ EXISTING STRUCTURES

New England Erosion Control/Restoration Mix for Dry Sites

Apply the mix by hydro-seeding, mechanical spreader, or spread by hand. Spring or late Summer seeding is recommended. Match with seed-free straw to conserve moisture.

Common Name	Indicator Status	Scientific Name
Creeping Red Fescue	FACU	<i>Festuca rubra</i>
Canada White Rye	FACU	<i>Elymus canadensis</i>
Annual Ryegrass	FACU	<i>Lolium multiflorum</i>
Perennial Ryegrass	FACU	<i>Lolium perenne</i>
Blue Grama	NI	<i>Bouteloua gracilis</i>
Little Bluestem	FACU	<i>Schizanthus scariosus</i>
Indian Grass	FACU	<i>Sorghastrum nutans</i>
Rough Bentgrass	FACU	<i>Agrostis exarba</i>
Upland Bentgrass	FACU	<i>Agrostis perennis</i>

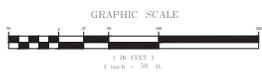
Application Rate: 35 lbs./ac. 1,250 sq. ft./lb.



Seed Mixtures
New England Wet Mix

Apply the mix by hydro-seeding, mechanical spreader, or spread by hand. Spring or late Summer seeding is recommended. Match with seed-free straw to conserve moisture.

Common Name	Scientific Name
Fescue	<i>Festuca rubra</i>
Canada White Rye	<i>Elymus canadensis</i>
Annual Ryegrass	<i>Lolium multiflorum</i>
Perennial Ryegrass	<i>Lolium perenne</i>
Blue Grama	<i>Bouteloua gracilis</i>
Little Bluestem	<i>Schizanthus scariosus</i>
Indian Grass	<i>Sorghastrum nutans</i>
Rough Bentgrass	<i>Agrostis exarba</i>
Upland Bentgrass	<i>Agrostis perennis</i>
Soft Fescue	<i>Festuca ovina</i>
Red Fescue	<i>Festuca rubra</i>
Creeping Red Fescue	<i>Festuca rubra</i>
Canada White Rye	<i>Elymus canadensis</i>
Annual Ryegrass	<i>Lolium multiflorum</i>
Perennial Ryegrass	<i>Lolium perenne</i>
Blue Grama	<i>Bouteloua gracilis</i>
Little Bluestem	<i>Schizanthus scariosus</i>
Indian Grass	<i>Sorghastrum nutans</i>
Rough Bentgrass	<i>Agrostis exarba</i>
Upland Bentgrass	<i>Agrostis perennis</i>



KELLARD CONSULTING

ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C.

90 MAIN STREET, ANDOVER, N.Y. 10901
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WWW.KELLARD.COM

TREE REMOVAL & LANDSCAPE PLAN

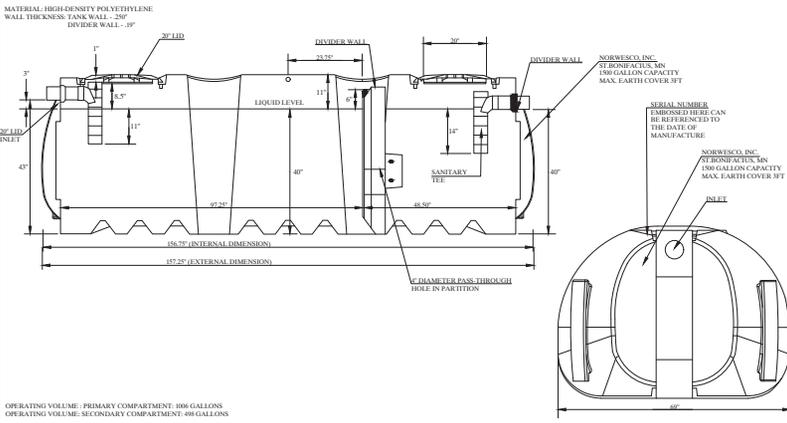
WESTERN BLUFF SUBDIVISION

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

NOVEMBER 8, 2021 - TOWN ENGINEER COMMENTS	4 9
OCTOBER 20, 2020 - NYC DEP COMMENTS	
JANUARY 20, 2020 - NYC DEP COMMENTS	
MAY 1, 2019 - NYC DEP COMMENTS	
JULY 1, 2018 - DEP COMMENTS	
JANUARY 10, 2017 - DEP ALPHABETIC COMMENTS	PROJECT NO.
MAY 13, 2017 - ENVIRONMENTAL BOARD REVISIONS	DATE:

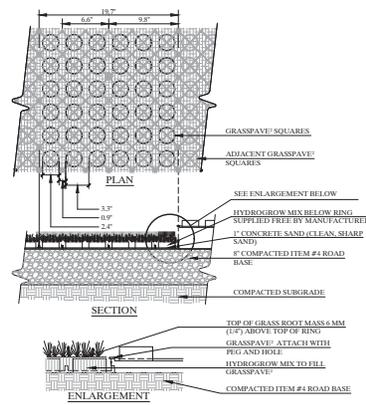
JANUARY 3, 2021 - TOWN ENGINEER COMMENTS

**1500 GALLON LOW PROFILE PRE-TREATMENT TANK
DETAIL (N.T.S.)**



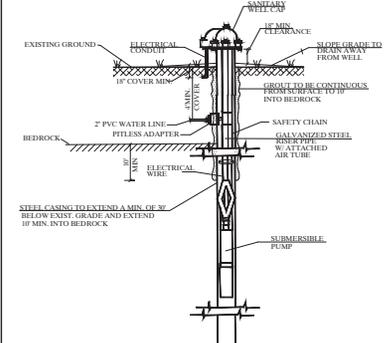
OPERATING VOLUME - PRIMARY COMPARTMENT: 100 GALLONS
OPERATING VOLUME - SECONDARY COMPARTMENT: 60 GALLONS

GRASSPAVE² DETAIL (N.T.S.)



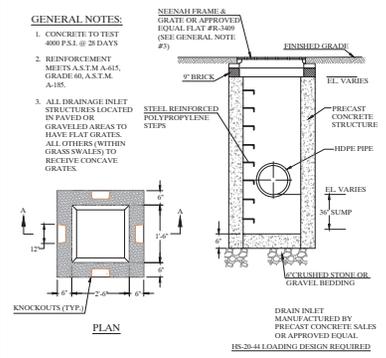
NOTE: GRASS SEED MIX SHALL BE SPECIFIED BY THE PROJECT LANDSCAPE ARCHITECT.

DRILLED WELL DETAIL (N.T.S.)



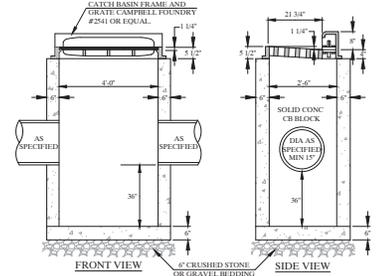
NOTE: THE MINIMUM WELL YIELD IS 5 GPM. YIELDS LESS THAN 5 GPM MUST BE IMMEDIATELY REPORTED TO THE DEPARTMENT.

PRECAST DRAIN INLET (N.T.S.)



GENERAL NOTES:
1. CONCRETE TO TEST 4000 P.S.I. @ 28 DAYS
2. REINFORCEMENT MEETS A.S.T.M. A-615, GRADE 60, A.S.T.M. A-185
3. ALL DRAINAGE INLET STRUCTURES LOCATED IN PAVED OR GRAVELLED AREAS TO HAVE FLAT GRATES. ALL OTHERS WITHIN GRASS AREAS TO RECEIVE CONCAVE GRATES.
DRAIN INLET MANUFACTURED BY PRECAST CONCRETE SALES OR APPROVED EQUAL. SEE 20-41 LADING DESIGN REQUIRED.

CATCH BASIN DETAIL (N.T.S.)

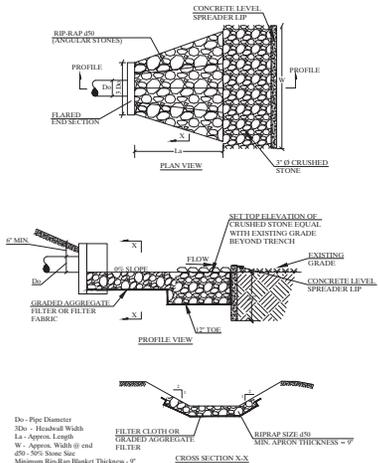


NOTE: TYPE A CATCH BASIN AS SHOWN HERE ON WILL BE UTILIZED WHERE THE NEED FOR A DRAIN INLET EXISTS. THE CURB TYPE CASTING SHALL BE SUBSTITUTED WITH CAMPBELL FOUNDRY FRAME AND GRATE # 3833 OR EQUAL.

SPECIFICATIONS

UNITS UNIT SIZE: 50 CM X 50 CM X 2.5 CM (20\"/>

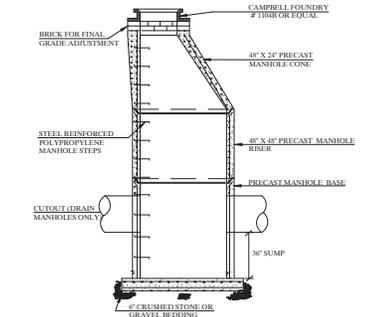
RIP RAP OUTLET PROTECTION WITH LEVEL SPREADER DETAIL (N.T.S.)



Do = Pipe Diameter
Hd = Headwall Width
Ls = Approx. Length
W = Approx. Width of and 40-50% Stone Size
Minimum Rip-Rap Blanket Thickness = 1'

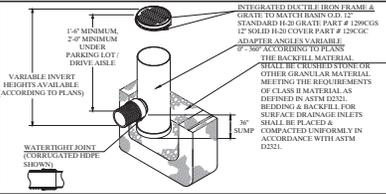
OUTLET PROTECTION LOCATION	O ₂ (ft)	D ₂ (ft)	30 ₂ (ft)	L _s (ft)	W (ft)	H _d (ft)
HW 1	1.67	12	3.0	8	9	4
HW 2	2.56	12	3.0	8	9	4
HW 3	2.17	12	3.0	8	9	4
HW 3A	2.46	15	3.75	10	8	6
HW 11	1.21	8	2.0	6	7	4
HW 15	1.52	15	3.75	10	8	6

PRECAST DRAIN MANHOLE DETAIL (N.T.S.)



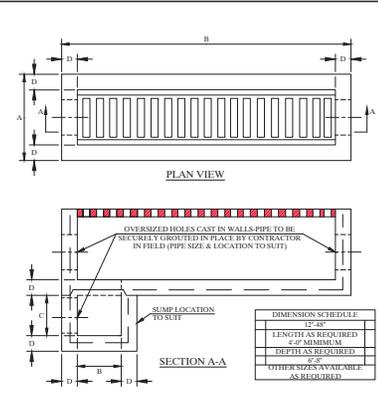
NOTES:
1. ALL JOINTS ON PRECAST UNITS ARE TO BE 'O' RING RUBBER GASKETS WITH EXTERIOR MORTARED JOINTS.
2. ALL MANHOLE STEPS ARE TO BE CAST IN PLACE DURING CONSTRUCTION.
3. MANHOLE STEPS ARE TO BE ALUMINUM OR APPROVED EQUAL.

NYOPLAST DRAINAGE BASIN DETAIL (N.T.S.)



INTEGRATED DUCTILE IRON FRAME & GRATE TO MATCH BASIN (12\"/>

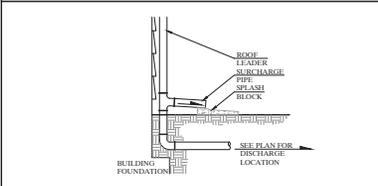
TRENCH DRAIN WITH SUMP DETAIL (N.T.S.)



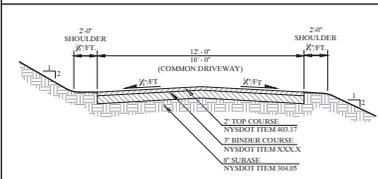
DIMENSION SCHEDULE

LENGTH AS REQUIRED	12'-00"
DEPTH AS REQUIRED	6" MINIMUM
OTHER SIZES AVAILABLE	AS REQUIRED

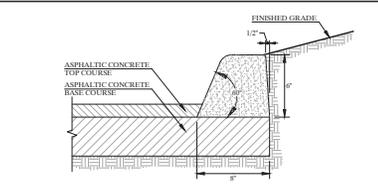
ROOF LEADER DETAIL (N.T.S.)



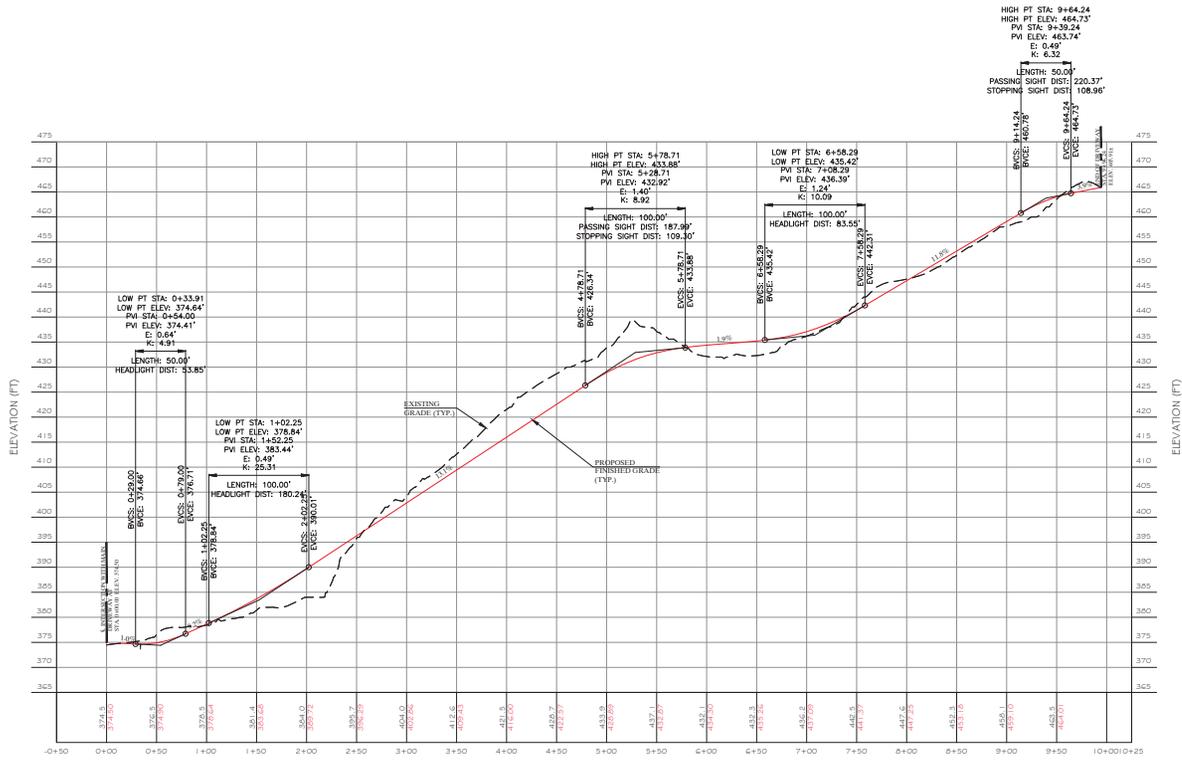
DRIVEWAY SECTION DETAIL (N.T.S.)



ASPHALTIC CONCRETE CURB DETAIL (N.T.S.)

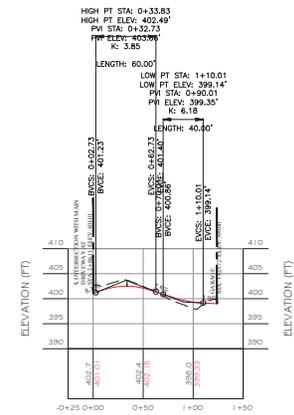


KELLARD CONSULTING ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C. 90 MAIN STREET ARMOON, N.Y. 10914 P: (845) 275-2323 F: (845) 275-2329 WWW.KELLARD.COM	CONSTRUCTION DETAILS WESTERN BLUFF SUBDIVISION TOWN OF CARROLL PUTNAM COUNTY, NEW YORK	
	NOVEMBER 3, 2021 - TOWN ENGINEER COMMENTS OCTOBER 30, 2021 - NYSDP COMMENTS JANUARY 20, 2022 - NYSDP COMMENTS MAY 7, 2022 - NYSDP COMMENTS JULY 5, 2022 - DDP COMMENTS JANUARY 10, 2023 - DR PWS REVISION MAY 15, 2023 (EXTENSIVE/RE-DESIGNED) REVISIONS	5 9 PROJECT ID: ST-08 DATE: JANUARY 11, 2023



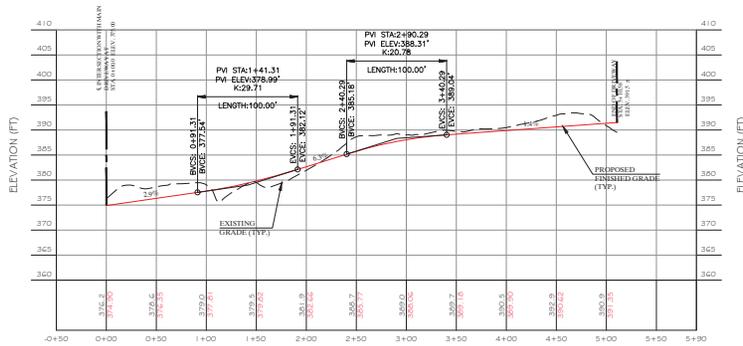
LOT #2 DRIVEWAY

PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=10'



LOT 1-REV ALGN

PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=10'

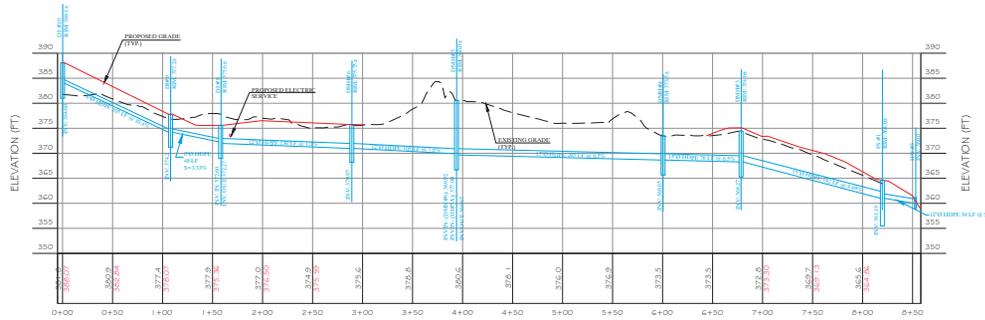


PROPOSED LOT 3 COMMON DRIVEWAY

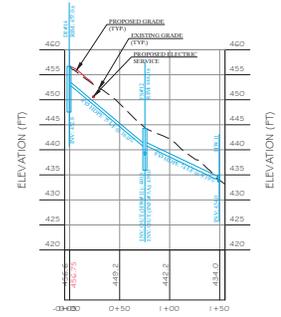
PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=10'

1	JANUARY 3, 2021 - TOWN ENGINEER COMMENTS
2	REVISIONS

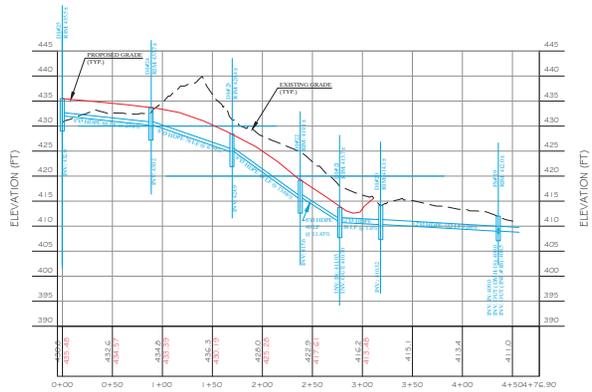
KELLARD SESSIONS CONSULTING ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C. 80 MAIN STREET ANDOVER, N.Y. 10901 P: (845) 275-2322 F: (845) 275-2323 WWW.KELLARDSESSIONS.COM	DRIVEWAY PROFILES WESTERN BLUFF SUBDIVISION TOWN OF CARMEL PUTNAM COUNTY, NEW YORK			
	NOVEMBER 8, 2021 - TOWN ENGINEER COMMENTS OCTOBER 29, 2020 - NYC DEP COMMENTS JANUARY 29, 2020 - NYC DEP COMMENTS MAY 1, 2019 - NYC DEP COMMENTS OCTOBER 1, 2018 - DEP COMMENTS JULY 3, 2017 - DEP COMMENTS JANUARY 19, 2017 - DEP ALBUQUERQUE MAY 13, 2017 - ENVIRONMENTAL BOARD	<table border="1"> <tr> <td style="font-size: 2em; font-weight: bold;">8</td> <td style="font-size: 2em; font-weight: bold;">9</td> </tr> </table>	8	9
8	9			



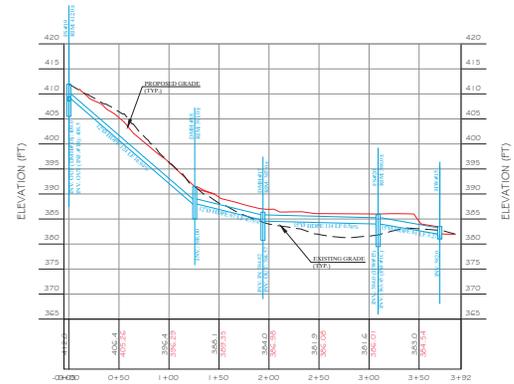
DI10-HW3
 PROFILE SCALE:
 HORIZ: 1"=50'
 VERT: 1"=10'



DI14-HW11
 PROFILE SCALE:
 HORIZ: 1"=50'
 VERT: 1"=10'



DI25-FS19
 PROFILE SCALE:
 HORIZ: 1"=50'
 VERT: 1"=10'



FS19-HW15
 PROFILE SCALE:
 HORIZ: 1"=50'
 VERT: 1"=10'

KELLARD CONSULTING ENGINEERING, LANDSCAPE ARCHITECTURE & PLANNING, P.C. 80 MAIN STREET ARMONK, N.Y. 10504 P: (914) 275-2323 F: (914) 275-2029 WWW.KELLARD.COM	DRAINAGE PROFILES WESTERN BLUFF SUBDIVISION <small>TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK</small>															
	<table border="1"> <tr> <td>1</td> <td>NOVEMBER 8, 2021 - TOWN ENGINEER COMMENTS</td> <td rowspan="5" style="text-align: center; vertical-align: middle;"> <div style="font-size: 2em; font-weight: bold;">9</div> <div style="font-size: 2em; font-weight: bold;">9</div> </td> </tr> <tr> <td>2</td> <td>OCTOBER 20, 2020 - NYC DEP COMMENTS</td> </tr> <tr> <td>3</td> <td>JANUARY 20, 2020 - NYC DEP COMMENTS</td> </tr> <tr> <td>4</td> <td>MAY 1, 2019 - NYC DEP COMMENTS</td> </tr> <tr> <td>5</td> <td>JULY 3, 2018 - DEP COMMENTS</td> </tr> </table>	1	NOVEMBER 8, 2021 - TOWN ENGINEER COMMENTS	<div style="font-size: 2em; font-weight: bold;">9</div> <div style="font-size: 2em; font-weight: bold;">9</div>	2	OCTOBER 20, 2020 - NYC DEP COMMENTS	3	JANUARY 20, 2020 - NYC DEP COMMENTS	4	MAY 1, 2019 - NYC DEP COMMENTS	5	JULY 3, 2018 - DEP COMMENTS	<table border="1"> <tr> <td>6</td> <td>JANUARY 19, 2017 - DEP COMMENTS</td> </tr> <tr> <td>7</td> <td>MAY 13, 2014 - ENVIRONMENTAL BOARD REVISIONS</td> </tr> </table>	6	JANUARY 19, 2017 - DEP COMMENTS	7
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9	JANUARY 11, 2017															



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.
- ^{also} 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 Gambetta 1/18/22
Planning Board Secretary; Date

[Signature] 1/12/22
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



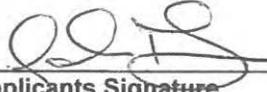
Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: Regan	Application # 22-0002	Date Submitted: 1/15/22
Site Address: No. 1751 Street: Route 6 Hamlet: Carmel		
Property Location: (Identify landmarks, distance from intersections, etc.) Route 6		
Town of Carmel Tax Map Designation: Section 55.6 Block 1 Lot(s) 24	Zoning Designation of Site: C-B	
Property Deed Recorded in County Clerk's Office Date 09/05/2007 Liber 1783 Page 211	Liens, Mortgages or other Encumbrances Yes <input checked="" type="checkbox"/> No	
Existing Easements Relating to the Site <input checked="" type="checkbox"/> No Yes Describe and attach copies:	Are Easements Proposed? <input checked="" type="checkbox"/> No Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="checkbox"/> Yes No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: John Regan	Phone #: 914-424-9320 Fax#:	Email: skatearound@verizon.net
Owners Address: *Please send all mail to P.O. Box 67, Carmel, NY 10512 * No. 1751 Street: Route 6 Town: Carmel State: NY Zip: 10512		
Applicant (If different than owner):	Phone #: Fax#:	Email:
Applicant Address (If different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan: Joel Greenberg, AIA, NCARB of Architectural Visions, PLLC	Phone #: 845-628-6613 Fax#: 845-628-2807	Email: joel.greenberg@arch-visions.com
Address: No. 2 Street: Muscote Road North Town: Carmel State: NY Zip: 10541		
Other Representatives:	Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Legalize existing third apartment		

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 Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" 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"/>			
Jurisdiction: N/A NYSDEC: <input type="checkbox"/> Town of Carmel: <input 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 type="checkbox"/>			
Does this application require a referral to the Environmental Conservation Board?		Yes: <input type="checkbox"/> No: <input checked="" 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 type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the estimated time of construction for the project? N/A			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 SF	22,651 SF	22,651 SF
Lot Coverage	65%	7.9%	7.9%
Lot Width	200 FT	170 FT	170 FT
Lot Depth	200 FT	161 FT	161 FT
Front Yard	40 FT	60 FT	60 FT
Side Yard	30 FT	30 FT	30 FT
Rear Yard	40 FT	30 FT	30 FT
Minimum Required Floor Area	N/A	N/A	N/A
Floor Area Ratio	N/A	N/A	N/A
Height	35 FT	24 FT	24 FT
Off-Street Parking	15PS	16 PS	16PS
Off-Street Loading	0	0	0

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances: Use Variance for existing third apartment
PROPOSED BUILDING MATERIALS	
Foundation	Exist.
Structural System	Exist.
Roof	Exist.
Exterior Walls	Exist.
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.	
John Regan _____ Applicants Name	 _____ Applicants Signature
Sworn before me this <u>14th</u> day of <u>January</u> 20 <u>22</u>	
 _____ Notary Public	LINDA A. SEYFFERT Notary Public, State of New York Reg. No. 01SE4869931 Qualified in Dutchess County Commission Expires 09/02/20 <u>22</u>



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 type="checkbox"/> None	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input type="checkbox"/> None	<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	N/A <input 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	N/A <input type="checkbox"/>	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	N/A <input 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, AIA, NCARB 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

12/29/2021

Date



Professionals Seal

Signature - Owner

Date

Short Environmental Assessment Form

Part 1 - Project Information

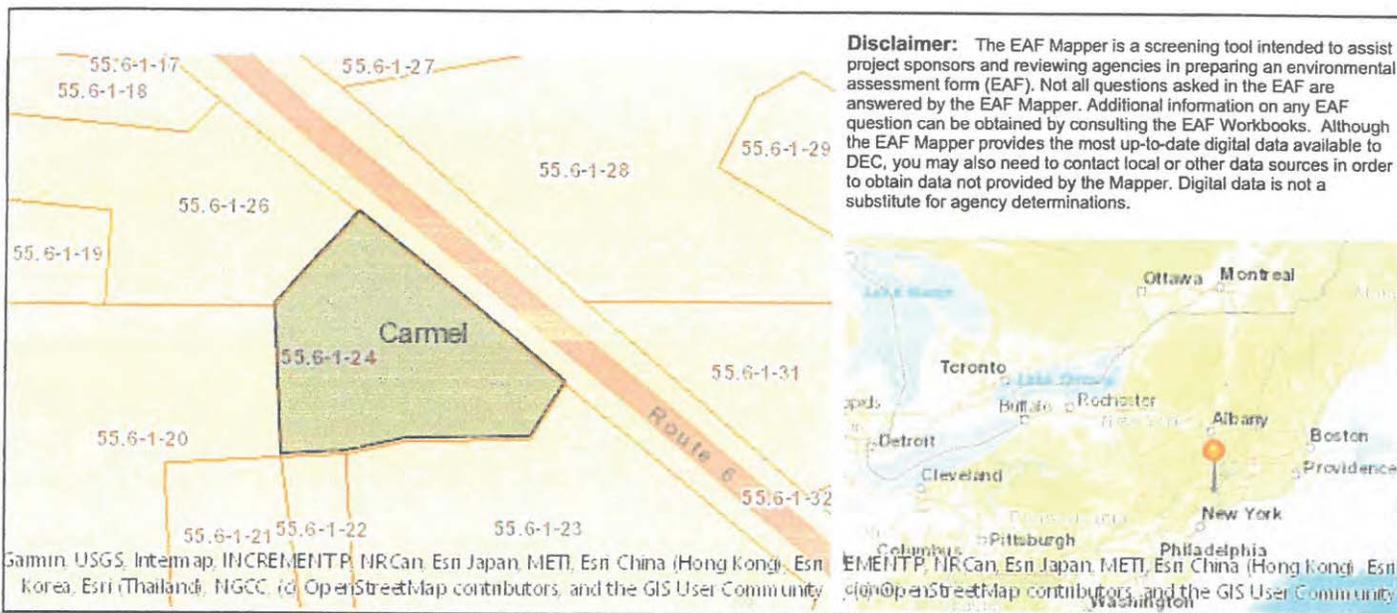
Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Regan			
Project Location (describe, and attach a location map): Route 6			
Brief Description of Proposed Action: Legalize existing third apartment.			
Name of Applicant or Sponsor: John Regan		Telephone: 914-424-9320	
		E-Mail: skatearound@verizon.net	
Address: P.O. Box 67			
City/PO: Carmel		State: NY	Zip Code: 10512
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 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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.52</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>0.52</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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Exist. _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Exist. _____	NO	YES	
	<input 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? 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?	NO	YES	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



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

BASIC DATA

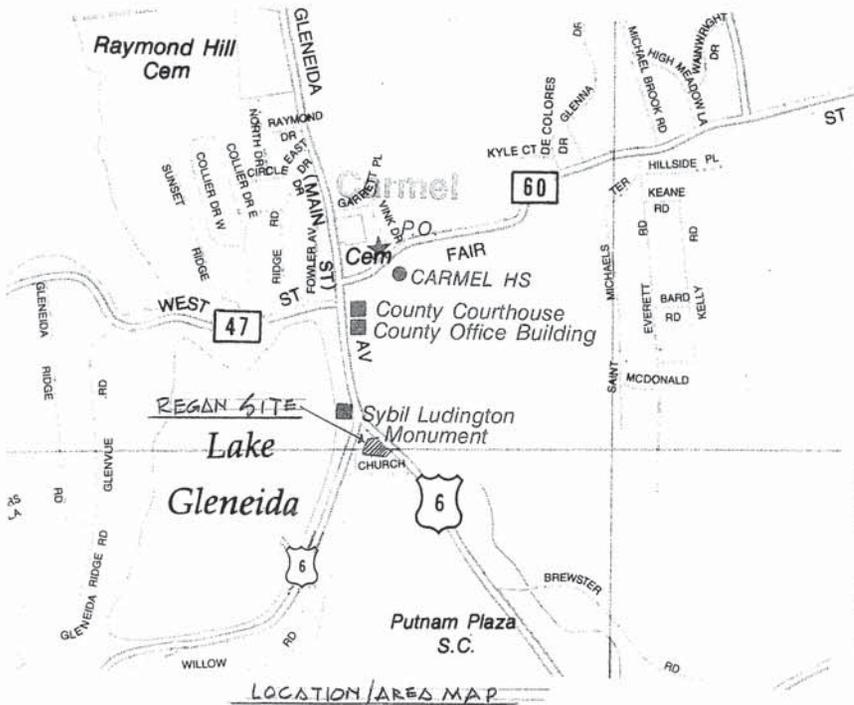
OWNER JOHN REGAN
 1751 ROUTE - 6
 TM# 55.6-1-24
 ZONING DISTRICT - C
 USE - OFFICE & APARTMENTS

ZONING COMPLIANCE INFORMATION

"C" Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 SF	22,651 SF	22,651 SF
Lot Coverage	65%	7.9%	7.9%
Lot Width	200 FT	170 FT	170 FT
Lot Depth	200 FT	161 FT	161 FT
Front Yard	40 FT	60 FT	60 FT
Side Yard	30 FT	30 FT	30 FT
Rear Yard	40 FT	30 FT	30 FT
Minimum Required Floor Area	N/A	N/A	N/A
Floor Area Ratio	N/A	N/A	N/A
Height	35 FT	24 FT	24 FT
Off-Street Parking	15PS	16 PS	16PS
Off-Street Loading	0	0	0
OFFICE PARKING 1PS/200SF	1700/200 = 8.5PS	7PS	9.9PS
APT. PARKING 2PS/APT.	3APTS x 2 = 6	7PS	7PS
APARTMENTS	2 PREEXISTING	3	USE VARIANCE

PROPERTIES WITHIN 500'

55.6-1-19 Putnam County Housing Corp 11 Seminary Hill Rd Carmel, NY 10512	55.6-1-65 William C Schnaudigel 10 Church St Carmel, NY 10512	55.6-1-22 Masonic Charities of Carmel 11 Church St Carmel, NY 10512	55.6-1-13 HDS, LLC 29 Nashville Rd Unit 2 Bethel, CT 06801	44.18-1-38 Leland Ryder Attn: Leland Ryder PO BOX 10 Carmel, NY 10512
55.6-1-23 15 Church St LLC 15 Church St Carmel, NY 10512	44.18-1-35.1 Saint James The Apostle 14 Gleneida Ave Carmel, NY 10512	55.6-1-64 Church Street Associates LLC 100 Executive Blvd Ste 201 Ossining, NY 10562	55.6-1-68 Francis Giordano 23 Seminary Hill Rd Carmel, NY 10512	55.6-1-69 Lamot Enterprises, LLC 39B Mill Plain Rd Danbury, CT 06811
55.6-1-12 Laura Rudovic 229 Rt 52 Carmel, NY 10512	55.6-1-9 Elisa Quattrucci 90 Seminary Hill Rd Carmel, NY 10512	55.6-1-8 Wayne Ryder PO BOX 10 Carmel, NY 10512	55.6-1-66 6 Church Street Apartments LL 440 East 57th St Apt 15-C New York, NY 10022	55.6-1-66 6 Church Street Apartments LLC 66 Hoyt St South Salem, NY 10590
44.18-1-39 Putnam County National Bank 43 Gleneida Ave Carmel, NY 10512	55.6-1-11 Wayne Ryder PO BOX 10 Carmel, NY 10512	55.6-1-10 Sybil Property, LLC 1717 Rt 6 Carmel, NY 10512	55.6-1-20 Gilead United Presbyterian 9 Church St Carmel, NY 10512	55.6-1-21 Gilead United Presbyterian 9 Church St Carmel, NY 10512
44.18-1-40 DFJ Realty NY, Inc. 1736 Rt 6 Carmel, NY 10512	55.6-1-17 Reed Memorial Library 1733 Rt 6 Carmel, NY 10512	55.6-1-18 Sayed A El Shakry Attn: Elshakry Realty 75 Cranbury Neck Rd Cranbury, NJ 08512	55-2-5 City of New York Bureau of Water Supply, Taxes 71 Smith Ave Kingston, NY 12401	
55.6-1-29 Town Of Carmel 60 Malcolm Ave Mahopac, NY 10541	55.6-1-26 M&P Enterprises of Carmel LLC PO BOX 943 Carmel, NY 10512	55.6-1-27 Norberto Davila 1740-1742 Rt 6 Carmel, NY 10512	55.6-1-13 CDD Realty Group LLC 344 Main St Apt 408 Beacon, NY 12508	
55.6-1-31 Bertriz Marin 65 Hill & Dale Rd Carmel, NY 10512	55.6-1-28 Brewster Avenue Corp 584 Ackert Hook Rd Rhinebeck, NY 12572	55.6-1-24 John Regan PO BOX 67 Carmel, NY 10512	55.6-1-62 The 20 Church Street Corp 20 Church St Carmel, NY 10512	
55.6-1-34 Nicholas Carrozza 372 Rt. 22 Goldens Bridge, NY 10526	55.6-1-33 Louis A Albano 1770 Rt 6 Carmel, NY 10512	55.6-1-61 26 Brewster Ave Corp Attn: C Leibell & Shilling 20 Church St Carmel, NY 10512	55.6-1-70 Lamot Enterprises, LLC 39B Mill Plain Rd Danbury, CT 06811	
55.6-1-37 County Of Putnam 40 Gleneida Ave Carmel, NY 10512	55.6-1-60 Ved Parkash 32 Tea House Ln Brewster, NY 10509	55.6-1-32 Bob Scher 3720 Eleanor Dr Mohegan Lake, NY 10547	44.18-1-37 Mari Grace R Blanks Attn: Leland Ryder PO BOX 10 Carmel, NY 10512	
55.6-1-67 Rosemarie Scavello Farmor Ln Carmel, NY 10512	55.6-1-63 18 Church Street Corp 20 Church St Carmel, NY 10512	55.6-1-67 Rosemarie & Gabriel Scavello 19 Seminary Hill & 4 Church Carmel, NY 10512	44.18-1-29 County Of Putnam 40 Gleneida Ave Carmel, NY 10512	



ARCHITECTURAL VISIONS LLC
 2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541 P: 845-828-6613
 JOEL.GREENBERG@ARCHVISIONS.COM F: 845-828-2807

PROJECT: AMENDED SITE PLAN
 JOHN REGAN

PROJECT ADDRESS: 1751 ROUTE 6, PO BOX 67, CARMEL NY 10512
 MAILING ADDRESS: PO BOX 67, CARMEL NY 10541
 TAX MAP NO: 55.6-1-24

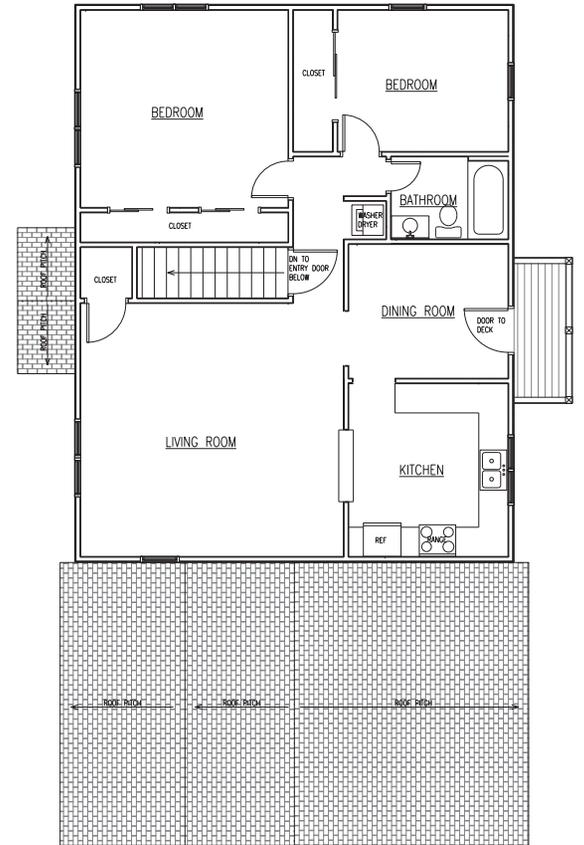
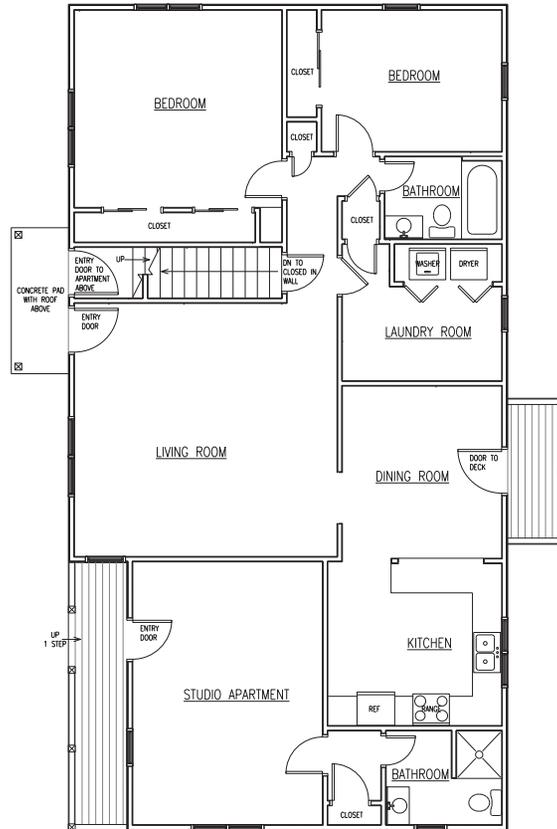
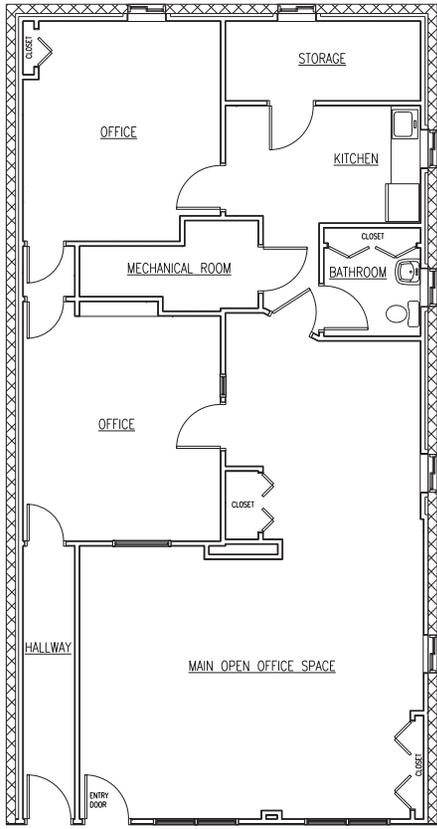
ZONING CHART AND AREA/LOCATION MAP

ISSUANCE: 1/17/2020

SCALE AS NOTED
 DRAWN BY/CHKD BY: JI-L-6
 PROJECT NO: 9-21-187

S-1

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 2 MUSCOOT ROAD NORTH
 MAHOPAC NY, 10541
 JOB: 09080808@ARCHITECTURALVISIONS.COM
 P: 845-628-6613
 F: 845-628-2807

PROJECT: REGAN, JOHN
 PROJECT ADDRESS
 1751 RT. 6
 GARNEL, NY 10512
 TAX MAP NO. 55.6-1-24

FLOOR PLANS

ISSUANCE

SCALE AS NOTED

DRAWN BY: JCHD BY: MCKW - J JAG

PROJECT NO. 09080808

A-100

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER ANY ITEM ON THESE PLANS AND DOCUMENTS IN ANY MANNER. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER SEAL AND THE NOTATION "ALTERED BY FOLLOWING BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A BRIEF DESCRIPTION OF THE ALTERATION. THE ARCHITECT OWNS ANY AND ALL RESPONSIBILITY FOR ALL TRANSMISSIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.



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*.

Lois Lombetta 1/18/22

 Planning Board Secretary, Date

Richard P. [Signature]

 Town Engineer, Date



TOWN OF CARMEL SUBDIVISION APPLICATION



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

SITE IDENTIFICATION INFORMATION		
Application Name: Vitiello, Narvaez & Kassimis	Application # 22-0001	Date Submitted: 1/13/2022
Site Address: No. 137 Street: Wellington Drive Hamlet: Carmel		
Property Location: (Identify landmarks, distance from intersections, etc.) Wellington Drive off of Cherry Hill Road		
Town of Carmel Tax Map Designation: Section 66.18 Block 1 Lot(s) 18,19, 20	Zoning Designation of Site: R-120	
Property Deed Recorded in County Clerk's Office Date 08/18/2005 Liber 1718 Page 72	Liens, Mortgages or other Encumbrances Yes <input checked="" type="checkbox"/> No	
Existing Easements Relating to the Site <input checked="" type="checkbox"/> No Yes Describe and attach copies:	Are Easements Proposed? <input checked="" type="checkbox"/> No Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="checkbox"/> Yes No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: Erasmus Vitiello, Rene Narvaez & Gregory Kassimis	Phone #: 917-685-2091 Fax#:	Email: vitiello91@gmail.com
Owners Address: (Vitiello) No. 137 Street: Wellington Drive Town: Carmel State: NY Zip: 10512		
Applicant (if different than owner):	Phone #: Fax#:	Email:
Applicant Address (if different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan: Joel Greenberg, AIA, NCARB of Architectural Visions, PLLC	Phone #: 845-628-6613 Fax#: 845-628-2807	Email: joel.greenberg@arch-visions.com
Address: No. 2 Street: Muscoot Road North Town: Carmel State: NY Zip: 10512		
Other Representatives:	Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Lot line change between 3 lots		

TOWN OF CARMEL SUBDIVISION APPLICATION

PROJECT INFORMATION			
Size of existing parcel to be subdivided: <div style="display: flex; justify-content: space-between;"> Acres: 6.508 Square Feet: 203,4088.48 </div>			
Major Subdivision <input type="checkbox"/>		Minor Subdivision <input checked="" type="checkbox"/>	
Number of proposed lots: 3 Exist. Lots		Size of proposed lots: Lot 2-2,122 AC, Lot 3- 2,099 AC & Lot 4- 2,287 AC	
Conventional Subdivision <input checked="" type="checkbox"/>		Cluster Subdivision <input type="checkbox"/>	
Will a 10% open space set aside be provided? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		If no, will a payment in-lieu be provided? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will all new lots have frontage on a mapped street? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		If not, how will this deficiency be addressed? N/A	
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> ▪ Sanitary Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <li style="margin-left: 20px;"> If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? _____ Out-of district connection? _____ ▶ What is the total sewer capacity at time of application? _____ ▶ What is your anticipated average and maximum daily flow _____ 			
<i>For Town of Carmel Town Engineer</i> ▶ What is the sewer capacity <u>Not in Sewer District Per 1/13/2022</u>			
<ul style="list-style-type: none"> ▪ Water Supply Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Exist. Wells <li style="margin-left: 20px;"> If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▶ What is the total water capacity at time of application? _____ ▶ What is your anticipated average and maximum daily demand _____ 			
<ul style="list-style-type: none"> ▪ 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 type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 			
Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is a homeowners association proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
What is the predominant soil type(s) on the site? N/A		What is the approximate depth to water table? N/A	
Site slope categories: 15-25% <u>100</u> % 25-35% _____ % >35% _____ %			
Estimated quantity of excavation: Cut (C.Y.) <u>0</u> Fill (C.Y.) <u>0</u>			
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located ion a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the sight distance? Left <u>200 FT</u> Right <u>200 FT</u>			
Is the site located within 500' of:			
<ul style="list-style-type: none"> ▪ The boundary of an adjoining city, town or village Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ The boundary of a state or county park, recreation area or road right-of-way Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> 			

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: N/A
 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?
 No Construction

* Yes

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	120,000 SF			92,434.32 SF	91,432.44 SF	99,621.7 SF	
Lot Coverage	15%			5.2%	4.9%	4.2 %	
Lot Width / Depth	200 FT			180'/ 490'	200'/500'	290'/345'	
Front Yard	40 FT			43.7 FT	200 FT	183.5 FT	
Side Yard (minimum of 1)	25 FT			50.1 FT	48.2 FT	30 FT	
Side Yard (total of both)	50 FT			98.9 FT	111.1 FT	98.7 FT	
Rear Yard	40 FT			375 FT	255 FT	78.5 FT	
Habitable Floor Area	None			4,800 SF	4,500 SF	4,200 FT	
Height	35 FT			30 FT	30 FT	30 FT	

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

Will variances be required? If yes, identify variances required for each lot:
 Yes: No:

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.

Josephine Vitello [Signature]

Applicants Name Applicants Signature

Sworn before me this 8th day of November 2021

[Signature]
 Notary Public

JOSEPHINE VITELLO
 NOTARY PUBLIC, STATE OF NEW YORK
 NO. 01VIG037595
 QUALIFIED IN PUTNAM COUNTY
 COMMISSION EXPIRES FEBRUARY 22, 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

NEED

Requirement Data		To Be Completed by the Applicant	Waived by the Town
General Requirements			
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 checked="" type="checkbox"/>	<input type="checkbox"/>
Sketch Plan Requirements			
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.	N/A <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>
Preliminary Plat Requirements			
1	All General and Sketch Plan Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	The area included in the subdivision, by area of lots, roads, reservations if any, and total acreage.	<input checked="" 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"/> N/A	<input type="checkbox"/>
4	Names of existing streets and proposed names of new streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Preliminary profiles of all proposed roads.	N/A <input type="checkbox"/>	<input type="checkbox"/>
6	Location, type and size of curbs, sidewalks and bikeways.	N/A <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"/> N/A	<input type="checkbox"/>
8	Plans of proposed utility layouts and all facilities, unsized.	N/A <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"/> N/A	<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"/> N/A	<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"/> N/A	<input type="checkbox"/>
Final Plat Requirements			
1	All General, Sketch and Preliminary Plat Requirements.	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
4	Location of all existing and proposed monuments.	<input checked="" 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.	N/A <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.	N/A <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"/> N/A	<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	N/A <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.	N/A <input type="checkbox"/>	<input type="checkbox"/>
10	Deeds for land to be dedicated for road widening, recreation or other purposes.	N/A <input type="checkbox"/>	<input type="checkbox"/>
11	Erosion control standards.	N/A <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"/> N/A	<input type="checkbox"/>

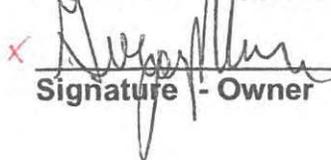
Applicants Certification (to be completed by the licensed professional preparing the subdivision plan:

I Joel Greenberg, AIA, NCARB 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

_____ Date

X 
 Signature - Owner

_____ Date





TOWN OF CARMEL
**SUBDIVISION 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 Gombetta
Signature - Planning Board Secretary

1/18/22
Date

[Signature]
Signature - Town Engineer

1/18/2022
Date

Short Environmental Assessment Form

Part 1 - Project Information

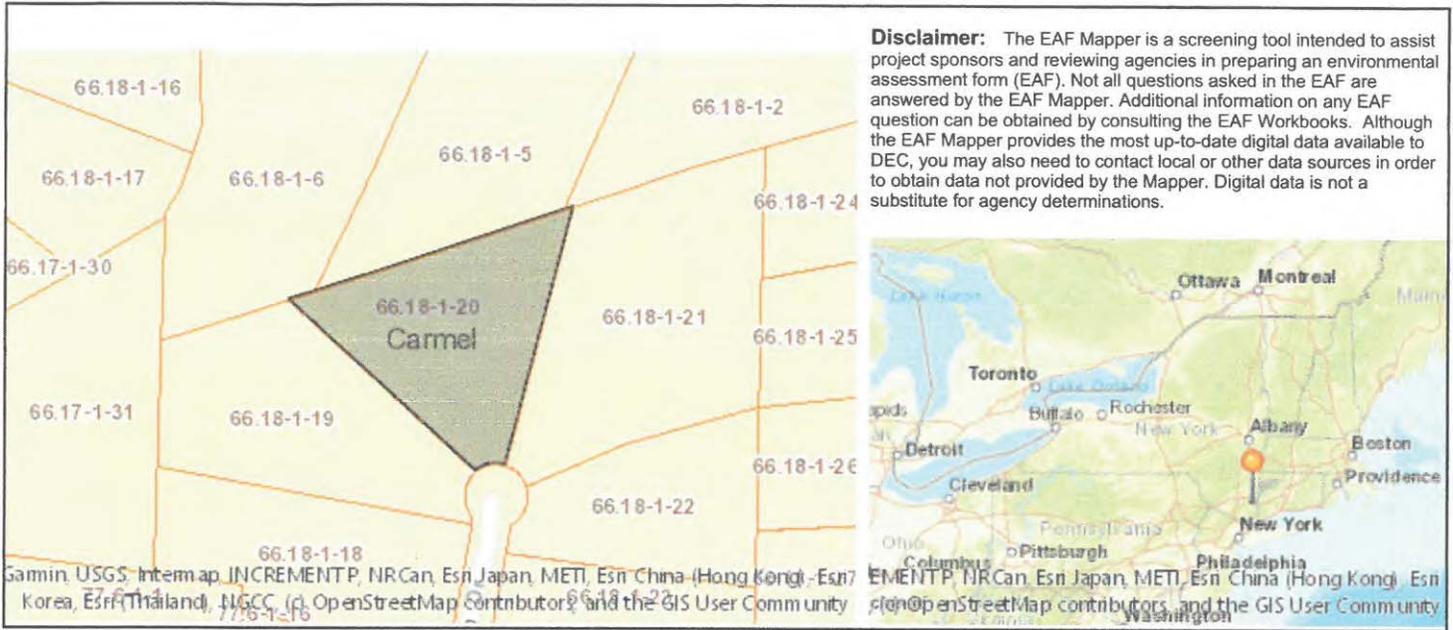
Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Vitiello, Narvaez & Kassimis			
Project Location (describe, and attach a location map): Wellington Drive off of Cherry Hill Road			
Brief Description of Proposed Action: Lot Line Change/ Subdivision			
Name of Applicant or Sponsor: Erasmus Vitiello		Telephone: 917-685-2091	
		E-Mail: vitiello91@gmail.com	
Address: 137 Wellington Drive			
City/PO: Carmel		State: NY	Zip Code: 10512
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 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:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		6.508 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		6.508 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			

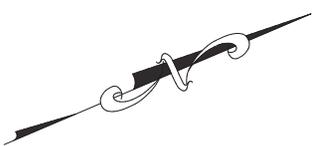
		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? 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"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A _____		<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Existing Wells</u> ✓ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Existing Septic System</u> ✓ _____		<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? 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"/>	
		<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	



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

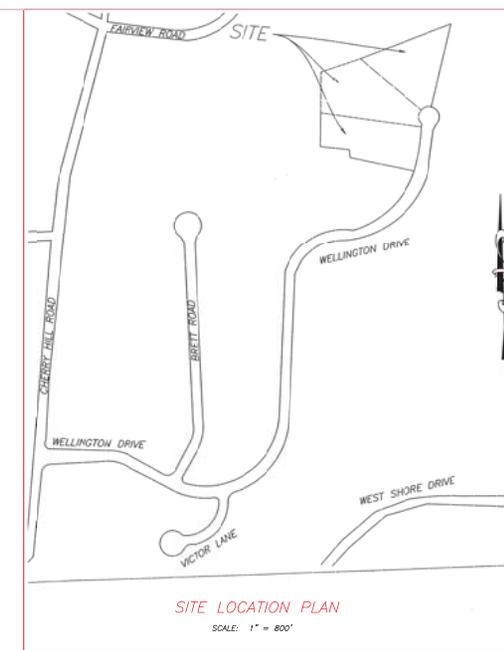
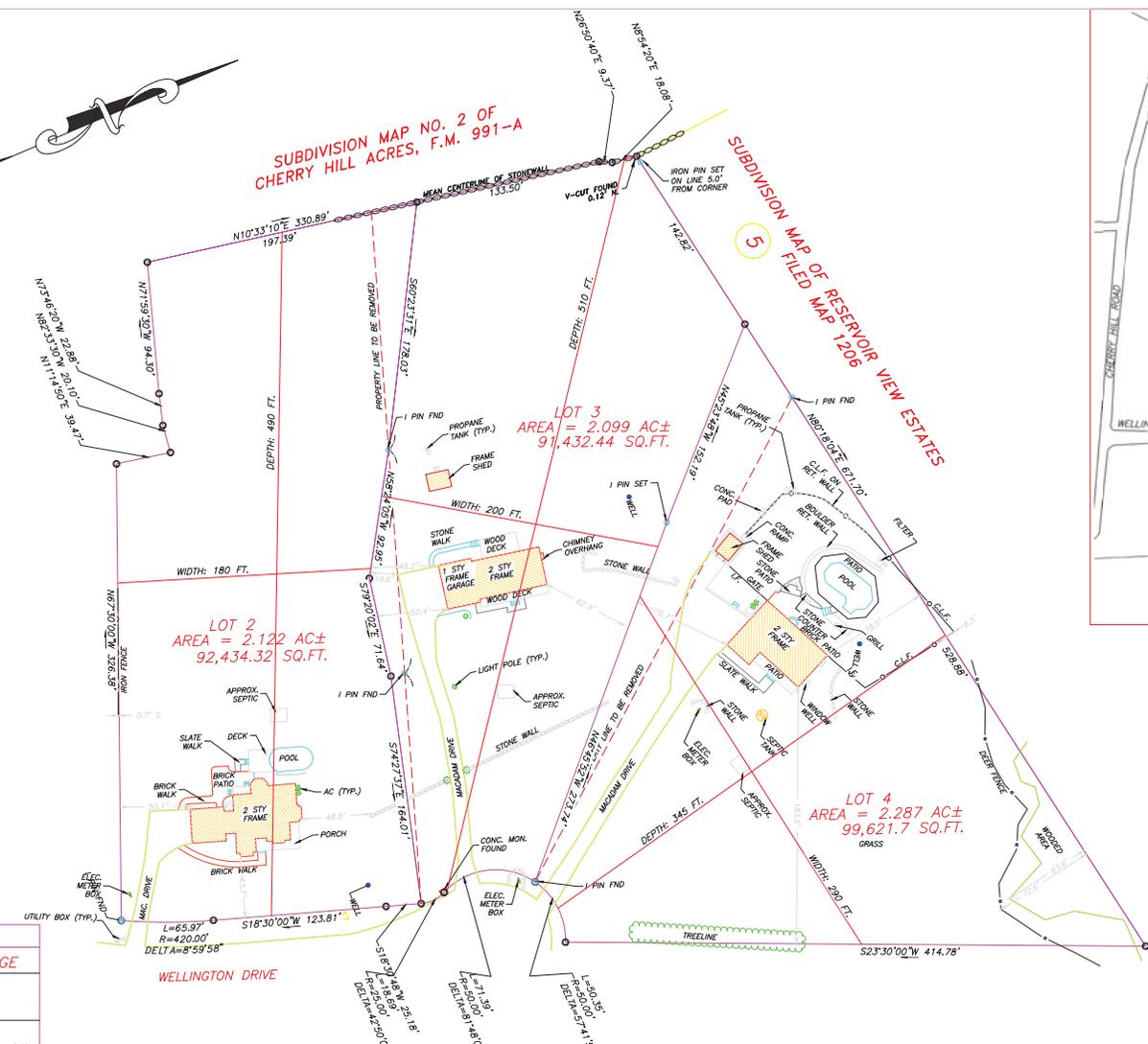
OWNERS WITHIN 500'

77-0-1-18 Joaquin Perina 114 Wellington Dr Carmel, NY 10512	77-0-1-19 Kevin Langtry 126 Wellington Dr Carmel, NY 10512	77-0-1-20 Richard Podivosa 185 Wellington Dr Carmel, NY 10512
66.18-1-19 Rene Narvaez 133 Wellington Dr Carmel, NY 10512	66.18-1-23 Anthony Widlowsky 134 Wellington Dr Carmel, NY 10512	66.18-1-18 Gregory Kassimis 129 Wellington Dr Carmel, NY 10512
66.18-1-22 Joseph Leary 138 Wellington Dr Carmel, NY 10512	66.18-1-31 William A Duhak 147 Wellington Dr Carmel, NY 10512	66.18-1-20 Erasmo R Vitello 141 Wellington Dr Carmel, NY 10512
77-0-1-12 Elizabeth S Blackmar 215 West Shore Dr Carmel, NY 10512	96.1-1-1-09 Louis Conte 24 Fairview Rd Carmel, NY 10512	96.1-1-1-11 Town Of Carmel 60 Meakin Ave Mahopac, NY 10541
66.18-1-26 Kevin Wong 253 West Shore Dr Carmel, NY 10512	66.18-1-25 Carolyn Ilarowski 280 West Shore Dr Carmel, NY 10512	66.18-1-27 Lawrence A Rulis 240 West Shore Dr Carmel, NY 10512
66.18-1-2 Charles Ennis 275 West Shore Dr Carmel, NY 10512	66.18-1-27 Lynne M Manzoni 296 West Shore Dr Carmel, NY 10512	66.18-1-28 Douglas Schancker 269 West Shore Dr Carmel, NY 10512
66.18-1-5 Jacek Newinski 309 West Shore Dr Carmel, NY 10512	66.18-1-4 Michael A Illescas 313 West Shore Dr Carmel, NY 10512	66.18-1-4 Douglas Schancker 301 West Shore Dr Carmel, NY 10512
66.18-1-17 Louis A Deprange 34 Fairview Rd Carmel, NY 10512	66.18-1-6 Steven Corini 38 Fairview Rd Carmel, NY 10512	66.18-1-7 Elaise Beson 317 West Shore Dr Carmel, NY 10512
77-0-1-3 Town Of Carmel 60 Meakin Ave Mahopac, NY 10541	66.18-1-15 Patrick Castfield 44 Fairview Rd Carmel, NY 10512	



SUBDIVISION MAP NO. 2 OF CHERRY HILL ACRES, F.M. 991-A

SUBDIVISION MAP OF RESERVOIR VIEW ESTATES FILED MAP 1206



Zoning Compliance Matrix

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	100,000 SQ		86,404 SQ FT	87,442 SQ FT	99,821 SQ FT		
Lot Coverage	15%		15.2%	14.9%	14.3%		
Lot Width	200 FT		180 FT	200 FT	200 FT		
Front Yard	40 FT		43 FT	200 FT	183.5 FT		
Side Yard (minimum of)	10 FT		10 FT	10 FT	10 FT		
Side Yard (total of both)	50 FT		50 FT	50 FT	50 FT		
Rear Yard	40 FT		27.5 FT	200 FT	18.5 FT		
Maximum Floor Area	None		4,800 SQ FT	4,800 SQ FT	4,800 SQ FT		
Height	30 FT		30 FT	30 FT	30 FT		

If more than 2 lots are approved, include additional zoning compliance information on a separate sheet.

Will variances be required?
Yes: No:

ARCHITECTURAL VISIONS LLC
2 MILS COTT ROAD NORTH
MAHOPOAC, NY 10541
JOB: 0952969@ARCHITECTURALVISIONS.COM
P: 845-628-6613
F: 845-628-2907

PROJECT: VITIELLO, NARVAEZ, KASSIMIS
PROJECT ADDRESS: 129 WELLINGTON DR, CARMEL, NY 10512
MAILING ADDRESS: SAME AS PROJECT ADDRESS
TAX MAP NO: 66.18-1-18, 19, 20

SITE PLAN FOR LOT LINE CHANGE/SUBDIVISION

REVISIONS

DATE	DESCRIPTION	BY
10/8/21	LOT LINE ADJUSTMENT	LT
10/28/21	LOT LINE ADJUSTMENT	LT

SCALE: AS SHOWN
DRAWN BY: BDC/ML
PROJECT NO: 0952969

S-100

CONSENT TO FILE

THE UNDERSIGNED OWNER(S) HEREBY CONSENTS TO THE FILING OF THIS MAP.

DATE: _____

GREGORY KASSIMIS & NICOLE KASSIMIS
129 WELLINGTON DR
CARMEL, NY 10512

DATE: _____

RENE NARVAEZ & DEBRA LYNCH-NARVAEZ
133 WELLINGTON DR
CARMEL, NY 10512

DATE: _____

ERASMO R. VITIELLO & JOSEPHINE VITIELLO
137 WELLINGTON DR
CARMEL, NY 10512

PARCEL DATA

PARCEL INFO	AREA (OLD)	AREA (NEW)	CHANGE
LOT 2 OWNER(S): GREGORY KASSIMIS & NICOLE KASSIMIS TAX LOT: 66.18-1-18 ZONING: R	2.122 AC±	2.122 AC±	0%
LOT 3 OWNER(S): RENE NARVAEZ & DEBRA LYNCH-NARVAEZ TAX LOT: 66.18-1-19 ZONING: R	2.356 AC±	2.099 AC±	0.257/2.356 = 10.9%
LOT 4 OWNER(S): ERASMO R. VITIELLO & JOSEPHINE VITIELLO TAX LOT: 66.18-1-20 ZONING: R	2.030 AC±	2.287 AC±	0.257/2.287 = 11.24%

1 SITE PLAN FOR LOT LINE CHANGE/SUBDIVISION 1"=40'

CERTIFICATIONS INDICATED HEREON SHOW THE SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS EXPLICIT OR IMPLIED CONSENTS THE APPROVAL OF THE PUTNAM COUNTY DEPARTMENT OF HEALTH. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

TERRY BERGENDORFF COLLINS
69 SHAW REESE ROAD
BREWSTER, NEW YORK 12609
TEL: 518-421-7848 FAX: 518-778-9838
WWW.TERRYBERGENDORFFCOLLINS.COM

SURVEYOR'S SEAL

ENVIRONMENTAL HEALTH SERVICES
DATE: _____
CHAIR PERSON, CARMEL PLANNING BOARD
THIS PLAT VALID FOR FILING UNTIL: _____ (DATE)

N.Y.S. LICENSE NO. 49691

PUTNAM COUNTY DEPARTMENT OF HEALTH

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 115 OF THE PUBLIC HEALTH LAW, AND SECTION 117 OF THE PUBLIC HEALTH LAW IS THEREFORE NOT APPLICABLE. THIS MAP IN NO WAY EXPLICIT OR IMPLIED CONSENTS 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.

SIGNED: _____ DATE: _____
CHAIR PERSON, CARMEL PLANNING BOARD

PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK, ON THE _____ DAY OF _____, 2021, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERRASURE, MODIFICATION OR REVISION OF THE PLAT AS APPROVED SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 2021

LOT LINE ADJUSTMENT

PREPARED FOR: **TAX LOTS 66.18-1-18, 19, & 20**

BEING: **LOTS No. 2, 3, & 4**

AS SHOWN ON: "FINAL SUBDIVISION PLAT OF PROPERTY PREPARED FOR COUNTRY HOME ESTATES" FILED MAP NO. 2445, FILED 11/27/1989

SITING IN: **TOWN OF CARMEL, PUTNAM CO., N.Y.**

SCALE: 1" = 40'

AUGUST 17, 2021

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REVISIONS

DATE	DESCRIPTION	BY
10/8/21	LOT LINE ADJUSTMENT	LT
10/28/21	LOT LINE ADJUSTMENT	LT

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