

CRAIG PAEPRER  
*Chairman*

ANTHONY GIANNICO  
*Vice Chairman*

**BOARD MEMBERS**  
KIM KUGLER  
RAYMOND COTE  
ROBERT FRENKEL  
VICTORIA CAUSA  
JOHN NUCULOVIC

**TOWN OF CARMEL**  
**PLANNING BOARD**



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

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

RICHARD FRANZETTI, P.E.  
*Town Engineer*

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

**PLANNING BOARD AGENDA**  
**APRIL 14, 2022 – 7:00 P.M.**

**TAX MAP #   PUB. HEARING   MAP DATE   COMMENTS**

**PUBLIC HEARING**

1. Shallow Stream Properties Inc - 145 & 153 Shindagen Hill Road	87.8-1-4,5 & 6	4/14/22	3/11/22	Lot Line Adjustment
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**SITE PLAN**

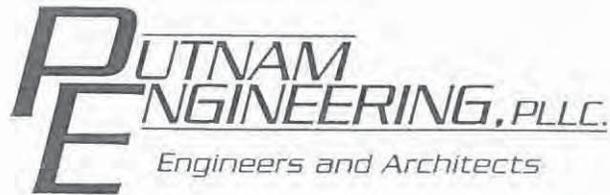
2. Dynamite Properties Corp. – 70 Gleneida Ave	44.14-1-39		2/11/22	Residential Site Plan
3. Platinum Propane – 1035 Route 6	65.10-2-11		3/30/22	Site Plan
4. Demag & Ademi – 552 Route 6	75.12-1-1 & 2		3/31/22	Amended Site Plan
5. Centennial Golf Course – 185 John Simpson Rd	44.-2-2 & 44.-2-4		2/1/22	Amended Site Plan
6. Centennial Golf Townhomes – 185 John Simpson Rd	44.-2-2 & 44.-2-4		03/22	Amended Site Plan

**SUBDIVISION**

7. Centennial Golf Course – 185 John Simpson Rd	44.-2-2 & 44.-2-4		2/1/22	Lot Line Adjustment
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**MISCELLANEOUS**

8. Union Valley Cemetery – 730 Union Valley Road	76.16-1-8		3/29/22	Regrading Application
9. Minutes – 02/10/22, 02/23/22 & 03/10/22				
10. Executive Session – Pending Litigation				



March 14, 2022

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

Re: Dynamite Properties Corp.  
70 Gleneida Avenue  
Hamlet of Carmel  
T.M. 44.14-1-39

Dear Chairman Paeprer and Members of the Board:

Dynamite Properties Corp. owns the two story building known as 70 Gleneida Avenue in the hamlet of Carmel. They have been unable to rent the second floor of the building and are looking to convert the second floor into two one (1) bedroom apartments. In order to make the conversion a use variance will have to be granted by the Carmel Zoning Board of Appeals. We have prepared the Site Plan application along with the supporting documents. This property is a pre-existing nonconforming lot with respect to current zoning requirements and will also need variances to address those shortfalls.

The lot itself is 33 feet wide by approximately 80 feet deep. There is no driveway or curb cut along N.Y.S. Route 52 (Gleneida Avenue) and there is no onsite parking capability. Route 52 has parallel parking on both sides of the street in this location. There is a large private parking lot located behind this building. It is our understanding that owner/tenants along 52 have entered into renting parking spaces in this lot. The current tenant in 70 Gleneida Avenue has such an agreement (lease) with the parking lot owner.

Sincerely,

PUTNAM ENGINEERING, PLLC

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

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

L2056



# TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second Thursday and fourth Wednesday at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel, NY 10541.

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.
- <sup>1/2</sup> 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.* *Paid*

*Rose Lombetta* 3/29/22  
 Planning Board Secretary; Date

*Richard J. ...* 3/23/2022  
 Town Engineer; Date



# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
<b>Application Name:</b> DYNAMITE PROPERTIES CORP	<b>Application #</b> 22-0003	<b>Date Submitted:</b> 3/23/22
<b>Site Address:</b> No. 70 Street: GLENEIDA AVE Hamlet: CARMEL		
<b>Property Location:</b> (Identify landmarks, distance from intersections, etc.) 600 FEET NORTH OF INTERSECTION OF RT 52 AND FAIR STREET		
<b>Town of Carmel Tax Map Designation:</b> Section 44.14 Block 1 Lot(s) 39	<b>Zoning Designation of Site:</b> C - COMMERCIAL	
<b>Property Deed Recorded in County Clerk's Office</b> Date 10/10/2019 Liber 2132 Page 109	<b>Liens, Mortgages or other Encumbrances</b> Yes No	
<b>Existing Easements Relating to the Site</b> No <input checked="" type="radio"/> Yes Describe and attach copies: NEIGHBOR TO NORTH ACCESS EASEMENT DRIVEWAY & WALKWAY	<b>Are Easements Proposed?</b> No <input checked="" type="radio"/> Yes Describe and attach copies:	
<b>Have Property Owners within a 500' Radius of the Site Been Identified?</b> <input checked="" type="radio"/> Yes <input type="radio"/> No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
<b>Property Owner:</b> DYNAMITE PROPERTIES CORP	<b>Phone #:</b> 914 490 6792 <b>Fax#:</b>	<b>Email:</b> homesbyracek@gmail.com
<b>Owners Address:</b> No. 56 Street: PAPANIA DRIVE Town: MALDEN State: NY Zip: 10541		
<b>Applicant (if different than owner):</b>	<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Applicant Address (if different than owner):</b> No. Street: Town: State: Zip:		
<b>Individual/ Firm Responsible for Preparing Site Plan:</b> PUTNAM ENGINEERING PLLC	<b>Phone #:</b> 845 279 6789 <b>Fax#:</b>	<b>Email:</b> plynch@putnameng.com
<b>Address:</b> No. 4 Street: OLD RT 60 Town: BREWSTER State: NY Zip: 10509		
<b>Other Representatives:</b>	<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Owners Address:</b> No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
<b>Describe the project, proposed use and operation thereof:</b> THIS IS AN EXISTING DEVELOPED COMMERCIAL PROPERTY THE APPLICANTS WANT TO CONVERT THE 2ND FLOOR OF THE BUILDING INTO 2 ONE BEDROOM APARTMENTS		

# TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: <u>0.06</u> Square Feet: <u>2,640</u>		Square footage of all existing structures (by floor): <u>1,794 TOTAL</u>	
# of existing parking spaces: <u>0</u>		# of proposed parking spaces: <u>0</u>	
# of existing dwelling units: <u>0</u>		# of proposed dwelling units: <u>2</u>	
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> <li>▪ Is project in sewer district or will private septic system(s) be installed? <u>SEWER DIST</u></li> <li>▪ If yes to Sanitary Sewer answer the following:                             <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ Is this an in-district connection? <u>EXIST</u> Out-of district connection? <u>      </u></li> <li>▶ What is the total sewer capacity at time of application? <u>      </u></li> <li>▶ What is your anticipated average and maximum daily flow <u>      </u></li> </ul> </li> </ul>			
For Town of Carmel Town Engineer			
<ul style="list-style-type: none"> <li>▶ What is the sewer capacity <u>NA - RT 3/23/2022</u></li> </ul>			
▪ Water Supply		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
If Yes:		<ul style="list-style-type: none"> <li>▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> <u>EXISTING</u></li> <li>▶ What is the total water capacity at time of application? <u>      </u></li> <li>▶ What is your anticipated average and maximum daily demand <u>      </u></li> </ul>	
▪ Storm Sewer		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
▪ Electric Service		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
▪ Gas Service		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
• Telephone/Cable Lines		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
For Town of Carmel Town Engineer			
Water Flows <u>NA - RT 3/23/2022</u>			
Sewer Flows <u>EXIST</u>			
Town Engineer; Date			
What is the predominant soil type(s) on the site? <u>URBAN LAND (UF)</u>		What is the approximate depth to water table? <u>5'</u>	
Site slope categories:		15-25% <input type="checkbox"/> %	25-35% <input type="checkbox"/> %
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 in a designated Critical Environmental Area?		Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Does a curb cut exist on the site? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	What is the sight distance? Left <u>NA</u> Right <u>NA</u>	
Is the site located within 500' of:			
• 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 checked="" type="checkbox"/> No: <input type="checkbox"/>	
• A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of state or county owned land on which a building is located		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

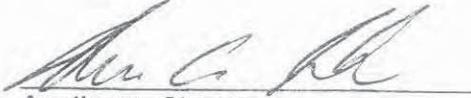
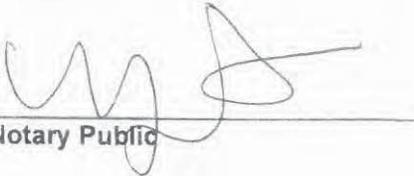
## TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input 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 <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span>	
Will the project require coverage under the Current NYCDEP Stormwater Regulations <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span>	
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: 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 checked="" 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 type="checkbox"/>	
Has this application been referred to the Fire Department? Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
What is the estimated time of construction for the project? <p style="text-align: center;">NA</p>	

### ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 ft <sup>2</sup>	2,640 ft <sup>2</sup>	2,640 ft <sup>2</sup>
Lot Coverage	30% MAX	43.37%	43.37%
Lot Width	200'	32.96'	32.96'
Lot Depth	200'	80.02'	80.02'
Front Yard	40'	7.4'	7.4'
Side Yard	25'	1.3'	1.3'
Rear Yard	30'	4.6'	4.6'
Minimum Required Floor Area	5,000 s.f.	1,794 s.f.	1,794 s.f.
Floor Area Ratio			
Height	35'	< 35'	< 35'
Off-Street Parking	9	0	0
Off-Street Loading	1	0	0

# TOWN OF CARMEL SITE PLAN APPLICATION

<b>Will variances be required?</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	<b>If yes, identify variances:</b> LOT AREA, LOT WIDTH, LOT DEPTH, FRONT YARD, SIDE YARD, REAR YARD, BLDG SQ FOOTAGE, LOT COVERAGE, PARKING, LOADING AND APARTMENT USE.
<b>Foundation</b>	
<b>Structural System</b>	
<b>Roof</b>	
<b>Exterior Walls</b>	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>AMANDA RACEK</u> Applicants Name	 Applicants Signature
Sworn before me this <u>15<sup>th</sup></u> day of <u>March</u> 20 <u>22</u>	
 Notary Public	

MELISSA A. NACLERIO  
 NOTARY PUBLIC-STATE OF NEW YORK  
 No. 01NA6077363  
 Qualified in Westchester County  
 My Commission Expires July 08, 2022



# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	N/A <input type="checkbox"/> EXIST. DEVELOPED FLAT LOT	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The location of all existing and proposed easements	THERE IS <input checked="" type="checkbox"/> AN EXIST. EASEMENT FOR NEIGHBOR - THAT IS IN DEED - BUT NO METE & BOUNDS	<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	N/A <input type="checkbox"/> THERE IS NO ONSITE CIRCULATION	<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	N/A <input type="checkbox"/> THERE IS NO ONSITE PARKING	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	N/A <input type="checkbox"/> THE ONLY LIGHT FIXTURES ARE AT THE FRONT DOOR	<input type="checkbox"/>
14	Proposed signage	N/A <input type="checkbox"/> NO SIGNS PROPOSED	<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"/> 1 ST FLOOR - ACCOUNTANT 2 EMPLOYEES	<input type="checkbox"/>



# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	NA <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	NA <input type="checkbox"/> EXISTING LANDSCAPING FRONT BLDG HAS SHRUBS. REAR IS LAWN W/ TREES ON SIDE PROP LINES	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/> GARBAGE CAN ON SIDE OF BLDG	<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 type="checkbox"/> ATTACHED PHOTOGRAPHS	<input type="checkbox"/>

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

I Paul M. Lynch 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:



Professionals Seal

*Paul M. Lynch*  
Signature - Applicant

*Paul M. Lynch*  
Signature - Owner

3/15/2022  
Date

3/15/2022  
Date



TOWN OF CARMEL  
**SITE PLAN COMPLETENESS  
CERTIFICATION FORM**



Town Certification (to be completed by the Town)

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

Rose Grumblett  
Signature - Planning Board Secretary

3/29/22  
Date

Richard J. Engle  
Signature - Town Engineer

3/29/2022  
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.

<b>Part 1 – Project and Sponsor Information</b>			
Amanda and Tom Racek			
Name of Action or Project: Dynamite Properties Corp.			
Project Location (describe, and attach a location map): 70 Gleneida Avenue Carmel, New York			
Brief Description of Proposed Action: This is an existing developed commercial property. The owners wish to convert the second story of their building into two 1bedroom apartments.			
Name of Applicant or Sponsor: Dynamite Properties, Corp		Telephone: 914 490 6792	
Address: 56 Papania Drive		E-Mail: homesbyracek@gmail.com	
City/PO: Mahopac		State: New York	Zip Code: 10541
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"/>
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.06 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? _____ 0.06 acres			NO <input checked="" type="checkbox"/>
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?			NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			NO	YES
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input 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?			NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?			NO	YES
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?			NO	YES
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" 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?		<input checked="" type="checkbox"/>	NO	YES
	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 type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	NO	YES
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				
_____				
_____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline    Forest    Agricultural/grasslands    Early mid-successional

Wetland    Urban    Suburban

---

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

Northern Long-eared Bat

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>

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16. Is the project site located in the 100-year flood plan?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

---

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

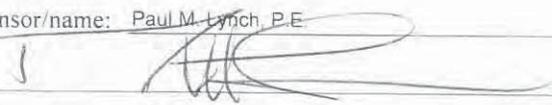
If Yes, describe:

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>

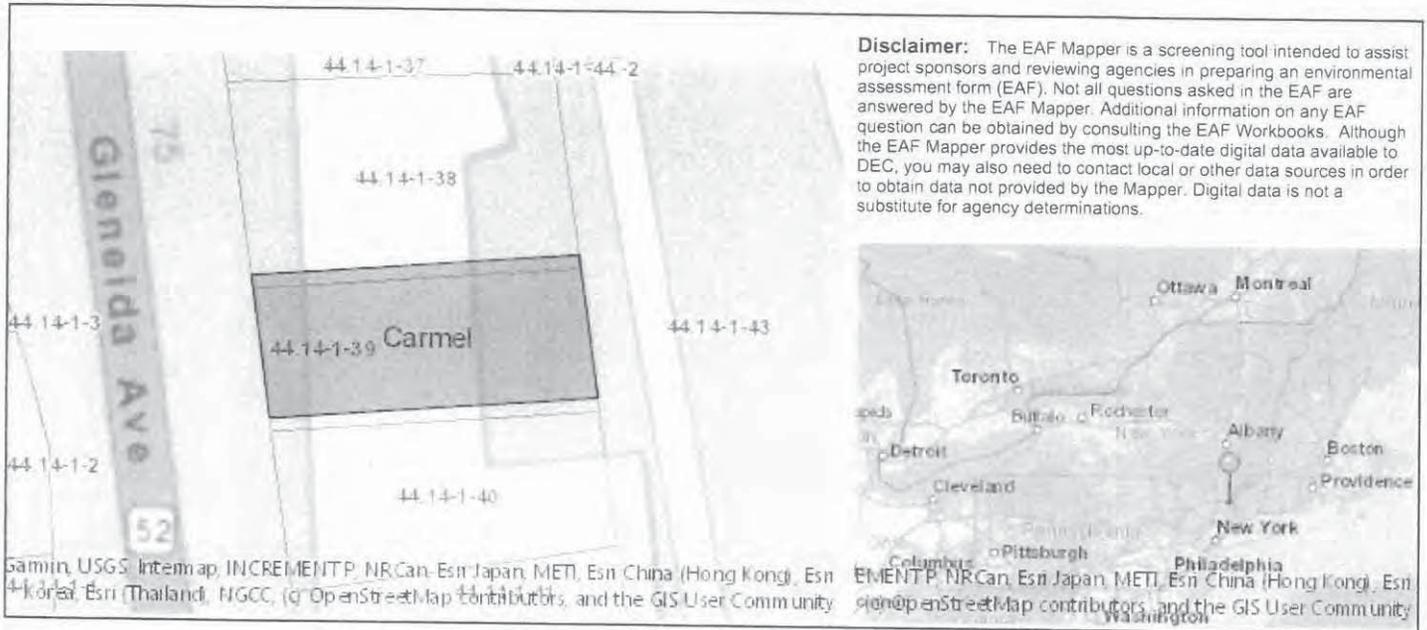
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**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: Paul M. Lynch, P.E. Date: March 14, 20223

Signature:  Title: Principal Engineer

**PRINT FORM**



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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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]	Yes

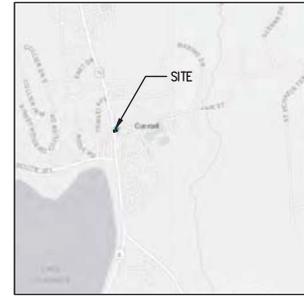
**PROPERTIES WITHIN 500':**

4413-2-1	ORSEY'S WLN. INC.	1280 PEEDSKILL HOLLOW RD	CARMEI, NY 10512
4413-2-2	19 FLOWER AVENUE, LLC	c/o BRIAN SENNO, 28 WALNUT ST	CARMEI, NY 10564
4413-2-3	ME & BO PROPERTIES, LLC	c/o RICHARD T. CAPRA, 3005 FARMWALK RD	YORKTOWN HEIGHTS, NY 10598
4413-2-4	L. SHIMAT, ALMA MADKAY, LLOYD MADKAY, AND TAMAR MADKAY	805 WEST END AVE APT 1001	NEW YORK, NY 10025
4413-2-5	LIBA AND RODOLFO QUEDADA	25 FLOWER AVE	CARMEI, NY 10512
4413-2-6	AUGUSTINE AND CRESCENT SCHICHTI	10 BELLA RD	CARMEI, NY 10512
4413-2-7	MARLON RAMOSAN	1870 HAWOOD ST APT 2R	ROSEWOOD, NY 11855
4413-2-8	RICHARD CARRASCO	10 RIDGE RD	CARMEI, NY 10512
4413-2-9	HERNANDEZ & FERNANDEZ	FAMILY TRUST, 6 RIDGE RD	CARMEI, NY 10512
4414-1-1	INSPIRING CARMEI, INC.	67 GLENEDA AVE	CARMEI, NY 10512
4414-1-2	89 GLENEDA AVENUE LLC	12 COLONIAL RIDGE CT	BREWSTER, NY 10509
4414-1-3	RESORBELLE ENTERPRISES LLC	2403 S. CHRISTIAN HWY PMB 16	NASSI HEAD, NC 27959
4414-1-4	HANSEN OFFICE SOLUTIONS, INC.	393 NICHOLS RD	CARMEI, NY 10512
4414-1-5	WAYNE RIDER	P.O. BOX 10	CARMEI, NY 10512
4414-1-6	CARMEI BOARD OF FIRE COMMISSION	P.O. BOX 1238	CARMEI, NY 10512
4414-1-7	MT. CARMEI BAPTIST CHURCH	P.O. BOX 536	CARMEI, NY 10512
4414-1-9	JAMES WISE	38 FLOWER AVE	CARMEI, NY 10512
4414-1-10	LONGVIEW REALTY CORP.	336 LONGVIEW TER	YONKER, NY 10710
4414-1-11	ROBERT HALL AND EDWARD BONDI	805 307	BEDFORD, NY 10509
4414-1-12	PETER AND MARY FELLBAUGH	99 CHERRY LN	STORWILLE, NY 12582
4414-1-13	ROBERT H. HALL AND EDWARD G. BONDI	P.O. BOX 307 HICKORY LA	BEDFORD, NY 10509
4414-1-14	SAY COUNSELOR INC.	56 GLENEDA AVE	CARMEI, NY 10512
4414-1-15	DAVID AND CYNTHIA RADOGICH	56 GLENEDA AVE	CARMEI, NY 10512
4414-1-16	SUE ANN AND BRIAN SIMPSON	2 SUNSET RDG	CARMEI, NY 10512
4414-1-17	89 GLENEDA AVENUE LLC	12 COLONIAL RIDGE CT	BREWSTER, NY 10509
4414-1-34	KILLEY CEMETERY INC.	RTE 52	CARMEI, NY 10512
4414-1-35	MT. CARMEI BAPTIST CHURCH	P.O. BOX 536	CARMEI, NY 10512
4414-1-36	MT. CARMEI BAPTIST CHURCH	70-1102 P.O. BOX 536	CARMEI, NY 10512
4414-1-37	MT. CARMEI BAPTIST SOCIETY	70-1102 P.O. BOX 536	CARMEI, NY 10512
4414-1-38	IVANE AND LAURA COHEN	72 GLENEDA AVE	CARMEI, NY 10512
4414-1-40	RFB CORP.	P.O. BOX 59	CARMEI, NY 10512
4414-1-41	GIUSEPPE IONENO JR.	60 CLEARVIEW CIR	HOPEWELL JCT, NY 12533
4414-1-42	LZU, LLC	14 GLENVAE DR	CARMEI, NY 10512
4414-1-43	MENCO PROPERTIES CORP	P.O. BOX 540	MANHATTAN, NY 10541
4414-1-44	MT. CARMEI BAPTIST CHURCH	P.O. BOX 536	CARMEI, NY 10512
4414-1-45	MENCO PROPERTIES CORP	P.O. BOX 540	MANHATTAN, NY 10541
4414-1-46	17 FAR ST, LLC	17 FAR ST	CARMEI, NY 10512
4414-1-47	RANIC ENTERPRISES CORP	19 FAR ST	CARMEI, NY 10512
4414-1-48	UNITED STATES POSTAL SERVICE	28 FAR ST	CARMEI, NY 10512
4414-1-43	FRANKLIN G. AND EDITH E. WILES	4 RIDGE RD	CARMEI, NY 10512
4417-1-46	PETER JR. AND JANET E. INTERI	5 FLOWER AVE	CARMEI, NY 10512
4417-1-47	SPENCER D. SCHATMAN AND SARANTOULA PAPAS	7 HILLVIEW CT	CORTLAND MANOR, NY 10567
4417-1-48	JAMES A. WISE	11 FLOWER AVE	CARMEI, NY 10512
4417-1-49	STEPHEN DILL	13 FLOWER AVE	CARMEI, NY 10512
4418-1-1	FISHER THOMAS INC	10 FLOWER AVE	CARMEI, NY 10512
4418-1-2	PUTNAM COUNTY NATIONAL BANK	43 GLENEDA AVE	CARMEI, NY 10512
4418-1-3	PUTNAM COUNTY NATIONAL BANK	43 GLENEDA AVE	CARMEI, NY 10512
4418-1-4	BANK OF CARMEI PUTNAM CITY NATL	47 GLENEDA AVE	CARMEI, NY 10512
4418-1-5	PUTNAM COUNTY NATIONAL BANK	47 GLENEDA AVE	CARMEI, NY 10512
4418-1-6	GLENEDA 51, INC.	51 GLENEDA AVE	CARMEI, NY 10512
4418-1-7	HENRY P. JR AND P.C. SIMPSON	2 SUNSET RDG	CARMEI, NY 10512
4418-1-8	57 MAIN STREET CORP	55 GLENEDA AVE	CARMEI, NY 10512
4418-1-9	57 MAIN STREET CORP	67 GLENEDA AVE	CARMEI, NY 10512
4418-1-11	83 GLENEDA, LLC	85 GLENEDA AVE	CARMEI, NY 10512
4418-1-14	NAAC PROPERTIES, INC.	9 FAR ST	CARMEI, NY 10512
4418-1-15	FAR PROPERTY MGMT, LLC	16 FAR ST	CARMEI, NY 10512
4418-1-16	NEW FAR STREET LLC	16 CORNHSH RD	CARMEI, NY 10512
4418-1-17	COUNTY OF PUTNAM	40 GLENEDA AVE	CARMEI, NY 10512
4418-1-18	FAR STREET PROPERTIES	14 FAR ST	CARMEI, NY 10512
4418-1-19	12 FAR ST. CORP	827 FOX MEADOW RD	YORKTOWN HEIGHTS, NY 10598
4418-1-20	631A ASSOCIATES INC.	10 FAR ST	CARMEI, NY 10512
4418-1-21	PUTNAM PROPERTY GROUP LLC	105 ROUTE 6	MANHATTAN, NY 10541
4418-1-22	COUNTY OF PUTNAM	40 GLENEDA AVE	CARMEI, NY 10512
4418-1-23	PUTNAM COUNTY NATIONAL BANK	43 GLENEDA AVE	CARMEI, NY 10512
4418-1-24	COUNTY OF PUTNAM	40 GLENEDA AVE	CARMEI, NY 10512
4418-1-25	COUNTY OF PUTNAM	40 GLENEDA AVE	CARMEI, NY 10512
4418-1-26	CARMEI CENTRAL SCHOOL DISTRICT	P.O. BOX 296	PATTERSON, NY 12563

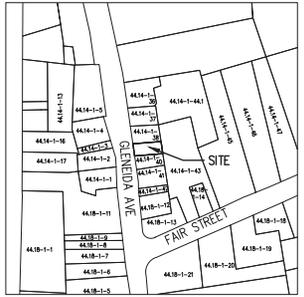


FRONT ELEVATION

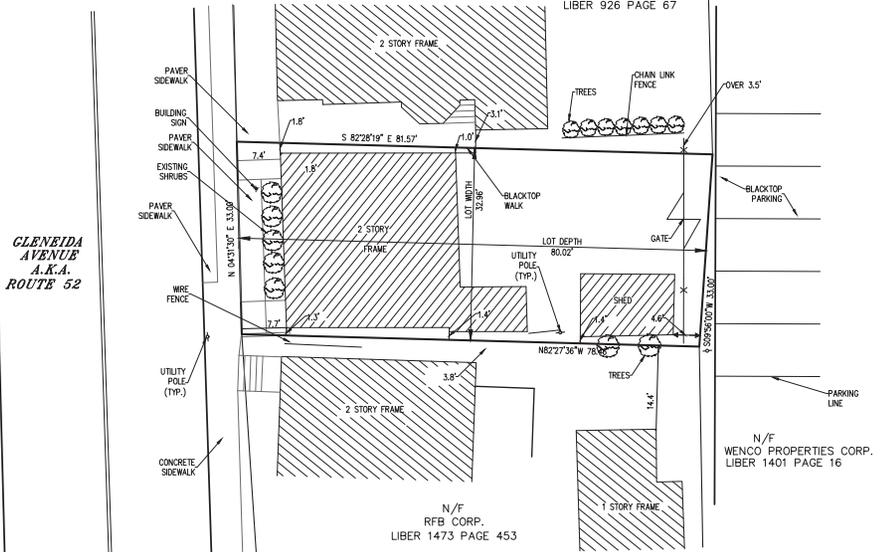
REAR ELEVATION



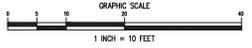
LOCATION MAP  
SCALE: 1" = 100'



AREA MAP  
SCALE: 1" = 300'



**EXISTING CONDITIONS PLAN**



**LEGEND:**

[Hatched Box]	BUILDING/FRAME
[Circle with Cross]	UTILITY POLE
[Cloud-like Shape]	SHRUBS/TREES

**CARMEI PLANNING BOARD APPROVAL**

APPROVAL HEREBY GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ IF BUILDING PERMIT IS NOT ISSUED WITHIN 12 MONTHS FROM THE ABOVE DATE, THIS APPROVAL BECOMES NULL AND VOID.

TOWN OF CARMEI PLANNING BOARD  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_  
CHAIRMAN

**SCHEDULE of DISTRICT REGULATIONS:**

C-COMMERICAL	REQUIRED	EXISTING
MIN. LOT AREA S.F.*	40,000 S.F.	2,640 S.F.
MIN. LOT WIDTH FEET*	200 FEET	32.86 FEET
MIN. LOT DEPTH FEET*	200 FEET	80.02
MINIMUM YARDS-PRINCIPAL FRONT FEET*	40'	7.4'
SIDE FEET*	25'	1.3'
REAR FEET*	30'	4.6'
MINIMUM YARDS-ACCESSORY BLD'G FRONT FEET	-	-
SIDE FEET	-	-
REAR FEET	-	-
MAXIMUM PERMITTED HEIGHT FEET	35'	<35'
MINIMUM REQUIRED FLOOR AREA FEET	5,000 S.F.	1,794 S.F.
% OF BUILDING S.F.*	-	-
MAXIMUM PERMITTED COVERAGE OF LOT-%PERCENT*	30%	43.37%

\*VARIANCE REQUIRED  
LOT COVERAGE AREA=1154.70 S.F.

**PARKING CALCULATION FOR:**

SEC 156-42

EXISTING OFFICE/RETAIL 1ST FLOOR - 998 S.F.	
2ND FLOOR APARTMENT - 2	
SO:	300
RETAIL/OFFICE 998 S.F. = 4.90 OR 5 SPACES	
2 APARTMENTS REQUIRE 2 EACH 2 UNITS X 2 SPACE = 4 SPACES	
TOTAL PARKING REQUIRED	= 9 SPACES
TOTAL SPACES PROVIDED	= 0 SPACES
VARIANCE REQUIRED	= 9 SPACES
LOADING SPACES	= 1 SPACE
TOTAL LOADING REQUIRED	= 1 SPACE
TOTAL LOADING SPACE PROVIDED	= 0 SPACE
VARIANCE REQUIRED	= 1 SPACE

**PLAN NOTES:**

- OWNER/APPLICANT: DYNAMITE PROPERTIES CORP. 56 PAFANIA DRIVE, MANHATTAN, NY 10541
- BOUNDARY AND SITE INFORMATION TAKEN FROM A SURVEY PREPARED BY ROBERT V. OSWALD P.L.S. LAND SURVEYING COMPANY DATED SEPTEMBER 30, 2019.
- PROPERTY IS LOCATED IN THE WEST BRANCH RESERVOIR BASIN.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 3607902014IE, DATED 3/4/2013.
- SITE DATA: LOT AREA = 2640 S.F. (0.06 ac) TAX MAP 4414-1-39 C-COMMERICAL ZONE
- ALL UTILITIES ARE ABOVE GRADE. TRASH WILL CONTINUE TO BE PICKED UP.
- SEWER SERVICE PROVIDED BY CARMEI SEWER DISTRICT #2
- WATER SERVICE PROVIDED BY CARMEI WATER DISTRICT #2
- DESCRIPTION OF USE: 1ST FLOOR: OFFICE/RETAIL 2ND FLOOR: 2 PROPOSED APARTMENTS\* WHICH REQUIRES A VARIANCE
- THERE IS ONE SIGN IN FRONT OF THE BUILDING.

**PUTNAM ENGINEERING PLLC**  
ENGINEERS - ARCHITECTS

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

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7200 SUBDIVISION 2, "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON WHO IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL, AND THE NOTATION "ALTERED BY FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

**REVISIONS**

NO.	DATE	DESCRIPTION

PLAN PREPARED FOR:  
**DYNAMITE PROPERTIES CORP.**

70 GLENEDA AVE, CARMEI, N.Y. 10512  
TOWN OF CARMEI  
PUTNAM COUNTY, NEW YORK  
TAX MAP 4414, BLOCK 1, LOT 39

DATE: 11 FEB 2022  
PROJECT MANAGER: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS NOTED

**SITE PLAN EXISTING CONDITIONS**

SHEET 1 OF 1



March 30, 2022

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

RE: 1035 Rt 6 – Platinum Propane  
Town of Carmel  
TM# 65.10-2-11

Dear Chairman Paepre and Members of the Board:

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

- Site Plan Application, dated March 21, 2022. (11 copies)
- Site Plan Completeness Certification Form, dated March 21, 2022. (11 copies).
- Disclosure Addendum Statement, dated March 23, 2022. (2 copies)
- Site Plan set, dated March 30, 2022. (5 copies)
- Architectural Plan/Elevation by Michael A. Piccirillo, AIA, dated March 15, 2022 (11 copies)
- SEQR Short EAF, dated March 30, 2022. (11 copies)
- Property Deed. (2 copies)
- List of Property Owners within 500' of the Site Boundary. (2 copies)
- Check number 1899 in the amount of \$3,100 for the application fee.

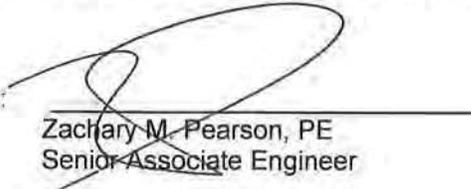
The applicant seeks site plan approval for the conversion of an existing residential building to office space, the construction of a 1,500sf, three-sided lean to structure to house propane service trucks, a 480sf canopy over a proposed propane filling station, two buried 30,000 gallon propane tanks, and the associated stormwater management facilities, driveway and parking.

Please place the project on the April 14, 2022 Planning Board agenda for a discussion of the project with the Board. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By:

  
Zachary M. Pearson, PE  
Senior Associate Engineer

ZMP/adt

Enclosures

cc: (All via email only) Joseph Covais, Michael Velardo, Mahopac Fire Department

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

Z:\E22101100 Platinum Propane, Rt 6\Correspondence\2021\033022cpb.doc



# TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second Thursday and fourth Wednesday at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel, NY 10541.

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.
- <sup>N/A</sup> 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 Grondetta 3/31/20  
Planning Board Secretary; Date

Richard J. [Signature] 3/31/2020  
Town Engineer; Date



# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
<b>Application Name:</b> Platinum Propane - Mahopac	<b>Application #</b> 22-0004	<b>Date Submitted:</b> 3/30/22
<b>Site Address:</b> No. 1035      Street: Route 6      Hamlet: Mahopac		
<b>Property Location:</b> (Identify landmarks, distance from intersections, etc.) East side of Route 6 between Nicole Way and Baldwin Lane		
<b>Town of Carmel Tax Map Designation:</b> Section 65.10    Block 2    Lot(s) 11	<b>Zoning Designation of Site:</b> Commercial	
<b>Property Deed Recorded in County Clerk's Office</b> Date      Liber 730    Page 987	<b>Liens, Mortgages or other Encumbrances</b> Yes      No	
<b>Existing Easements Relating to the Site</b> No <input checked="" type="radio"/> Yes    Describe and attach copies:	<b>Are Easements Proposed?</b> <input checked="" type="radio"/> No    Yes    Describe and attach copies:	
<b>Have Property Owners within a 500' Radius of the Site Been Identified?</b> <input checked="" type="radio"/> Yes    No      Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
<b>Property Owner:</b> Hillside Property Holdings LLC	<b>Phone #:</b> 914-424-0722 <b>Fax#:</b>	<b>Email:</b> joe@goplatinumpropane.com
<b>Owners Address:</b> No. 2    Street: Depot Plaza      Town: Bedford Hills      State: NY Zip: 10507		
<b>Applicant (If different than owner):</b> Same	<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Applicant Address (If different than owner):</b> No.    Street:      Town:      State:    Zip:		
<b>Individual/ Firm Responsible for Preparing Site Plan:</b> Insite Engineering, Zachary M. Pearson, P.E.	<b>Phone #:</b> 845-225-9690 <b>Fax#:</b> 845-225-9717	<b>Email:</b> zpearson@insite-eng.com
<b>Address:</b> No. 3    Street: Garrett Place      Town: Carmel      State: NY Zip: 10512		
<b>Other Representatives:</b>	<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Owners Address:</b> No.    Street:      Town:      State:    Zip:		
PROJECT DESCRIPTION		
<b>Describe the project, proposed use and operation thereof:</b> The applicant seeks to convert an existing residence into an office space for their propane business. Additionally, the applicant is seeking to construct a 1,500 sf three-sided, open air lean to structure for the storage of their service vehicles, a propane loading area with a 40'x12' canopy, two (2) 30,000 gallon buried propane tanks, and the associated driveway, parking and stormwater management practices.		

## TOWN OF CARMEL SITE PLAN APPLICATION

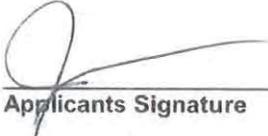
PROJECT INFORMATION	
<b>Lot size:</b> Acres: 12.0 <i>Square Feet: 522,598</i>	<b>Square footage of all existing structures (by floor):</b> <small>Principle Building: 1,100 sf± (first floor), 500 sf± (second floor), garage: 675 sf± = 2,275±</small>
# of existing parking spaces: 4	# of proposed parking spaces: 11
# of existing dwelling units: 1	# of proposed dwelling units 0
<b>Is the site served by the following public utility infrastructure:</b> <ul style="list-style-type: none"> <li>▪ Is project in sewer district or will private septic system(s) be installed? <u>Existing private septic</u></li> <li>▪ If yes to Sanitary Sewer answer the following:                             <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ Is this an in-district connection? _____ Out-of district connection? _____</li> <li>▶ What is the total sewer capacity at time of application? _____</li> <li>▶ What is your anticipated average and maximum daily flow _____</li> </ul> </li> </ul>	
For Town of Carmel Town Engineer ▶ What is the sewer capacity <u>NOT Applicable</u>	
<ul style="list-style-type: none"> <li>▪ Water Supply Onsite well                      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li style="margin-left: 40px;">If Yes:            ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li style="margin-left: 40px;">                         ▶ What is the total water capacity at time of application? _____</li> <li style="margin-left: 40px;">                         ▶ What is your anticipated average and maximum daily demand _____</li> <li>▪ Storm Sewer    Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>▪ Electric Service    Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>▪ Gas Service    Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>• Telephone/Cable Lines                                      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> </ul>	
For Town of Carmel Town Engineer  Water Flows <u>NOT Applicable</u> Sewer Flows <u>NOT Applicable</u>  <u>Redden 2/28 3/31/2022</u> Town Engineer; Date	
<b>What is the predominant soil type(s) on the site?</b> <small>PnC - Paxton Fine Sandy Loam, W&amp;B, Woodbridge Loam</small>	<b>What is the approximate depth to water table?</b> <u>&lt;1' - &gt;6'</u>
<b>Site slope categories:</b> 15-25% <u>20</u> %                      25-35% <u>20</u> %                      >35% <u>10</u> %	
<b>Estimated quantity of excavation:</b> Cut (C.Y.) <u>TBD</u> Fill (C.Y.) <u>TBD</u>	
<b>Is Blasting Proposed</b> Yes: <input type="checkbox"/> No: <input type="checkbox"/> Unknown: <input checked="" type="checkbox"/>	
<b>Is the site located in a designated Critical Environmental Area?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
<b>Does a curb cut exist on the site?</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	<b>Are new curb cuts proposed?</b> Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
<b>What is the sight distance?</b> Left <u>220'±</u> Right <u>325'±</u>	
<b>Is the site located within 500' of:</b> with selective clearing	
<ul style="list-style-type: none"> <li>• The boundary of an adjoining city, town or village    Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>• The boundary of a state or county park, recreation area or road right-of-way                      Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></li> <li>• A county drainage channel line.    Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> <li>• The boundary of state or county owned land on which a building is located                      Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></li> </ul>	

## 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 <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span>			
Does the site disturb more than 5,000 sq ft		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input checked="" type="checkbox"/>			
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Are any encroachments, crossings or alterations proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located adjacent to New York City watershed lands?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>			
Has this application been referred to the Fire Department?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
What is the estimated time of construction for the project? <span style="float: right;">Summer/Fall 2022</span>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 sf	522,598 sf	522,598 sf
Lot Coverage	30%	0.2%	0.7%
Lot Width	200'	729'	729'
Lot Depth	200'	722'	722'
Front Yard	40'	16**	16**
Side Yard	25'	160'	97'
Rear Yard	30'	384'	262'
Minimum Required Floor Area	5,000 sf	1,600 sf*	1,600 sf*
Floor Area Ratio	N/A	0.003	0.003
Height	60	<60'	<60'
Off-Street Parking	11	4	11
Off-Street Loading	1	0	1

\* Pre-existing non-conformance condition

## TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If yes, identify variances:
<b>PROPOSED BUILDING MATERIALS</b>	
Foundation	Reinforced Concrete
Structural System	Timber
Roof	Metal
Exterior Walls	Vinyl
<b>APPLICANTS ACKNOWLEDGEMENT</b>	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>Joseph Covaris</u> Applicants Name	 Applicants Signature
Sworn before me this <u>21<sup>st</sup></u> day of <u>March</u> 20 <u>22</u>	
 Notary Public	Notary Public, N.Y. 62006-266149 6845 5/2024



# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

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



# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

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

I Joseph Covais 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:



Professionals Seal

\_\_\_\_\_  
Signature - Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature - Owner

3/21/2022  
Date



# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Lombetta

Signature - Planning Board Secretary

3/31/22  
Date

Richard Smith

Signature - Town Engineer

3/31/2022  
Date

## Short Environmental Assessment Form

### Part 1 - Project Information

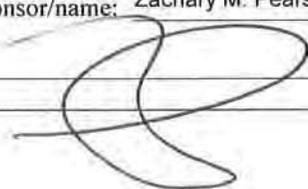
#### Instructions for Completing

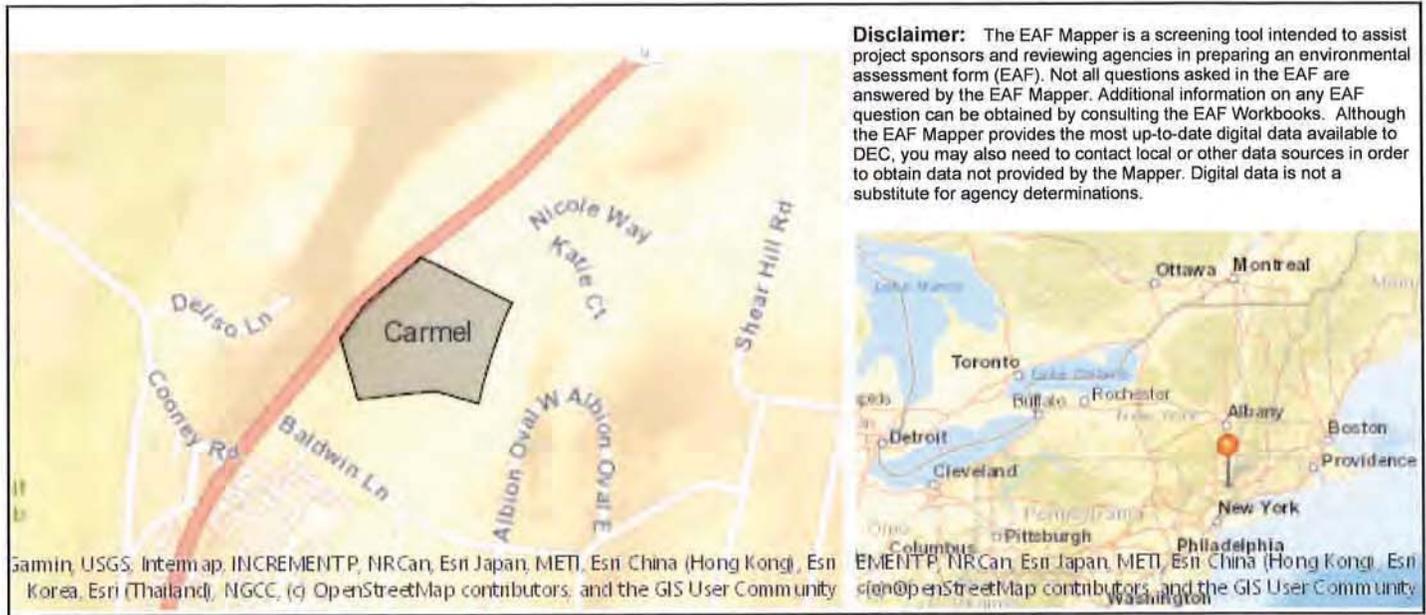
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Platinum Propane - Mahopac			
Project Location (describe, and attach a location map): East side of Route 6 between Nicole Way and Baldwin Lane			
Brief Description of Proposed Action: The applicant seeks to convert an existing residence into an office space for their propane business. Additionally, the applicant is seeking to construct a 1,500 sf three-sided, open air lean to structure for the storage of their service vehicles, a propane loading area with a 40'x12' canopy, two (2) 30,000 gallon buried propane tanks, and the associated driveway, parking and stormwater management practices.			
Name of Applicant or Sponsor: Hillside Property Holding, LLC		Telephone: 914-424-0722 E-Mail: joe@goplatinumpropane.com	
Address: 1035 Route 6			
City/PO: Mahopac		State: NY	Zip Code: 10541
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"/>
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: Town of Carmel Building Permit, NYSDOT Highway Work Permit, NYSDEC GP-0-20-001 Coverage			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 12.0 acres b. Total acreage to be physically disturbed? _____ 1.3 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 12.0 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			

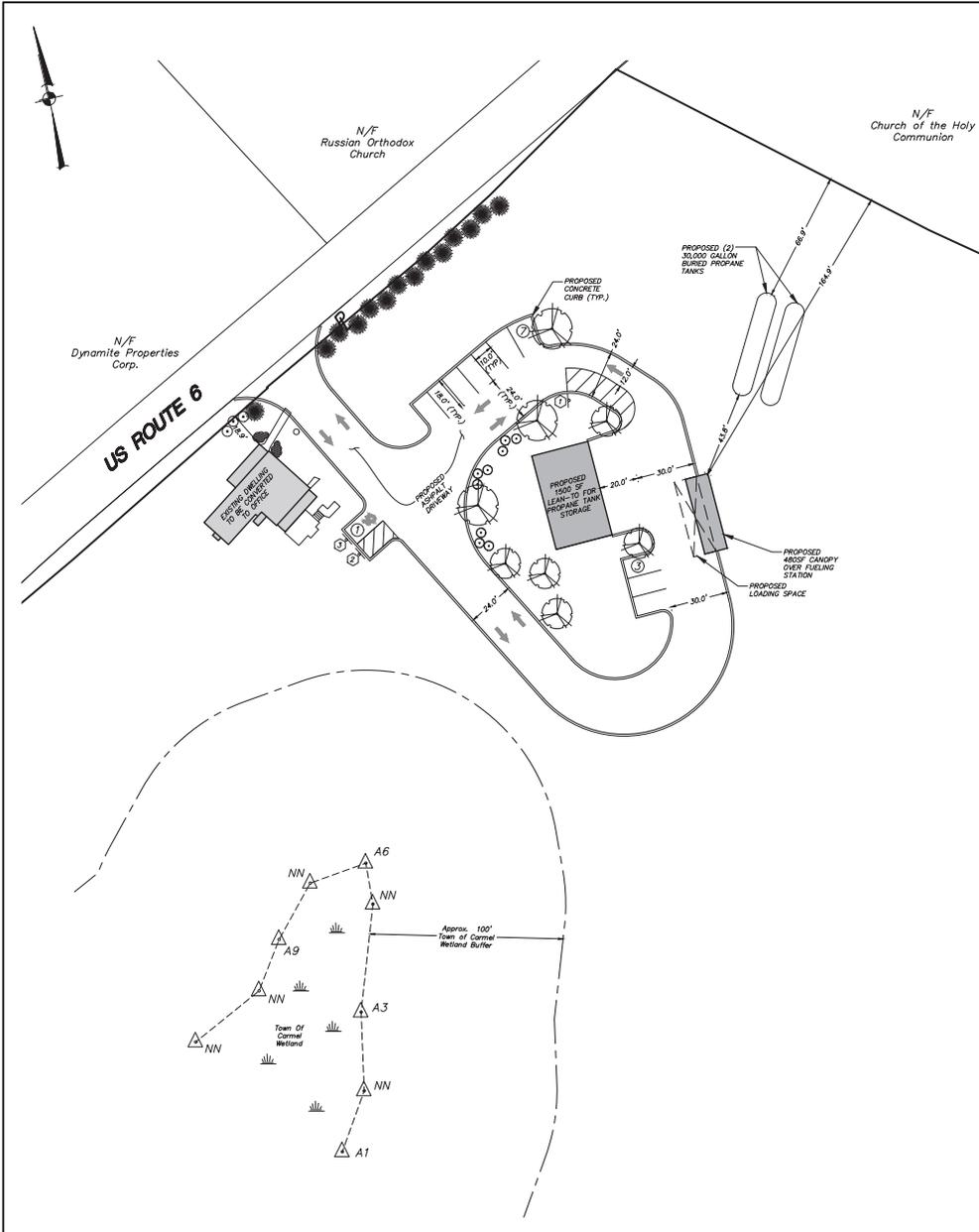
	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> <li>a. A permitted use under the zoning regulations?</li> <li>b. Consistent with the adopted comprehensive plan?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Onsite Well _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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: _____ Existing onsite Septic _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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"/>	
	<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"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Proposed stormwater practices.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor/name: <u>Zachary M. Pearson, P.E., Insite Engineering</u> Date: <u>3/30/22</u> Signature:  Title: <u>Project Engineer</u>		



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]	No
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





**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING BUILDING
- EXISTING WETLAND FLAGS
- EXISTING WETLAND BUFFER
- PROPOSED BUILDING
- PROPOSED CONCRETE CURB
- PROPOSED PAINTED DIRECTIONAL ARROW
- PROPOSED PAINTED HANDICAP PARKING SYMBOL
- PROPOSED STRIPED ISLAND
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED SINGLE POLE SIGN
- PROPOSED LOADING SPACE

**C-ZONE REQUIREMENTS**

	REQUIRED / EXISTING	PROPOSED
Minimum Lot Area:	40,000 s.f.	522,598 s.f.
Minimum Width:	200'	729'
Minimum Depth:	200'	722'
Minimum Yard Setbacks:		
Front:	40'	18.9'
Side:	25'	165'
Rear:	30'	436'
Maximum Building Height:	60'	<60'
Minimum Required Floor Area:	5,000 s.f.	1,600± s.f.
Maximum Lot Coverage:	40%	0.7%

\* Pre-existing nonconforming condition.

**PARKING SUMMARY**

OFFICE USE 1 SPACE PER 200 S.F. @ 1,650 S.F.	= 9 SPACES
WHOLESALE/WAREHOUSE/STORAGE/HEAVY COMMERCIAL USE 1 SPACE PER 1,000 S.F. @ 1,500 S.F.	= 2 SPACES
<b>TOTAL PROVIDED SPACES</b>	<b>= 11 SPACES</b>

**SIGN DATA TABLE**

LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1		RS-1C	30' x 30'	White on Red
2		R7-1	12' x 18'	Red on White
3		NY R7-B*	12' x 18'	Green on White Blue Symbol
		R7-BP	12' x 6'	Green on White

**PLANT LIST**

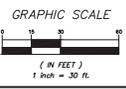
KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
<b>EVERGREEN TREES</b>			
JV	Juniperus virginica / Eastern Redcedar	8"-10" HT.	B&B
PG	Picea canadensis / White Spruce	8"-10" HT.	B&B
TD	Thuja occidentalis / Arborvitae	6"-8" HT.	B&B
<b>SHRUBS</b>			
JC	Juniperus chinensis "Sea Green" / Sea Green Juniper	#3 CONT./6" O.C.	
VD	Viburnum dentatum / Leatherleaf Viburnum	#3 CONT./6" O.C.	
<b>PERENNIALS/GROUND COVERS</b>			
AC	Aquilegia canadensis / Columbine	#1 CONT./18" O.C.	
EP	Echinacea purpurea / Purple Coneflower	#1 CONT./18" O.C.	
MY	Mertensia virginica / Virginia Bluebells	#1 CONT./18" O.C.	

**GENERAL SITE SEEDING NOTES:**

- All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
  - Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in consultation with suitable mulch as follows:
    - select seed mixture per drawings and seeding notes.
    - fertilizer applied at the manufacturer's recommended rate using Lescro 10-0-18 (no phosphorous) fertilizer or equivalent.
    - mulch: soft hay or small grain straw applied at a rate of 90 lbs./1000 s.f. or 2 tons/acre, to be applied and anchored according to Mass. Dept. of Environmental Control August 2005 Standards and Specifications for Erosion and Sediment Control.
    - if the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
- The seed mixes as specified on these drawings are as follows:
  - A. Seed Mix for lawn areas and more sloping areas at a rate of 100 lbs. per acre:
    - Kentucky Bluegrass 20%
    - Creeping Red Fescue 40%
    - Perennial Ryegrass 20%
    - Annual Ryegrass 20%
  - B. Seed Mix #2 for areas as shown on the drawings and slope areas 2:1 at a rate of 50 lbs. per acre:
    - New England Grass Control/Restoration Mix (for Dry Sites) from New England Wetland Plants, Inc. of Amherst, MA.

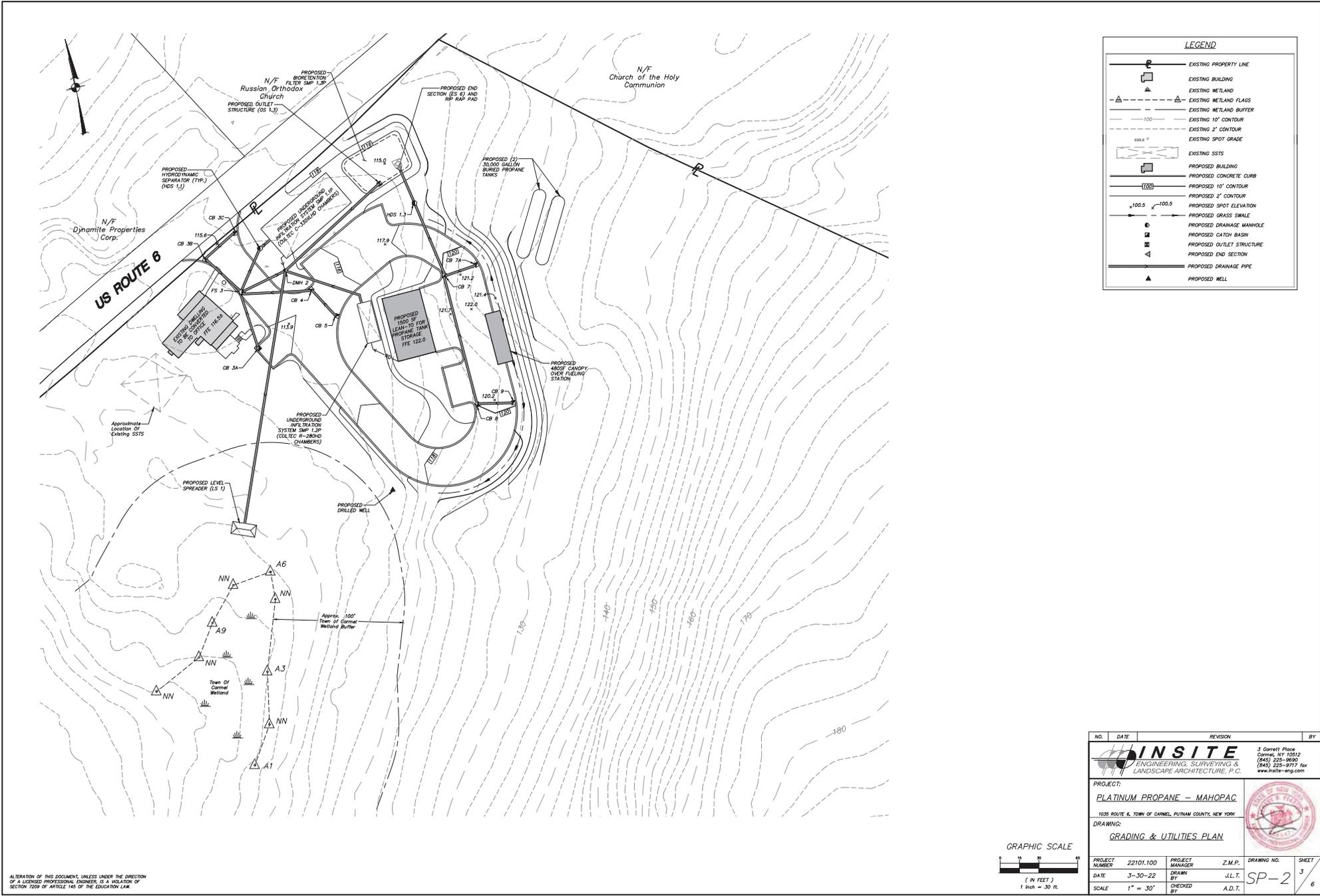
**GENERAL PLANTING NOTES:**

- All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
- No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
- All plant material to be nursery grown.
- Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
- Plant material shall be taken from healthy nursery stock.
- All plants shall be grown under climate conditions similar to those in the locality of the project.
- Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
- The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
- Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering saucer of all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
- All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.
- See Drawing D-11 "Site Details" for Stormwater Basin plantings.



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

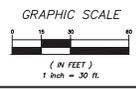
NO.	DATE	REVISION	BY
<b>PROJECT:</b> PLATINUM PROPANE - MAHOPAC 1035 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
<b>DRAWING:</b> LANDSCAPE & LAYOUT PLAN			
PROJECT NUMBER	22101.100	PROJECT MANAGER	Z.M.P.
DATE	3-30-22	DRAWN BY	J.L.T.
SCALE	1" = 30'	CHECKED BY	A.D.T.
DRAWING NO.			SHEET
SP-1			2 / 6



**LEGEND**

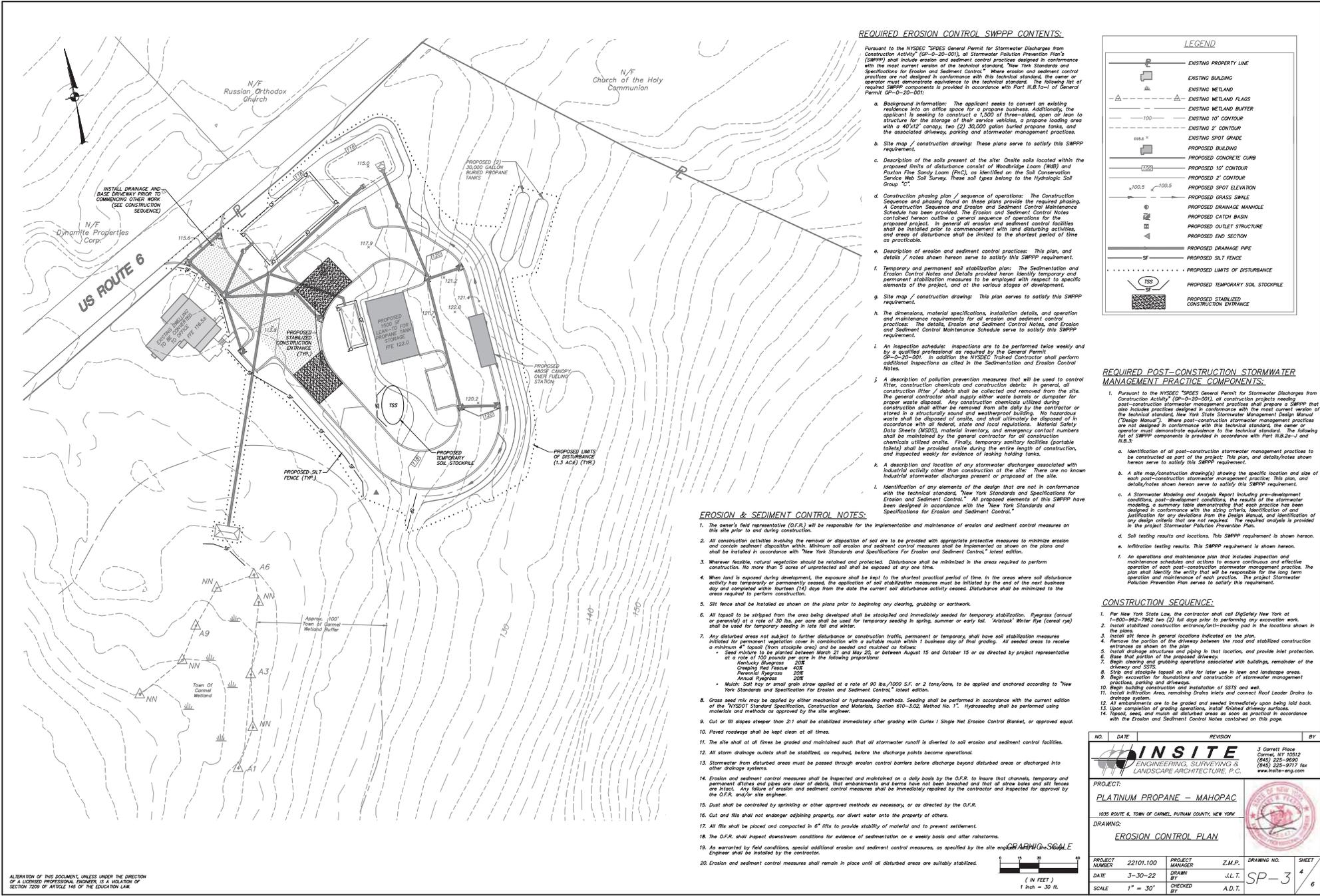
	EXISTING PROPERTY LINE
	EXISTING BUILDING
	EXISTING WETLAND
	EXISTING WETLAND BUFFER
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	EXISTING SSTS
	PROPOSED BUILDING
	PROPOSED CONCRETE CURB
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED GRASS SWALE
	PROPOSED DRAINAGE MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED OUTLET STRUCTURE
	PROPOSED END SECTION
	PROPOSED DRAINAGE PIPE
	PROPOSED WELL

NO.	DATE	REVISION	BY
 <b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
<b>PROJECT:</b> PLATINUM PROPANE - MAHOPAC 1035 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
<b>DRAWING:</b> GRADING & UTILITIES PLAN			
PROJECT NUMBER	22101.100	PROJECT MANAGER	Z.M.P.
DATE	3-30-22	DRAWN BY	J.L.T.
SCALE	1" = 30'	CHECKED BY	A.D.T.
DRAWING NO.			SHEET
SP-2			3 / 6



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

221010001.000-Propan-Mahopac-04-03-22.dwg, 1/30/2022 10:48:57 AM, gms-mca-11

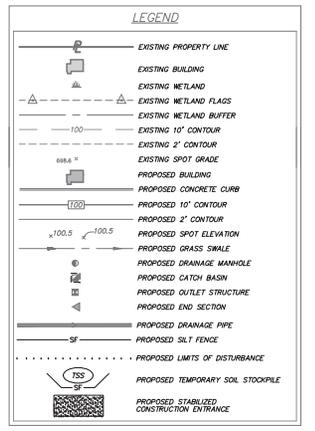


**REQUIRED EROSION CONTROL SWPPP CONTENTS:**

- Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001), all Stormwater Pollution Prevention Plans (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standards "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1.a-i of said General Permit (GP-0-20-001):
- Background information:** The applicant seeks to convert an existing residence into an office space for a propane business. Additionally, the applicant is seeking to construct a 1,500 of three-sided, open air lean to structure for the storage of their service vehicles, a propane loading area with a 40'x12' canopy, two (2) 30,000 gallon buried propane tanks, and the associated driveway, parking and stormwater management practices.
  - Site map / construction drawing:** These plans serve to satisfy this SWPPP requirement.
  - Description of the soils present at the site:** Onsite soils located within the proposed limits of disturbance consist of Woodbridge Loam (WBL) and Patton Fine Sandy Loam (PFL), as identified on the Soil Conservation Service Web Soil Survey. These soil types belong to the Hydrologic Soil Group "C".
  - Construction phasing plan / sequence of operations:** The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Erosion and Sediment Control Notes contained herein outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.
  - Description of erosion and sediment control practices:** This plan, and details / notes shown herein serve to satisfy this SWPPP requirement.
  - Temporary and permanent soil stabilization plan:** The Sedimentation and Erosion Control Notes and Details provided herein identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
  - Site map / construction drawing:** This plan serves to satisfy this SWPPP requirement.
  - The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices:** The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
  - An inspection schedule:** Inspections are to be performed twice weekly and by a qualified professional as required by General Permit GP-0-20-001. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.
  - A description of pollution prevention measures that will be used to control filter, construction chemicals and construction debris:** In general all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.
  - A description and location of any stormwater discharges associated with industrial activity other than construction at the site:** There are no known industrial stormwater discharges present or proposed at the site.
  - Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control.":** All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

**EROSION & SEDIMENT CONTROL NOTES:**

- The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
- All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment displacement. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
- When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
- Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
- All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Arsook" Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
- Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
  - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
    - Kentucky Bluegrass 20%
    - Crested Dog's Tail 40%
    - Perennial Ryegrass 20%
    - Annual Ryegrass 20%
  - Mulch: Silt hay or small grain straw applied at a rate of 90 lbs./1000 SF, or 2 tons/acre, to be applied and anchored according to "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the NYSDEC Standard Specification, Construction and Materials, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
- Cut or fill slopes steeper than 2:1 shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
- Paved roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and dikes are clear of debris, that embankments have not been breached and that all silt and sediment are kept away from adjacent areas. Any failure of erosion and sediment control measures shall be immediately reported by the contractor and inspected for approval by the O.F.R. and/or site engineer.
- Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
- Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer, shall be installed by the contractor.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.



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

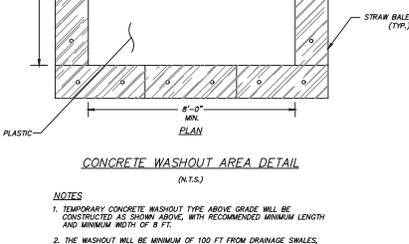
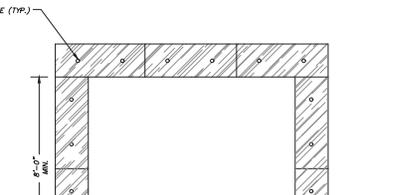
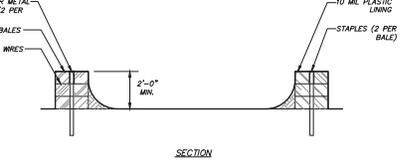
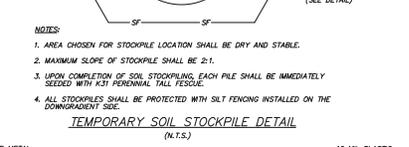
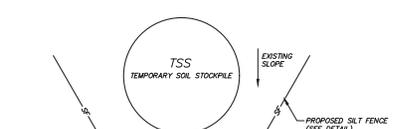
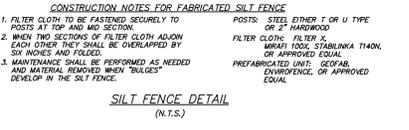
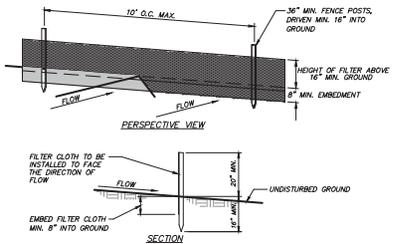
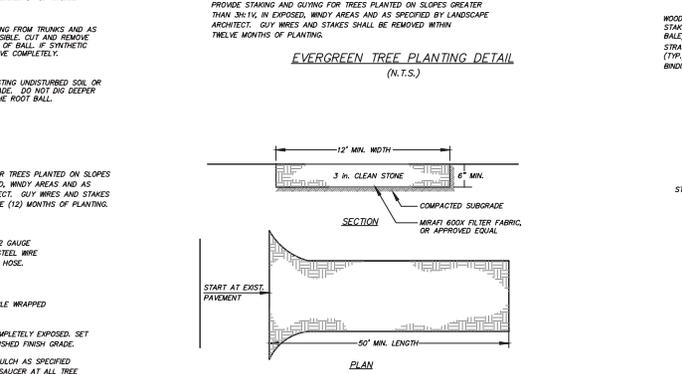
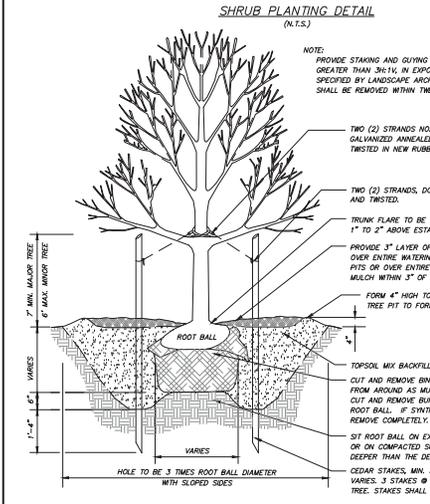
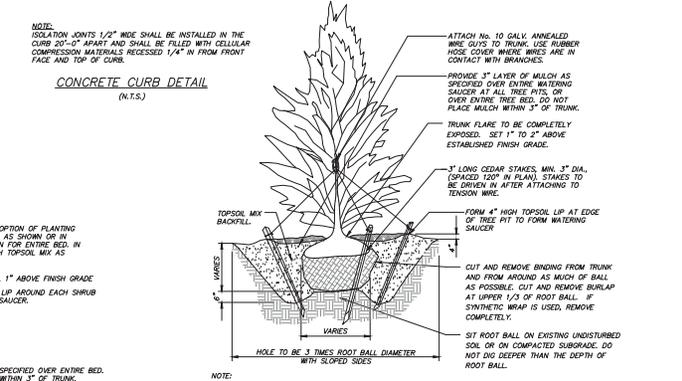
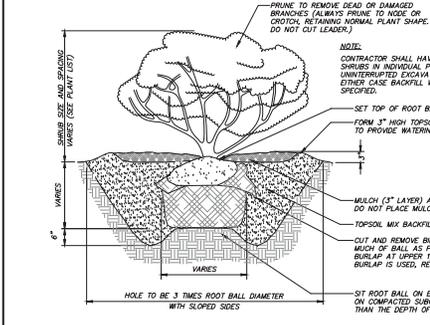
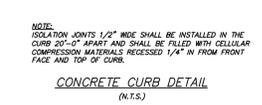
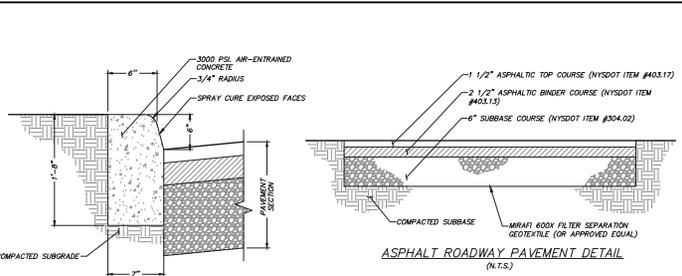
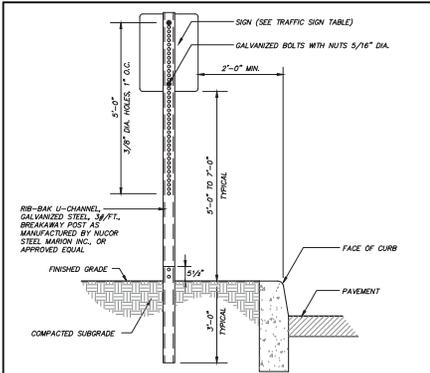
- Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001), all construction projects needing post-construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, "New York State Stormwater Management Design Manual ("Design Manual"). Where post-construction stormwater management practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2.a-i and III.B.3:
- Identification of all post-construction stormwater management practices to be constructed as part of the project. This plan, and details/notes shown herein serve to satisfy this SWPPP requirement.
- A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice. This plan, and details/notes shown herein serve to satisfy this SWPPP requirement.
- A Stormwater Modeling and Analysis Report including pre-development conditions, post-development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the design criteria. Identification of and justification for any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis is provided in the project Stormwater Pollution Prevention Plan.
- Soil testing results and locations. This SWPPP requirement is shown herein.
- Infiltration testing results. This SWPPP requirement is shown herein.
- An operations and maintenance plan that includes inspection plan and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The project Stormwater Pollution Prevention Plan serves to satisfy this requirement.

**CONSTRUCTION SEQUENCE:**

- Per New York State Law, the contractor shall call DigSafety New York at 1-800-962-7962 two (2) full days prior to performing any excavation work.
- Install stabilized construction entrance/anti-tracking pad in the locations shown on the plans.
- Install silt fence in general locations indicated on the plan.
- Remove the portion of the driveway between the road and stabilized construction entrances as shown on the plan.
- Install drainage structures and piping in that location, and provide inlet protection. Erosion shall be placed on the driveway.
- Begin clearing and grubbing operations associated with buildings, remainder of the driveway and SDC.
- Strip and stabilize topsoil on site for later use in lawn and landscape areas.
- Begin excavation for footing and construction of stormwater management practices, retaining walls, drainage ditches, and drainage structures.
- Begin building construction and installation of SDCS and SDC.
- Install Infiltration Area, remaining Drains inlets and connect Roof Leader Drains to drainage system.
- Install Infiltration Area, remaining Drains inlets and connect Roof Leader Drains to drainage system.
- Upon completion of grading operations, install finished driveway surfaces.
- Topsoil seed and mulch in areas not shown on the plan as instructed in accordance with the Erosion and Sediment Control Notes contained on this page.

NO.	DATE	REVISION	BY
PROJECT: PLATINUM PROPANE - MAHOPAC			
1035 ROUTE 4, TOWN OF CAMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: EROSION CONTROL PLAN			
PROJECT NUMBER	22101.100	PROJECT MANAGER	Z.M.P.
DATE	3-30-22	DRAWN BY	J.L.T.
SCALE	1" = 30'	CHECKED BY	A.D.T.
DRAWING NO. SP-3			SHEET 4 OF 6

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



EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE					
MONITORING REQUIREMENTS		MAINTENANCE REQUIREMENTS			
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	Inspect	Inspect	Inspect	Clear/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	Inspect	Inspect	Clear/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	Inspect	Inspect	Spraying Water	N/A
VEGETATIVE ESTABLISHMENT	Inspect	Inspect	Inspect	Water/Reseed/Retain	Reseed to 80% Coverage
INLET PROTECTION	Inspect	Inspect	Inspect	Clear/Repair/Replace	Remove
SOIL STOCKPILES	Inspect	Inspect	Inspect	Mulching/Silt Fence Repair	Remove
SMILES	Inspect	Inspect	Inspect	Clear/Mulch/Repair	Slow Permanent Clear/Repair/Repair Rip
CHECK DAMS	Inspect	Inspect	Inspect	Clear/Repair/Replace	Clear/Repair/Replace
CONCRETE DRAINAGE STRUCTURES	Inspect	Inspect	Inspect	Clean Sumps/Remove Debris/Repair/Replace	Clean Sumps/Remove Debris/Repair/Replace
DRAINAGE PIPES	Inspect	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	Inspect	Inspect	Inspect	Clean	Clean
STORMWATER TRAP/SCREEN	Inspect	Inspect	Inspect	Clean/Mulch/Remove Debris/Repair/Replace	Slow Permanent Stormwater Facilities Maintenance Schedule on Drawing D-6
CONCRETE TRUCK WASHOUT AREA	Inspect	Inspect	Inspect	Remove Concrete from Site when Full and Re-estimate	Remove

\* Permanent vegetation is considered established when 80% of the plant density is established.  
 Erosion control measures shall remain in place until disturbed areas are permanently stabilized.  
 Note: The party responsible for implementation of the maintenance schedule is:  
 During construction: Contractor (To be Determined)  
 After construction: Hillside Property Holdings, LLC  
 2 East Plaza Suite 401  
 Bedford Hills, NY 10507

SOIL RESTORATION REQUIREMENTS <sup>10</sup>			
(ON-SITE SOILS WITHIN THE LIMIT OF DISTURBANCE BELONG TO THE PROJECT'S SOIL GROUP (HSG))			
TYPE OF SOIL DISTURBANCE	SOIL RESTORATION REQUIREMENT	COMMENTS/EXAMPLES	
No soil disturbance	Restoration not permitted	Preservation of Natural Features	
Minimal soil disturbance	Restoration not required	Clearing and grubbing	
Area where topsoil is exposed only - no change in grade	HSG A & B Apply 4" of topsoil	Protect area from any ongoing construction activities	
Area of cut or fill	HSG A & B Apply 4" of topsoil	Apply Full Soil Restoration <sup>10</sup>	
Heavy traffic area on site (especially in zones 5-25 feet around buildings but not within a 5 foot perimeter around foundation walls)	Apply Full Soil Restoration <sup>10</sup>	(de-compaction and compost enhancement) <sup>10</sup>	
Area where runoff reduction and/or infiltration practices are applied	Restoration not required, but may be applied for appropriate construction activities	Keep construction equipment from creating three areas. To protect newly installed practices from any ongoing construction activities, construction a single phase operation area.	
Redevelopment projects	Soil restoration is required on redevelopment projects in areas where existing impervious area will be converted to pervious area.		

1. Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-post-hole digger.
2. Per Deep Ripping and De-compaction, DEC 2008
3. Aeration includes the use of machines such as tractor-drawn implements with coulters making a narrow slit in the soil, a roller with many spikes making indentations in the soil, or prongs which function like a mini-post-hole digger.
4. During periods of relatively low to moderate substrate moisture, the disturbed soils are returned to rough grade and the following Soil Restoration steps applied:
  - a. Apply 3 inches of compost over subsoil.
  - b. Its compact into a depth of at least 12 inches using a cast-mounted roller, tractor-mounted disc, or tiller, mixing, and cross-tilling of and compact into subsoil.
  - c. Rock-sock until surface stone/rock materials of four inches and larger size area cleaned off the site.
  - d. Apply topsoil to a depth of 6 inches.
  - e. Vegetate as required by seeding notes located on the project drawings.
5. Tilling should not be performed within the 50' of any existing trees or over any utility installations that are within 24 inches of the surface.
6. Compost shall be used, from plant derived materials, free of viable weed seeds, have no viable fire water or dust produced when handling, pass through a half inch screen and have a pH suitable to grow desired plants.

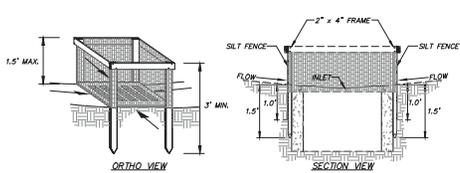
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
PROJECT: PLATINUM PROPANE - MAHOPAC 1035 ROUTE 4, TOWN OF CAMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: DETAILS			
PROJECT NUMBER	22101.100	PROJECT MANAGER	Z.M.P.
DATE	3-30-22	DRAWN BY	J.L.T.
SCALE	AS SHOWN	CHECKED BY	A.D.T.

D-1

5

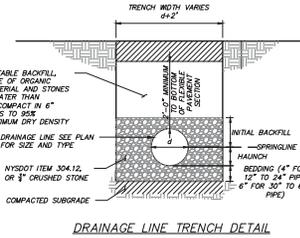
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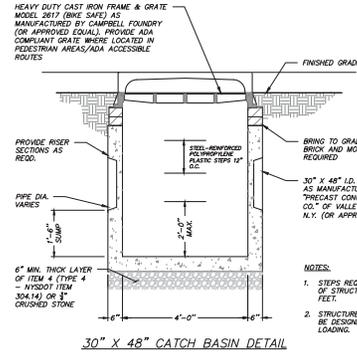
**INSTALLATION NOTES**

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

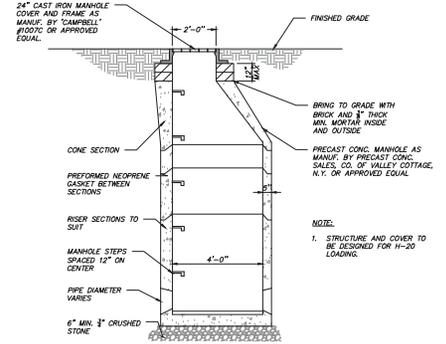
**FILTER FABRIC INLET PROTECTION DETAIL**  
(N.T.S.)



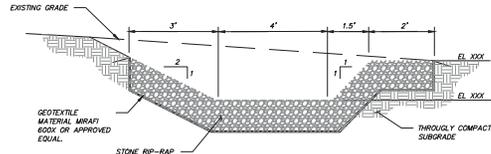
**DRAINAGE LINE TRENCH DETAIL**  
(N.T.S.)



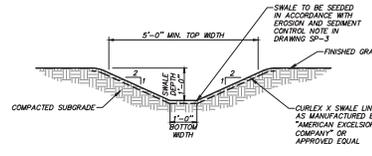
**30" X 48" CATCH BASIN DETAIL**  
(N.T.S.)



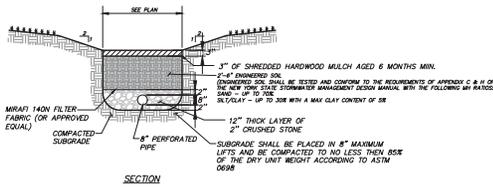
**DRAINAGE MANHOLE DETAIL**  
(N.T.S.)



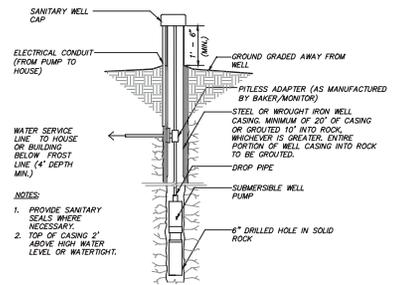
**LEVEL SPREADER DETAIL**  
(N.T.S.)



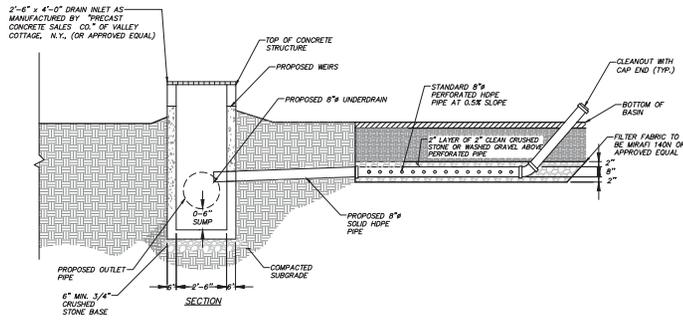
**GRASS SWALE DETAIL**  
(N.T.S.)



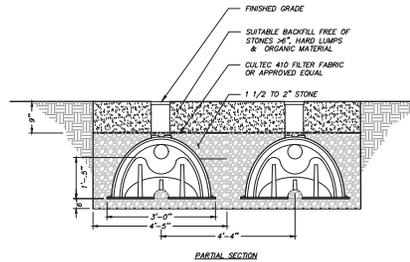
**SECTION**



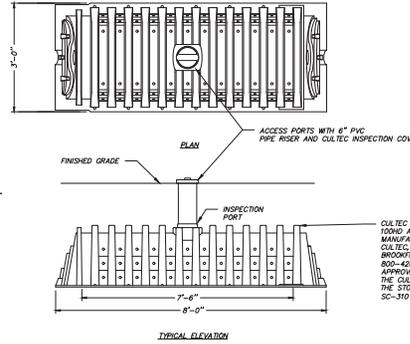
**PUTNAM COUNTY WELL DETAIL**  
(N.T.S.)



**BIORETENTION FILTER OUTLET STRUCTURE DETAIL (NYSDEC DESIGN F-5)**  
(N.T.S.)



**PARTIAL SECTION**



**TYPICAL ELEVATION**

**STORMWATER INFILTRATION SYSTEM DETAIL**  
(N.T.S.)

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NO.	DATE	REVISION	BY
<b>PROJECT:</b> PLATINUM PROPANE - MAHOPAC 1035 ROUTE 6, TOWN OF CANNEL, PUTNAM COUNTY, NEW YORK			
<b>DRAWING:</b> DETAILS			
<b>PROJECT NUMBER:</b> 22101.100 <b>DATE:</b> 3-30-22 <b>SCALE:</b> AS SHOWN	<b>PROJECT MANAGER:</b> Z.M.P. <b>DESIGNED BY:</b> J.L.T. <b>CHECKED BY:</b> A.D.T.	<b>DRAWING NO.:</b> D-2 <b>SHEET:</b> 6	<b>BY:</b>



# TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second Thursday and fourth Wednesday at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel, NY 10541.

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

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

### Pre-Submission:

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

### Submission Requirements:

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

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

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

Free Yonkers 4/4/22  
Planning Board Secretary; Date

Richard [Signature] 4/4/22  
Town Engineer; Date



# TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

<b>Application Name:</b> Kreshnik Demaj & Skender Adami		<b>Application #</b> 22-0005	<b>Date Submitted:</b> 3/31/22
<b>Site Address:</b> No. 552      Street: Route 6      Hamlet: Mahopac, NY 10541			
<b>Property Location:</b> (Identify landmarks, distance from intersections, etc.)  Route 6			
<b>Town of Carmel Tax Map Designation:</b> Section 75.12    Block 2    Lot(s) 1&2		<b>Zoning Designation of Site:</b> C	
<b>Property Deed Recorded in County Clerk's Office</b> Date 3/28/2008    Liber 1800    Page 239		<b>Liens, Mortgages or other Encumbrances</b> Yes <input checked="" type="checkbox"/> No	
<b>Existing Easements Relating to the Site</b> <input checked="" type="checkbox"/> No    Yes    Describe and attach copies:		<b>Are Easements Proposed?</b> <input checked="" type="checkbox"/> No    Yes    Describe and attach copies:	
<b>Have Property Owners within a 500' Radius of the Site Been Identified?</b> <input checked="" type="checkbox"/> Yes    No    Attached List to this Application Form			
<b>Property Owner:</b> Lupinacci & Mazzola Holding Corp.		<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Owners Address:</b> No.      Street: P.O Box 24      Town: Mahopac      State: NY Zip: 10541			
<b>Applicant (If different than owner):</b> Kreshnik Demaj & Skender Adami		<b>Phone #:</b> <b>Fax#:</b> 917-312-0692	<b>Email:</b> ndemaj1@gmail.com
<b>Applicant Address (If different than owner):</b> No. 3    Street: weeks Court      Town: Bladwin Place      State: NY Zip: 10505			
<b>Individual/ Firm Responsible for Preparing Site Plan:</b> Joel Greenberg of Architectural Visions, PLLC		<b>Phone #:</b> 845-628-6613 <b>Fax#:</b>	<b>Email:</b> joel.greenberg@arch-visions.com
<b>Address:</b> No. 2    Street: Muscoot Road North      Town: Mahopac      State: NY Zip: 10541			
<b>Other Representatives:</b>		<b>Phone #:</b> <b>Fax#:</b>	<b>Email:</b>
<b>Owners Address:</b> No.      Street:      Town:      State:    Zip:			
<b>Describe the project, proposed use and operation thereof:</b> Convert Retail Deli to New Restaurant			



## 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 <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span>			
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: 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 checked="" 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 type="checkbox"/> N/A	
Is the site located adjacent to New York City watershed lands?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>			
Has this application been referred to the Fire Department?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
What is the estimated time of construction for the project? No Construction			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 SF	15,010 SF	15,010 SF
Lot Coverage	20		
Lot Width	200 FT	69 FT	69 FT
Lot Depth	200 FT	219 FT	219 FT
Front Yard	40 FT	31.7 FT	31.7 FT
Side Yard	40 FT	8 FT	8 FT
Rear Yard	30 FT	10.7 FT	19.3 FT
Minimum Required Floor Area	5,000 SF	1,874.80 SF	1,874.80 SF
Floor Area Ratio	40 FT	1,654 FT	165.4 FT
Height	35 FT	21.5 FT	21.5 FT
Off-Street Parking	15 PS	15 PS	15 PS
Off-Street Loading	N/A	N/A	N/A

## TOWN OF CARMEL SITE PLAN APPLICATION

<b>Will variances be required?</b> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	<b>If yes, identify variances:</b> All variances approved by ZBA
<b>PROPOSED BUILDING MATERIALS</b>	
Foundation	
Structural System	N/A
Roof	
Exterior Walls	
<b>APPLICANTS ACKNOWLEDGEMENT</b>	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
KRISHNIK DEMAY _____ Applicants Name	 _____ Applicants Signature
Sworn before me this <u>31<sup>st</sup></u> day of <u>March</u> 20 <u>22</u>	
 _____ Notary Public	<b>KRYSTAL COUNCIL</b> Notary Public, State of New York Qualified in Westchester County Reg. No. 01C06356347 My Commission Expires 3/27/2025



# 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	N/A <input type="checkbox"/>	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The location of all existing and proposed easements	N/A <input type="checkbox"/>	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<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"/>



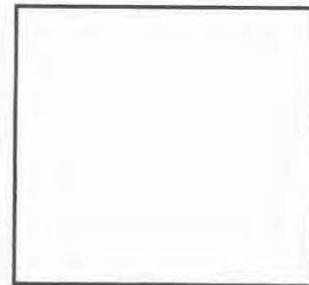
# TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

I Joel Greenberg, 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:



**Professionals Seal**

Joel Greenberg  
Signature - Applicant

3/30/2007  
Date

\_\_\_\_\_  
Signature - Owner

\_\_\_\_\_  
Date



TOWN OF CARMEL  
SITE PLAN COMPLETENESS  
CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Tomelitta  
Signature - Planning Board Secretary

4/4/22  
Date

[Signature]  
Signature - Town Engineer

4/4/22  
Date

## Short Environmental Assessment Form

### Part 1 - Project Information

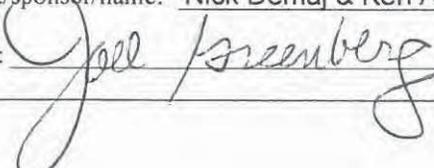
#### Instructions for Completing

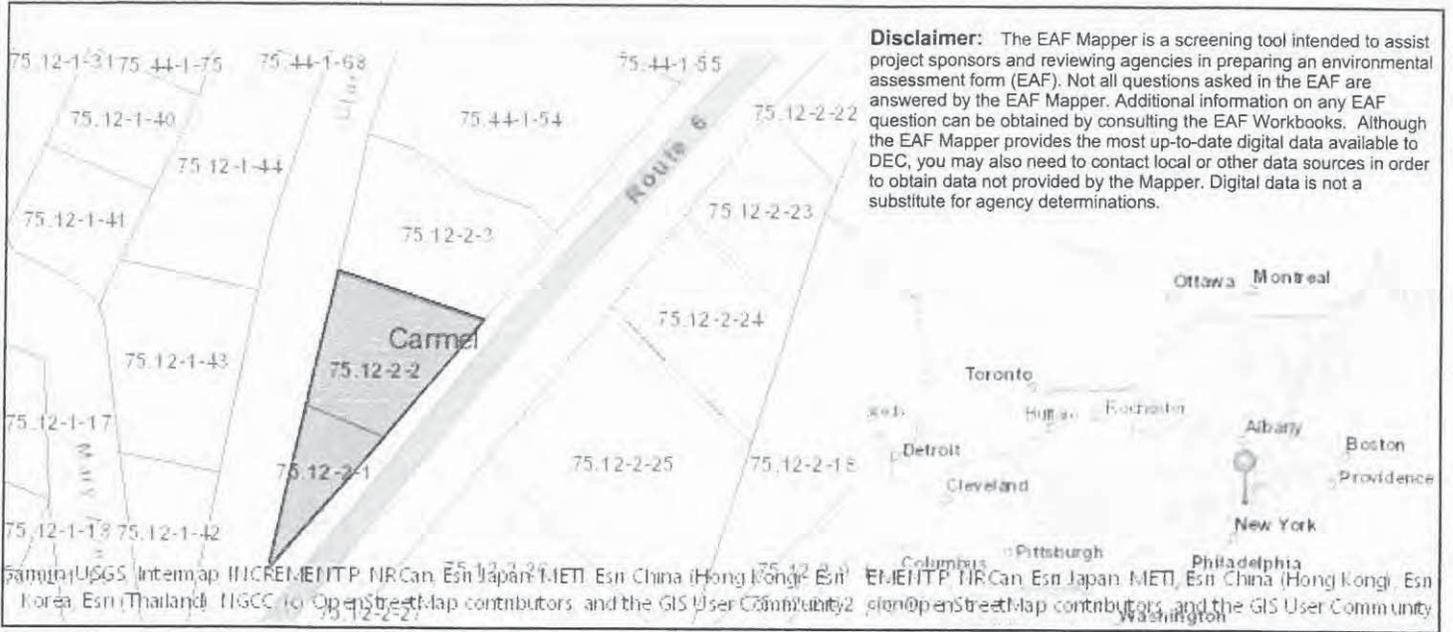
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

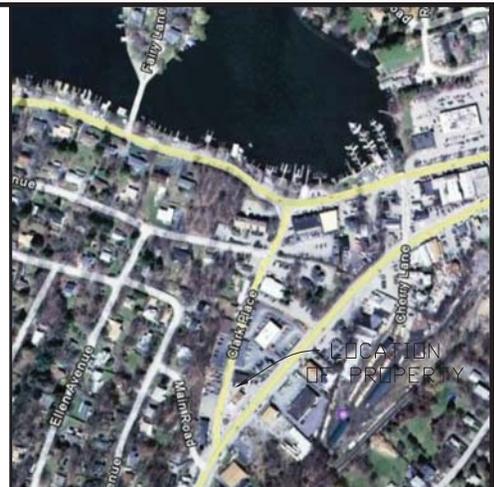
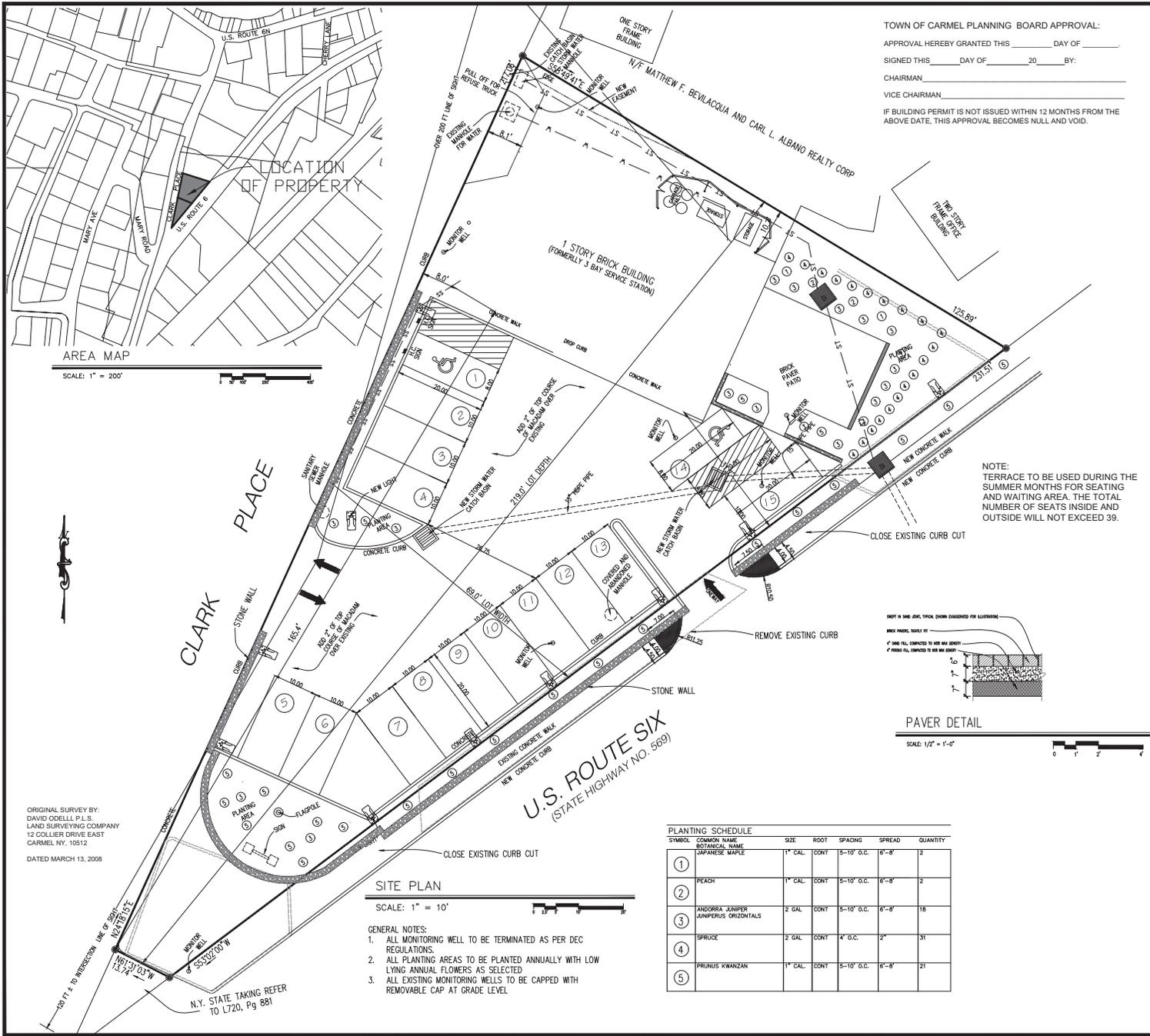
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <b>New Restaurant</b>			
Project Location (describe, and attach a location map): <b>552 Route 6</b>			
Brief Description of Proposed Action: <b>Convert existing deli to new restaurant</b>			
Name of Applicant or Sponsor: <b>Kreshnik Demaj &amp; skender Adami</b>		Telephone: <b>914-312-0692</b>	
		E-Mail: <b>ndemaj1@gmail.com</b>	
Address: <b>3 Weeks Court</b>			
City/PO: <b>Baldwin Place</b>		State: <b>NY</b>	Zip Code: <b>10505</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <b>Town of Carmel Building Department</b>			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.34</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>0.34</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 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 type="checkbox"/>	<input checked="" 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 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 _____	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: _____	NO	YES	
	<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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
_____		
_____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
_____		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Nick Demaj &amp; Ken Adami</u> Date: <u>3/30/2022</u>		
Signature: <u></u> Title: <u>Project Architect</u>		



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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
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]	Yes



**TOWN OF CARMEL PLANNING BOARD APPROVAL:**  
 APPROVAL HEREBY GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY: \_\_\_\_\_  
 CHAIRMAN \_\_\_\_\_  
 VICE CHAIRMAN \_\_\_\_\_  
 IF BUILDING PERMIT IS NOT ISSUED WITHIN 12 MONTHS FROM THE ABOVE DATE, THIS APPROVAL BECOMES NULL AND VOID.

**AREA MAP**  
 SCALE: 1" = 200'

**LOCATION OF PROPERTY**

**LOCATION OF PROPERTY**

**SITE DATA NOTES:**

1. OWNER: LUPINACCI MAZZOLA HOLDING CORP  
 552 ROUTE 6  
 MAHOPAC, NY 10541

OWNER ADDRESS: LUPINACCI MAZZOLA HOLDING CORP  
 276 ROUTE 22  
 SOMERS NY, 10589

DESIGN LOADS  
 FLOOR LIVE LOAD: 40 psf  
 SNOW LOADING: 50 psf  
 GROUND SNOW LOAD: 50 psf

2. ZONE: C  
 BASIC WIND SPEED: 110 mph  
 WIND EXPOSURE CATEGORY: C

3. PROPOSED PROJECT USE: RETAIL

4. TAX MAP NO. SECTION 75.12  
 BLOCK 2  
 LOT 1&2

5. WATER/SEWER: PUBLIC WATER/SEWER

6. ZONING REQUIREMENTS

**STRUCTURAL DESIGN LOADS**

4. TAX MAP NO. SECTION 75.12  
 BLOCK 2  
 LOT 1&2

5. WATER/SEWER: PUBLIC WATER/SEWER

6. ZONING REQUIREMENTS

**ITEM**      **REQUIRED**      **PROVIDED OR EXISTING**      **VARIANCES**

GROSS SITE AREA (MIN)      40,000 SQFT      15,010 SQFT      24,990 SQFT VARIANCE NEEDED

LOT DEPTH (MIN)      200 FT.      219.0 FT.

LOT WIDTH (MIN)      200 FT.      69.0 FT.      131.0 FT VARIANCE NEEDED

FRONT YARD EAST (MIN)      40 FT.      31.7 FT.      8.3 FT VARIANCE NEEDED

FRONT YARD WEST (MIN)      40 FT.      8.0 FT.      32.0 FT VARIANCE NEEDED

FRONT YARD NORTH (MIN)      40 FT.      165.4 FT.

REAR YARD SOUTH (MIN)      30 FT.      10.7 FT.      19.3 FT VARIANCE NEEDED

SIDE YARD (MIN)      25 FT.      NONE

HEIGHT (MAX)      35 FT.      21.5 FT.

FREE STANDING SIGN FROM PROPERTY LINE      8.0 FT.      12.0 FT VARIANCE NEEDED

FLOOR AREA OF BLDG      5,000 SQFT      3,125.20 SQFT      1,874.80 SQFT VARIANCE NEEDED

LOT COVERAGE      90%      12.75%

PARKING      GRILLE      -16 PARKING SPACES NEEDED

1 P.S. PER 3 SEATS      39 SEATS / 3 = 13      13 PARKING SPACES PROVIDED

MARKET      1 P.S. / 200 S.F.      2 HC PARKING SPACES PROVIDED

400 S.F. / 200 + 2      16 TOTAL PARKING SPACES PROVIDED

**DRAWING SCHEDULE**

S-1 PROJECT INFORMATION  
 SITE PLAN  
 A-1 BUILDING PLANS

**ARCHITECTURAL VISIONS LLC**

2 MUSCOOT ROAD NORTH  
 MAHOPAC NY, 10541  
 TEL: 845-428-2807 FAX: 845-428-2807

P: 845-428-4613  
 F: 845-428-2807

**COMMERCIAL RENOVATION FOR: DEMAG & ADEMI**

PROJECT ADDRESS: 552 ROUTE 6  
 PROJECT NO: 1054  
 TAX MAP: 75.12/2.1&2

MAILING ADDRESS: 2165 WEST COURSE  
 BALDWIN PLACE, NY 10805

**AMENDED SITE PLAN**

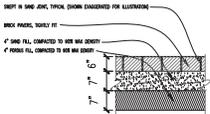
**SCALE: AS NOTED**

**DRAWN BY: [Signature]**

**PROJECT NO: 1054-2020**

**S-1**

NOTE: TERRACE TO BE USED DURING THE SUMMER MONTHS FOR SEATING AND WAITING AREA. THE TOTAL NUMBER OF SEATS INSIDE AND OUTSIDE WILL NOT EXCEED 39.



**PAVER DETAIL**  
 SCALE: 1/2" = 1'-0"

**PLANTING SCHEDULE**

SYMBOL	COMMON NAME	SIZE	ROOT	SPACING	SPREAD	QUANTITY
①	JAPANESE MAPLE	1" CAL	CONT	5'-10" O.C.	6" - 8"	2
②	PEACH	1" CAL	CONT	5'-10" O.C.	6" - 8"	2
③	ANDORRA JUNIPER JUNIPERUS ORIENTALS	2" GAL	CONT	5'-10" O.C.	6" - 8"	18
④	SPRUCE	2" GAL	CONT	4" O.C.	2"	31
⑤	PRUNUS KWANZAN	1" CAL	CONT	5'-10" O.C.	6" - 8"	21

- GENERAL NOTES:**
1. ALL MONITORING WELL TO BE TERMINATED AS PER DEC REGULATIONS.
  2. ALL PLANTING AREAS TO BE PLANTED ANNUALLY WITH LOW LYING ANNUAL FLOWERS AS SELECTED.
  3. ALL EXISTING MONITORING WELLS TO BE CAPPED WITH REMOVABLE CAP AT GRADE LEVEL.

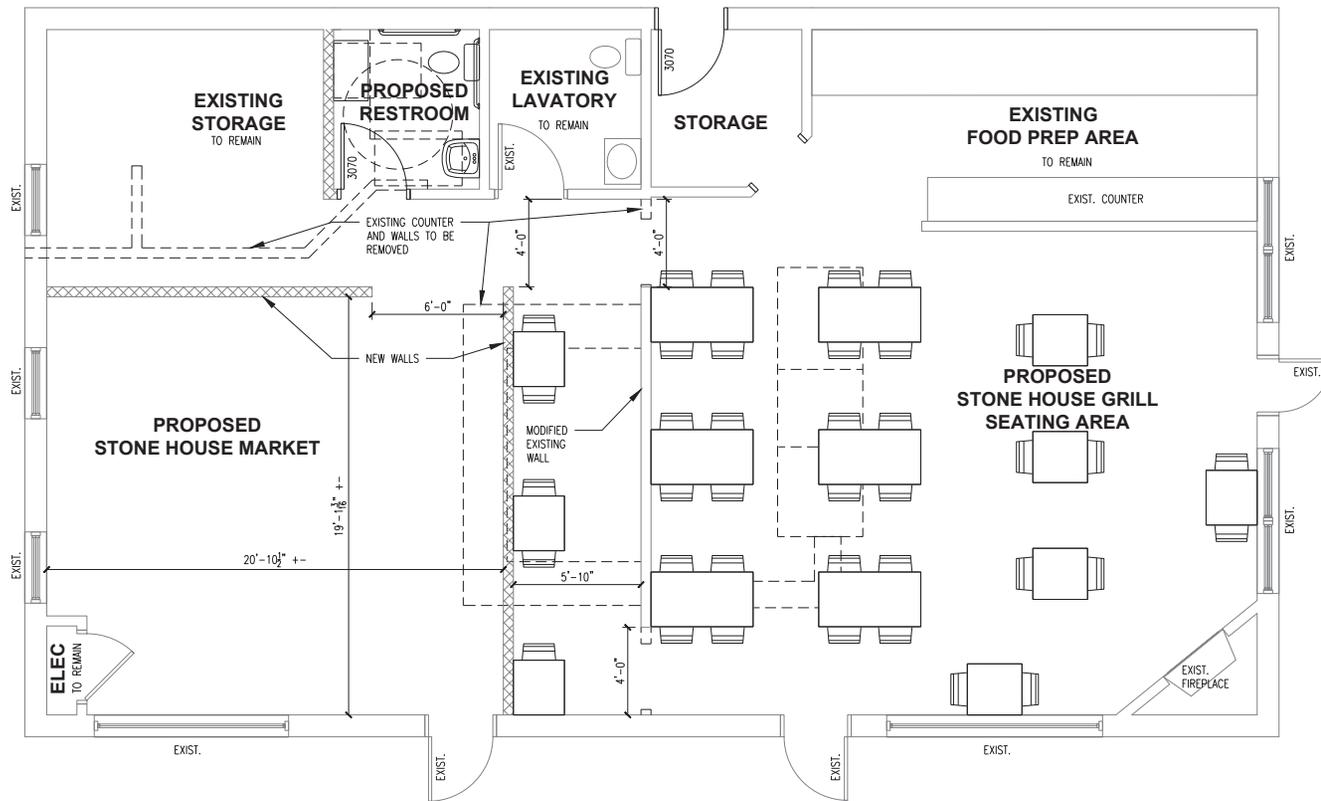
ORIGINAL SURVEY BY:  
 DAVID ODELL P.L.S.  
 LAND SURVEYING COMPANY  
 12 COLLIER DRIVE EAST  
 CARMEL NY, 10512  
 DATED MARCH 13, 2008

**SITE PLAN**  
 SCALE: 1" = 10'

- GENERAL NOTES:**
1. ALL MONITORING WELL TO BE TERMINATED AS PER DEC REGULATIONS.
  2. ALL PLANTING AREAS TO BE PLANTED ANNUALLY WITH LOW LYING ANNUAL FLOWERS AS SELECTED.
  3. ALL EXISTING MONITORING WELLS TO BE CAPPED WITH REMOVABLE CAP AT GRADE LEVEL.

N.Y. STATE TAKING REFER TO L720, Pg 881

THE ARCHITECT OR ENGINEER HAS CONDUCTED THE DESIGN OF A LICENSED ARCHITECT OR ENGINEER. THESE PLANS AND DOCUMENTS HAVE BEEN PREPARED BY AN ARCHITECT OR ENGINEER UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF THE ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER HAS REVIEWED THESE PLANS AND DOCUMENTS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEW YORK. THE ARCHITECT OR ENGINEER HAS REVIEWED THESE PLANS AND DOCUMENTS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEW YORK. THE ARCHITECT OR ENGINEER HAS REVIEWED THESE PLANS AND DOCUMENTS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF NEW YORK.



**NOTE: NO EXTERIOR ARCHITECTURAL CHANGES TO THE EXISTING BUILDING**

**1** PROPOSED FLOOR PLAN  
1/4"=1'-0"



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

**PROJECT: DEMAJ, KRESHNIK & ADEMI, SKENDER**

PROJECT ADDRESS MAILING ADDRESS  
552 RT. 6 MAHOPAC, NY 10541 3 WEEKS CT.  
TAX MAP NO. 75.12-2-1 & 2 NY 10505

**FLOOR PLAN**

ISSUANCE	DATE
FOR REVIEW	03/31/2022

SCALE AS NOTED  
DRAWN BY/CHKD BY  
RICKY-/JLG  
PROJECT NO.  
03-22-030

**A-100**



March 3, 2022

REVISED

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

**Re: Centennial Golf Properties and Toll Brothers  
Letter of Intent – Centennial Golf Club Amended Site Plan  
185 John Simpson Road (44.-2-2.1) and John Simpson Road (44.-2-4.2)**

Dear Mr. Paeprer and Member of the Planning Board:

In response to comments received from Mr. Michael G. Carnazza, Director of Code Enforcement on January 13, 2022, we respectfully submit individual letters of intent for each of the three applications submitted in November 2021, for the reconfiguration of portions of the Centennial Golf Club properties to facilitate construction of a 63-unit townhouse development and relocation of a surface parking lot from the Town of Carmel to the Town of Southeast (“Proposed Project”).

A revised Full Environmental Assessment Form (FEAF) is also being submitted to reflect comments received and changes to the project.

### **State Environmental Quality Review (SEQR)**

The Centennial Golf Club (“the Project”) was developed in the mid 1990’s, and was the subject of an environmental impact statement (EIS) pursuant to SEQR, culminating in the issuance of a Findings Statement in 1996. The Project consisted of the development of 321 acres in the Towns of Carmel and Southeast as a 27-hole golf course, including a clubhouse with a pro shop and other amenities, a pavilion, a cart storage building and parking areas.

The Town of Carmel Planning Board has been declared the Lead Agency in accordance with SEQR to conduct a coordinated review for the Proposed Project. A separate letter prepared by Passero Associates, dated March 1, 2022, has been provided which outlines the Proposed Project’s compliance with the Centennial Golf Club 1996 SEQR Findings Statement.

### **Existing Conditions**

The Centennial Golf Club (CGC) located at 185 John Simpson Road (97 acres) and John Simpson Road (23 acres) was developed in the 1990's. A portion of 185 John Simpson Road is located in the Town of Southeast (164 acres). CGC offers three 9-hole courses identified as the "Meadows", "Lakes" and "Fairways." Fairways is in the Town of Carmel while Meadows is in the Town of Southeast. Lakes is in both towns. The Proposed Project area is located at the northern tip of the Lakes and Meadows courses, north of the existing clubhouse and pavilion near the intersection of John Simpson Road and Fair Street.

The western portion of the Proposed Project area contains a wood lot and State and Federal wetlands. The eastern portion contains an underutilized and outdated 271-space surface parking lot which serves the CGC, a pond, and golf practice areas, tees, greens, traps, fairways, and golf cart paths.

### **Proposal**

Site Plan Modification approval is being sought from the Town of Carmel Planning Board for the reconfiguration of the existing Centennial Golf Course, including the elimination of tee boxes, realignment of private driveways, installation of stormwater management areas, a partial demolition of a portion of the existing cart barn, new/realigned cart paths, and construction of eight new handicapped parking spaces adjacent to the clubhouse.

### **Parking**

A 220-space parking lot will be constructed in the Town of Southeast to accommodate Centennial Golf Club in the Town of Carmel. Eight handicapped parking spaces are proposed proximate to the Golf Course Clubhouse in the Town of Carmel. The new parking areas will be constructed in areas previously disturbed as part of the original golf course development.

### **Code Compliance**

In accordance with The Town of Carmel Code, Section 156-61 H., Planning Board approval is required for modification to a previously approved site plan for Centennial Golf Club.

In addition to site plan modification approval, following is a list of separate, but interrelated, approvals required to facilitate the Proposed Project:

**Town of Carmel Planning Board**  
**Site Plan Modification – Centennial Golf Club Amended Site Plan**  
**March 3, 2022**  
**Page 3**

1. Lot Line Adjustment: Town of Carmel Planning Board approval for a lot line adjustment to create a 24-acre parcel by swapping 11.84 acres from 44.-2-4.2 to 44.-2-2.1 and 7.65 acres from 44.-2.21 to 44.-4.2, pursuant to Section 156-60 B. (2.) (c.), subject to Section 156-61 M.
2. Area Variance: Town of Carmel Zoning Board of Appeals (ZBA) approval of an area variance for the transfer of more than 20% or 20,000 square foot of lot area, pursuant to Section 156-61 M. (e.).
3. Area Variance: Town of Carmel Zoning Board of Appeals for not providing the required off-street parking to serve the Golf Course pursuant to Section 156-42 A. (7), associated with relocation of the parking lot to the Town of Southeast.
4. Site Plan Amendment – Townhouse Development: Town of Carmel Planning Board approval for the development of 63 townhomes in the R- Residential district pursuant to the interpretation of the ZBA (5/27/21) as a Multi-Family Development, Section 156-28.

It should also be noted that site plan approval is required from the Town of Southeast Planning Board for the construction of a 220-space surface parking lot to serve the Centennial Golf Club.

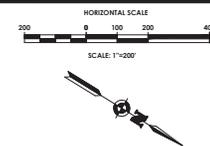
If you have any questions or require any additional information, I may be reached at 585-455-0157 or [claporta@passero.com](mailto:claporta@passero.com).

Sincerely,



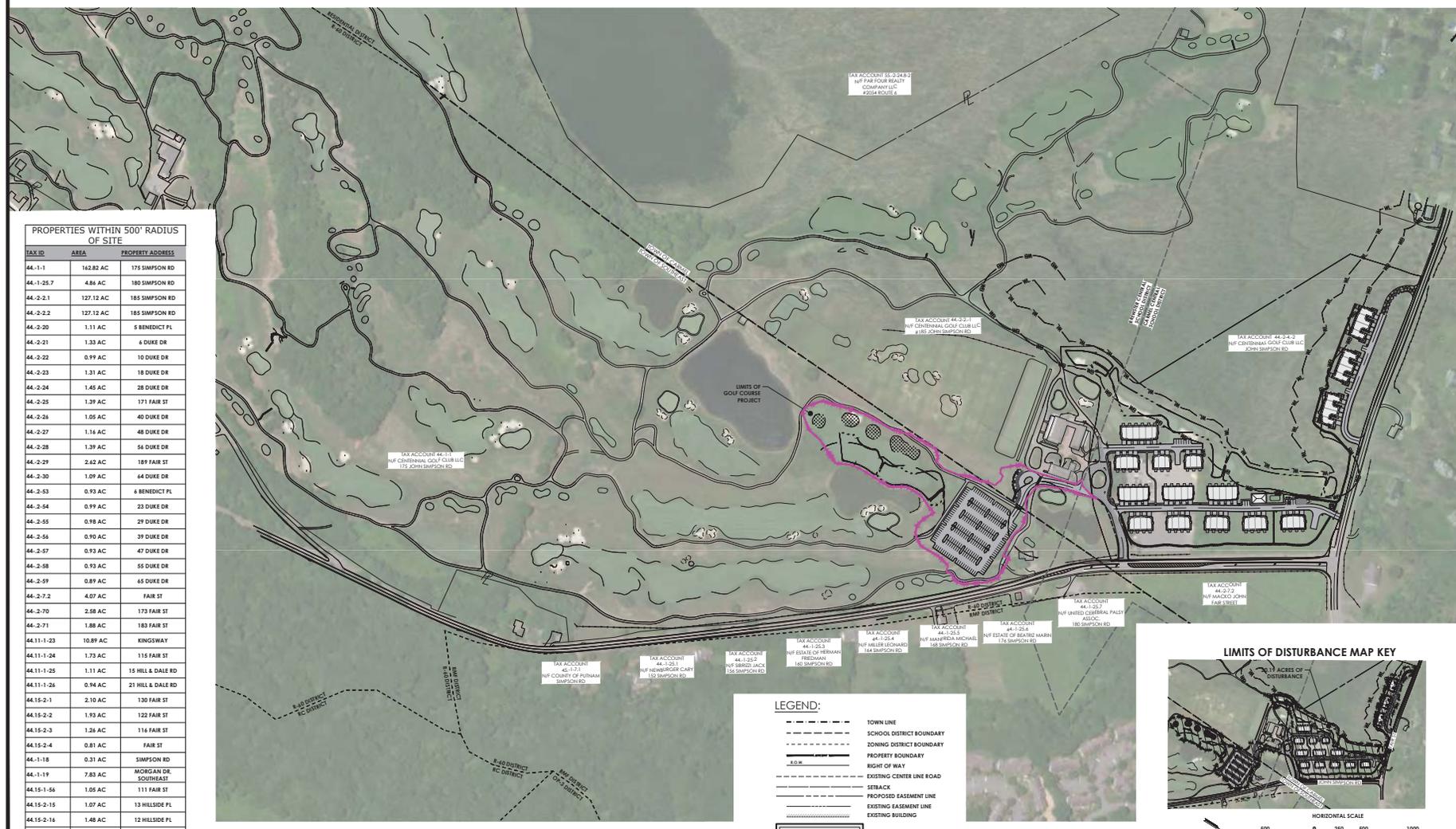
Chris LaPorta, PE, CDT  
Hudson Valley Office Manager

# SITE DEVELOPMENT PLANS FOR CENTENNIAL GOLF COURSE TOWN OF CARMEL/SOUTHEAST, PUTNAM COUNTY, NEW YORK P.N. 20213150.0001



**DRAWING INDEX**

C 110	COVER
C 120	EXISTING CONDITIONS AND DEMOLITION PLAN
C 130	SITE PLAN
C 140	UTILITY, GRADING & EROSION CONTROL PLAN
C 150	PROFILES
C 160	#1 LAKES MAP
C 170	LANDSCAPING AND LIGHTING PLAN
C 180	PHOTOMETRIC LIGHTING PLAN
C 210	NOTES
C 230-260	DETAILS



**PROPERTIES WITHIN 500' RADIUS OF SITE**

TAX ID	AREA	PROPERTY ADDRESS
44-1-1	162.82 AC	175 SIMPSON RD
44-1-25.7	4.86 AC	180 SIMPSON RD
44-2-21	127.12 AC	185 SIMPSON RD
44-2-22	127.12 AC	185 SIMPSON RD
44-2-20	1.11 AC	5 BENEDICT PL
44-2-21	1.33 AC	4 DUKE DR
44-2-22	0.99 AC	10 DUKE DR
44-2-23	1.31 AC	18 DUKE DR
44-2-24	1.45 AC	28 DUKE DR
44-2-25	1.39 AC	171 FAIR ST
44-2-26	1.05 AC	40 DUKE DR
44-2-27	1.16 AC	48 DUKE DR
44-2-28	1.39 AC	56 DUKE DR
44-2-29	2.42 AC	189 FAIR ST
44-2-30	1.09 AC	64 DUKE DR
44-2-53	0.93 AC	6 BENEDICT PL
44-2-54	0.99 AC	23 DUKE DR
44-2-55	0.98 AC	29 DUKE DR
44-2-56	0.90 AC	39 DUKE DR
44-2-57	0.93 AC	47 DUKE DR
44-2-58	0.93 AC	55 DUKE DR
44-2-59	0.89 AC	65 DUKE DR
44-2-72	4.07 AC	FAIR ST
44-2-70	2.58 AC	173 FAIR ST
44-2-71	1.88 AC	183 FAIR ST
44-11-23	10.89 AC	KINGSWAY
44-11-24	1.73 AC	115 FAIR ST
44-11-25	1.11 AC	15 HILL & DALE RD
44-11-26	0.94 AC	21 HILL & DALE RD
44-15-2-1	2.10 AC	130 FAIR ST
44-15-2-2	1.93 AC	122 FAIR ST
44-15-2-3	1.26 AC	116 FAIR ST
44-15-2-4	0.81 AC	FAIR ST
44-1-18	0.31 AC	SIMPSON RD
44-1-19	7.83 AC	MORGAN DR SOUTHEAST
44-15-1-56	1.05 AC	111 FAIR ST
44-15-2-15	1.07 AC	13 HILLSIDE PL
44-15-2-16	1.48 AC	12 HILLSIDE PL
44-15-2-5	0.95 AC	112 FAIR ST



Client: \_\_\_\_\_

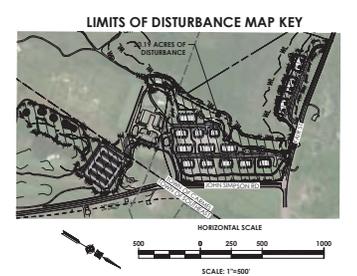
**PASSERO ASSOCIATES**  
140 West Main Street, Suite 100  
Roseton, New York 14174  
Phone: (315) 325-1001  
Fax: (315) 325-1491

Principal-in-Charge: **Jose Susoli, PE**  
Project Manager: **Chris Laporta, PE**  
Designed by: **Cole Overhoff**



**Revisions**

No.	Date	By	Description
1	2/17/21	CO	TOWN OF CARMEL, PE COMMENTS



**LEGEND:**

---	TOWN LINE
.....	SCHOOL DISTRICT BOUNDARY
- . - . - .	ZONING DISTRICT BOUNDARY
_____	PROPERTY BOUNDARY
_____	RIGHT OF WAY
-----	EXISTING CENTER LINE ROAD
_____	EASEMENT
.....	PROPOSED EASEMENT LINE
_____	EXISTING EASEMENT LINE
_____	EXISTING BUILDING
_____	PROPOSED BUILDING

**COVER**

CENTENNIAL GOLF COURSE

Town/City: CARMEL/SOUTHEAST  
County: PUTNAM State: NEW YORK

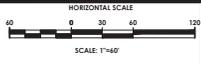
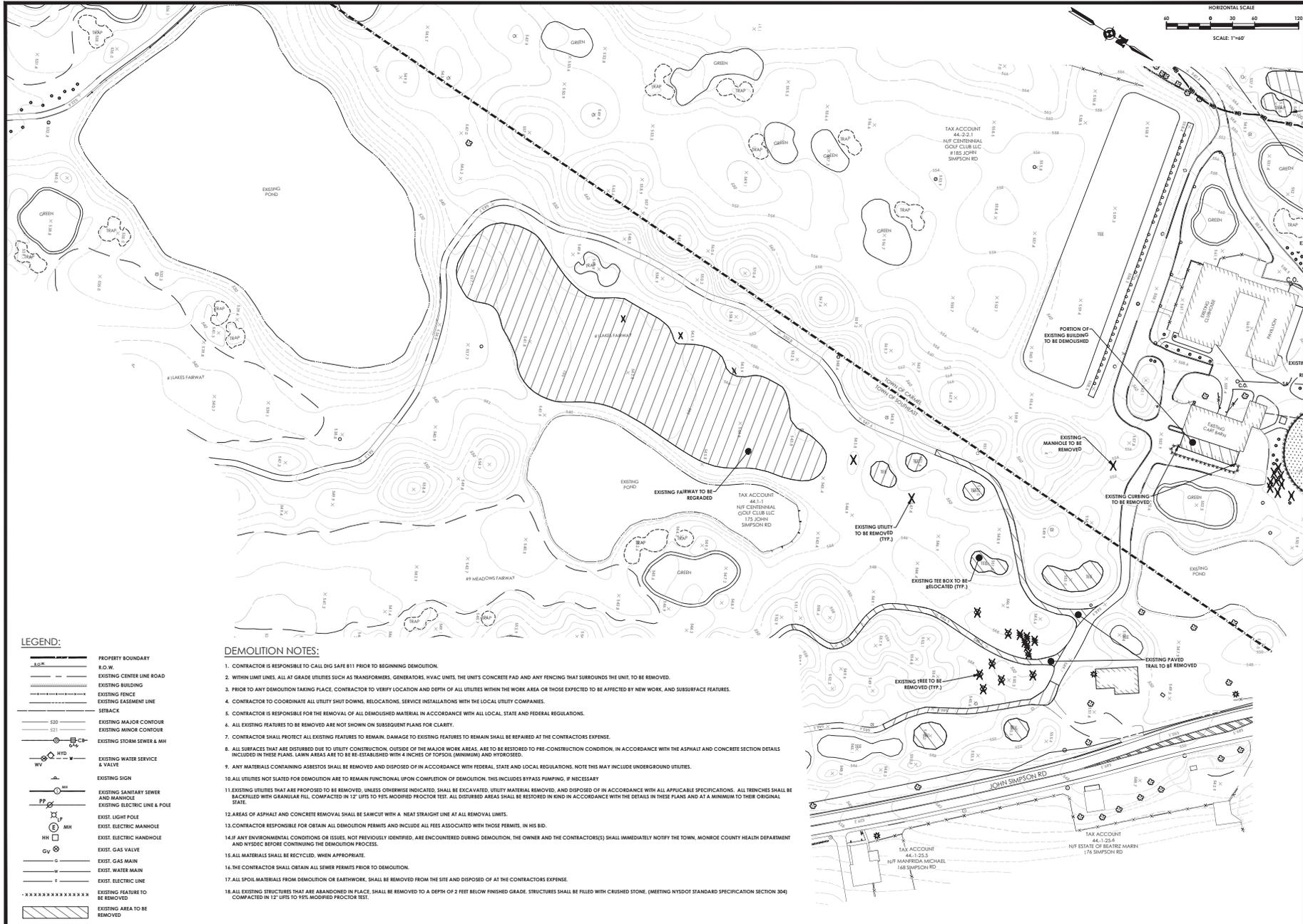
Project No: **20213150.0001**

Drawing No: **C 110** Sheet No: **1**

Scale: **1" = 200'**

Date: **MARCH 2022**

NOT FOR CONSTRUCTION



**PA**  
**PASSERO ASSOCIATES**  
 engineering architecture



Town of Carmel/Southeast  
**LOCATION SKETCH**

Client:

**PASSERO ASSOCIATES**  
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 Rochester, New York 14614  
 (585) 225-1000  
 Fax: (585) 225-1491

Principal/In-Charge: **Joey Susoli, PE**  
 Project Manager: **Chris Laporte, PE**  
 Designed by: **Cole Overhoff**



**Revisions**

No.	Date	By	Description
1	2/7/25	CAJ	TOWN OF CARMEL, PE COMMENTS

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**DEMOLITION PLAN**

CENTENNIAL GOLF COURSE

Town/City: CARMEL/SOUTHEAST

County: PUTNAM State: NEW YORK

Project No: **20213150.0001**

Drawing No. <b>C 120</b>	Sheet No. <b>2</b>
--------------------------	--------------------

Scale: **1" = 60'**

Date: **MARCH 2022**

**LEGEND:**

	PROPERTY BOUNDARY
	S.O.W.
	EXISTING CENTER LINE ROAD
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING EASEMENT LINE
	SETBACK
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING STORM SEWER & MH
	EXISTING WATER SERVICE & VALVE
	EXISTING SIGN
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING ELECTRIC LINE & POLE
	EXIST. LIGHT POLE
	EXIST. ELECTRIC MANHOLE
	EXIST. ELECTRIC HANDHOLE
	EXIST. GAS VALVE
	EXIST. GAS MAIN
	EXIST. WATER MAIN
	EXIST. ELECTRIC LINE
	EXISTING FEATURE TO BE REMOVED
	EXISTING AREA TO BE REMOVED

**DEMOLITION NOTES:**

- CONTRACTOR IS RESPONSIBLE TO CALL DIG SAFE 811 PRIOR TO BEGINNING DEMOLITION.
- WITHIN LIMIT LINES, ALL AT GRADE UTILITIES SUCH AS TRANSFORMERS, GENERATORS, HVAC UNITS, THE UNITS CONCRETE PAD AND ANY FENCING THAT SURROUNDS THE UNIT, TO BE REMOVED.
- PRIOR TO ANY DEMOLITION TAKING PLACE, CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE WORK AREA OR THOSE EXPECTED TO BE AFFECTED BY NEW WORK, AND SUBSURFACE FEATURES.
- CONTRACTOR TO COORDINATE ALL UTILITY SHUT DOWNS, RELOCATIONS, SERVICE INSTALLATIONS WITH THE LOCAL UTILITY COMPANIES.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLISHED MATERIAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXISTING FEATURES TO BE REMOVED ARE NOT SHOWN ON SUBSEQUENT PLANS FOR CLARITY.
- CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES TO REMAIN. DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL SURFACES THAT ARE DISTURBED DUE TO UTILITY CONSTRUCTION, OUTSIDE OF THE MAJOR WORK AREAS, ARE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION, IN ACCORDANCE WITH THE ASPHALT AND CONCRETE SECTION DETAILS INCLUDED IN THESE PLANS. LAWN AREAS ARE TO BE RE-ESTABLISHED WITH 4 INCHES OF TOPSOIL (MINIMUM) AND HYDROSEED.
- ANY MATERIALS CONTAINING ASBESTOS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. NOTE THIS MAY INCLUDE UNDERGROUND UTILITIES.
- ALL UTILITIES NOT SLATED FOR DEMOLITION ARE TO REMAIN FUNCTIONAL UPON COMPLETION OF DEMOLITION. THIS INCLUDES BYPASS PUMPING, IF NECESSARY.
- EXISTING UTILITIES THAT ARE PROPOSED TO BE REMOVED, UNLESS OTHERWISE INDICATED, SHALL BE EXCAVATED, UTILITY MATERIAL REMOVED, AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS. ALL TRENCHES SHALL BE BACKFILLED WITH GRANULAR FILL, COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST. ALL DISTURBED AREAS SHALL BE RESTORED IN KIND IN ACCORDANCE WITH THE DETAILS IN THESE PLANS AND AT A MINIMUM TO THEIR ORIGINAL STATE.
- AREAS OF ASPHALT AND CONCRETE REMOVAL SHALL BE SAWCUT WITH A NEAT STRAIGHT LINE AT ALL REMOVAL LIMITS.
- CONTRACTOR RESPONSIBLE FOR OBTAIN ALL DEMOLITION PERMITS AND INCLUDE ALL FEES ASSOCIATED WITH THOSE PERMITS, IN HIS BID.
- IF ANY ENVIRONMENTAL CONDITIONS OR ISSUES, NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED DURING DEMOLITION, THE OWNER AND THE CONTRACTORS(SH) SHALL IMMEDIATELY NOTIFY THE TOWN, MONROE COUNTY HEALTH DEPARTMENT AND NYSDOC BEFORE CONTINUING THE DEMOLITION PROCESS.
- ALL MATERIALS SHALL BE RECYCLED, WHEN APPROPRIATE.
- THE CONTRACTOR SHALL OBTAIN ALL SEWER PERMITS PRIOR TO DEMOLITION.
- ALL SPOIL MATERIALS FROM DEMOLITION OR EARTHWORK, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT THE CONTRACTORS EXPENSE.
- ALL EXISTING STRUCTURES THAT ARE ABANDONED IN PLACE SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STRUCTURES SHALL BE FILLED WITH CRUSHED STONE, (MEETING NYSDOC STANDARD SPECIFICATION SECTION 304) COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST.

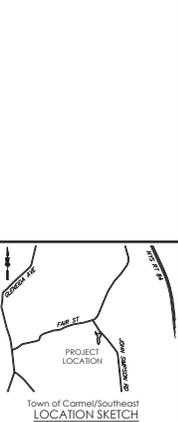
NOT FOR CONSTRUCTION





FAIR STREET NET CUT/FILL 15,384 CY CUT  
 JOHN SIMPSON STREET NET CUT/FILL 3,491 CY FILL  
 GOLF COURSE NET CUT/FILL 4,434 CY FILL  
 TOTAL NET CUT/FILL 7,469 CY CUT

- NOTES:**
1. CUT/FILL VOLUMES WERE CALCULATED THROUGH CAD VOLUME DATABOARD ANALYSIS, COMPARING EXISTING TO PROPOSED SURFACES.
  2. ALL FILL BROUGHT TO THE SITE MUST BE CERTIFIED PER NYSDOT REGULATIONS AND MANIFESTA CERTIFICATION OF THE FILL MATERIAL BEING DELIVERED SHOULD BE PROVIDED.



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 Principal-in-Charge: Jesse Susoli, PE  
 Project Manager: Chris Laporta, PE  
 Designed by: Cole Overhoff



Revisions		
No.	Date	Description
1	2/7/25	CAJ TOWN OF CARMEL, PE COMMENTS

**GRADING, UTILITY & EROSION CONTROL PLAN**  
 CENTENNIAL GOLF COURSE

Town/City: CARMEL/SOUTHEAST State: NEW YORK  
 County: PUTNAM  
 Project No.: 20213150.0001  
 Drawing No.: C 140 Sheet No.: 4  
 Scale: 1" = 60'  
 Date: MARCH 2022

NOT FOR CONSTRUCTION



Client:

**PASSERO ASSOCIATES**  
 240 West Main Street Suite 100  
 Rochester, New York 14614  
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 Fax: (585) 325-1491  
 Principal-in-Charge: Jesse Sudol, PE  
 Project Manager: Chris Laporta, PE  
 Designed by: Cole Overhoff



Revisions			
No.	Date	By	Description
1	2/1/22	CO	TOWN OF CARMEL, PE COMMENTS

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**PROFILES**

CENTENNIAL GOLF COURSE

Town/City: CARMEL/SOUTHEAST  
 County: RUTHERFORD State: NEW YORK

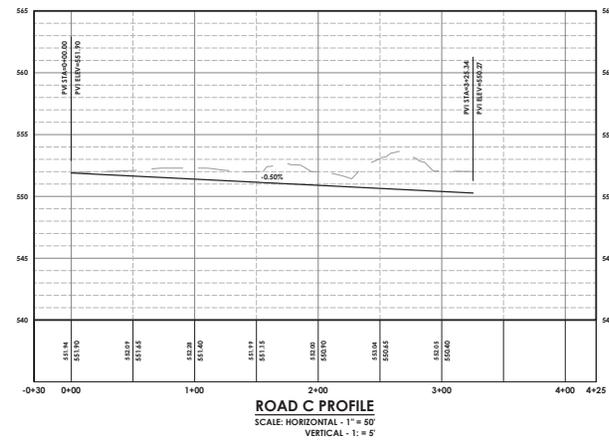
Project No: 20213150.0001

Drawing No. C 150 Sheet No. 5

Scale: AS SHOWN

Date: MARCH 2022

NOT FOR CONSTRUCTION



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**LEGEND:**

--- 220 ---	EXISTING MAJOR CONTOUR
--- 521 ---	EXISTING MINOR CONTOUR
--- 520 ---	PROPOSED MAJOR CONTOUR
--- 521 ---	PROPOSED MINOR CONTOUR



Client:  
**PASSERO ASSOCIATES**  
140 West Main Street, Suite 100  
Rochester, New York 14614  
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Fax: (585) 225-1401

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Project Manager: Chris Laporta, PE  
Designed by: Cole Overhoff



**Revisions**

No.	Date	By	Description
1	2/1/22	CO	TOWN OF CARMEL, PE COMMENTS

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# #1 LAKES MAP

## CENTENNIAL GOLF COURSE

Town/City: CARMEL/SOUTHEAST  
County: PUTNAM State: NEW YORK

Project No: **20213150.0001**

Drawing No. Sheet No.  
**C 160 6**

Scale: **1" = 40'**

Date: **MARCH 2022**

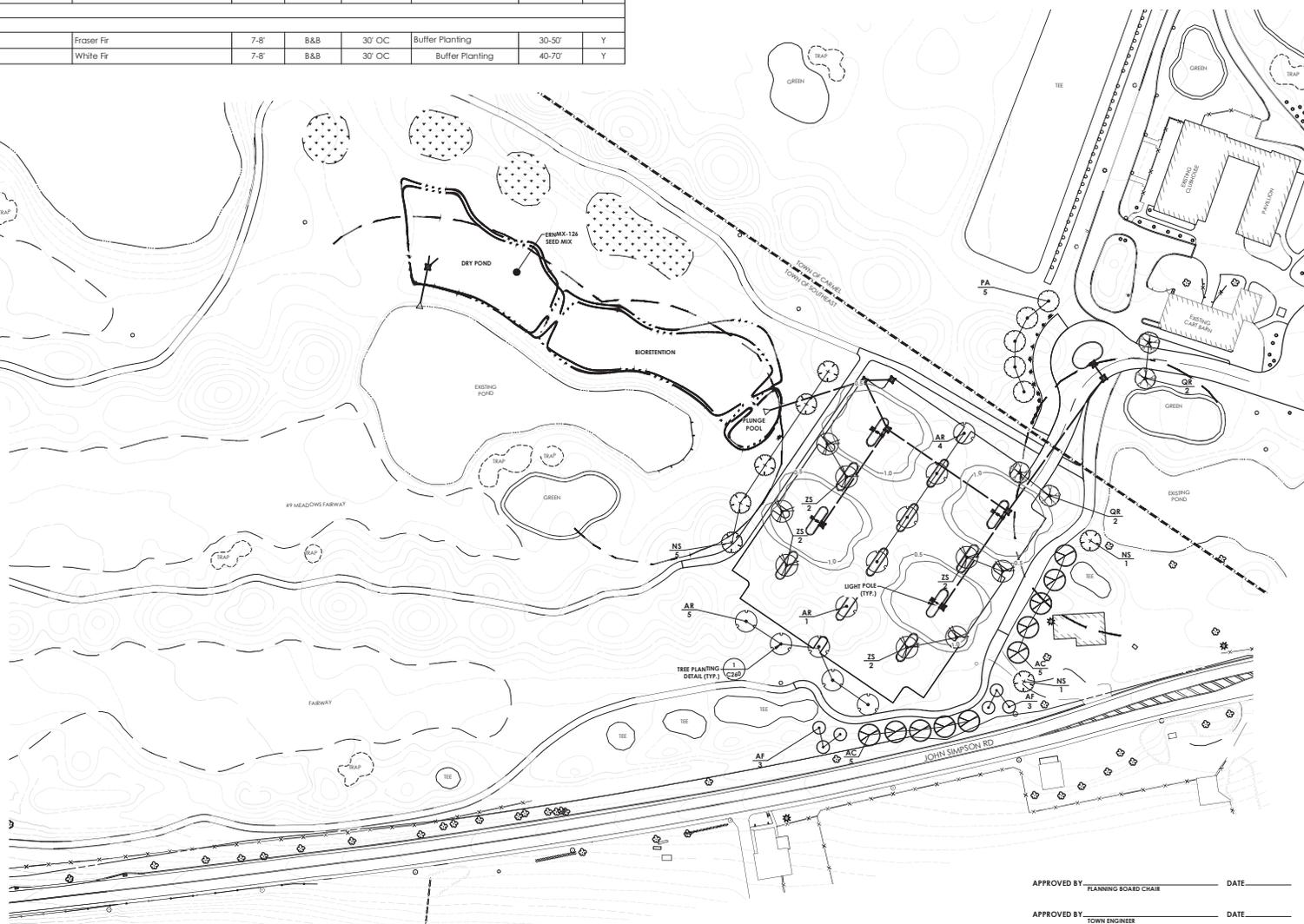
**NOT FOR CONSTRUCTION**

CENTENNIAL GOLF COURSE PLANT SCHEDULE									
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING / SPREAD	REMARKS	MATURE HEIGHT	NATIVE
<b>DECIDUOUS TREES</b>									
AR	10	Acer rubrum "Red Sunset"	Red Sunset Maple	2-2 1/2"	B&B	As Shown	Fall Hazard	40-45'	Y
NS	7	Nyssa sylvatica "Wildfire"	Black Gum	2-2 1/2"	B&B	As Shown	Fall Hazard	30-50'	Y
PA	5	Platanus occidentalis	Sycamore	2-2 1/2"	B&B	As Shown	Fall Hazard	75' H.	Y
QR	4	Quercus rubra	Northern Red Oak	2-2 1/2"	B&B	As Shown	Fall Hazard	50-75'	Y
ZS	8	Zelkova serrata "Village Green"	Village Green Japanese Zelkova	2-2 1/2"	B&B	As Shown	Fall Hazard	50-65'	N
<b>EVERGREEN TREES</b>									
AF	6	Abies Fraseri	Fraser Fir	7-8'	B&B	30' OC	Buffer Planting	30-50'	Y
AC	10	Abies concolor	White Fir	7-8'	B&B	30' OC	Buffer Planting	40-70'	Y



**LANDSCAPE NOTES**

1. IN ALL OFF-STREET PARKING AREAS CONTAINING 25 OR MORE PARKING SPACES, AT LEAST 10% OF THE INTERIOR OF THE PARKING AREA SHALL BE CURBED AND LANDSCAPED WITH TREES, SHRUBS AND OTHER PLANT MATERIAL PER TOWN OF SOUTHEAST CODE.
2. TREES SHALL BE PLANTED IN ACCORDANCE WITH THE APPROVED TREE PLAN, BASED ON THE POTENTIAL ROOT GROWTH OF THE TREE TO BE PLANTED, BUT IN NO CASE CLOSER THAN SIX FEET TO ANY ROAD, PARKING AREA, STRUCTURE OR OTHER IMPROVEMENT OR IN ANY MANNER WHICH WILL LIMIT SIGHT DISTANCE ALONG ANY ROAD BELOW THE SPECIFIED MINIMUM IN APPLICABLE TOWN REGULATIONS.
3. CONTRACTOR TO TAKE SPECIAL CARE WHEN PLANTING AND WATERING FALL HAZARD PLANT MATERIAL.
4. BIORETENTION AREAS ARE TO BE PLANTED WITH SEED MIX EQUAL TO OR SIMILAR TO ERNMX-126 LOW MAINTENANCE MIX (2018) (ACRE).
5. THERE WILL BE NO SUBSTITUTION OR CHANGES TO THE APPROVED LANDSCAPE PLAN WITHOUT THE APPROVAL OF THE TOWN OF CARMEL.
6. ALL PLANTINGS SHALL BE INSTALLED PER § 142 OF THE TOWN OF CARMEL TOWN CODE.



Client:  
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 Fax: (585) 225-1491  
 Principal-in-Charge: Jesse Sudol, PE  
 Project Manager: Chris Laporte, PE  
 Designed by: Cole Overhoff



Revisions		
No.	Date	Description
1	2/7/23	CD TOWN OF CARMEL PER COMMENTS

**LANDSCAPING & LIGHTING PLAN**  
 CENTENNIAL GOLF COURSE

Town/City: CARMEL/SOUTHEAST  
 County: PUTNAM State: NEW YORK  
 Project No: 20213150.0001  
 Drawing No: C 170 Sheet No: 7  
 Scale: 1" = 60'  
 Date: MARCH 2022

APPROVED BY: PLANNING BOARD CHAIR DATE: \_\_\_\_\_  
 APPROVED BY: TOWN ENGINEER DATE: \_\_\_\_\_

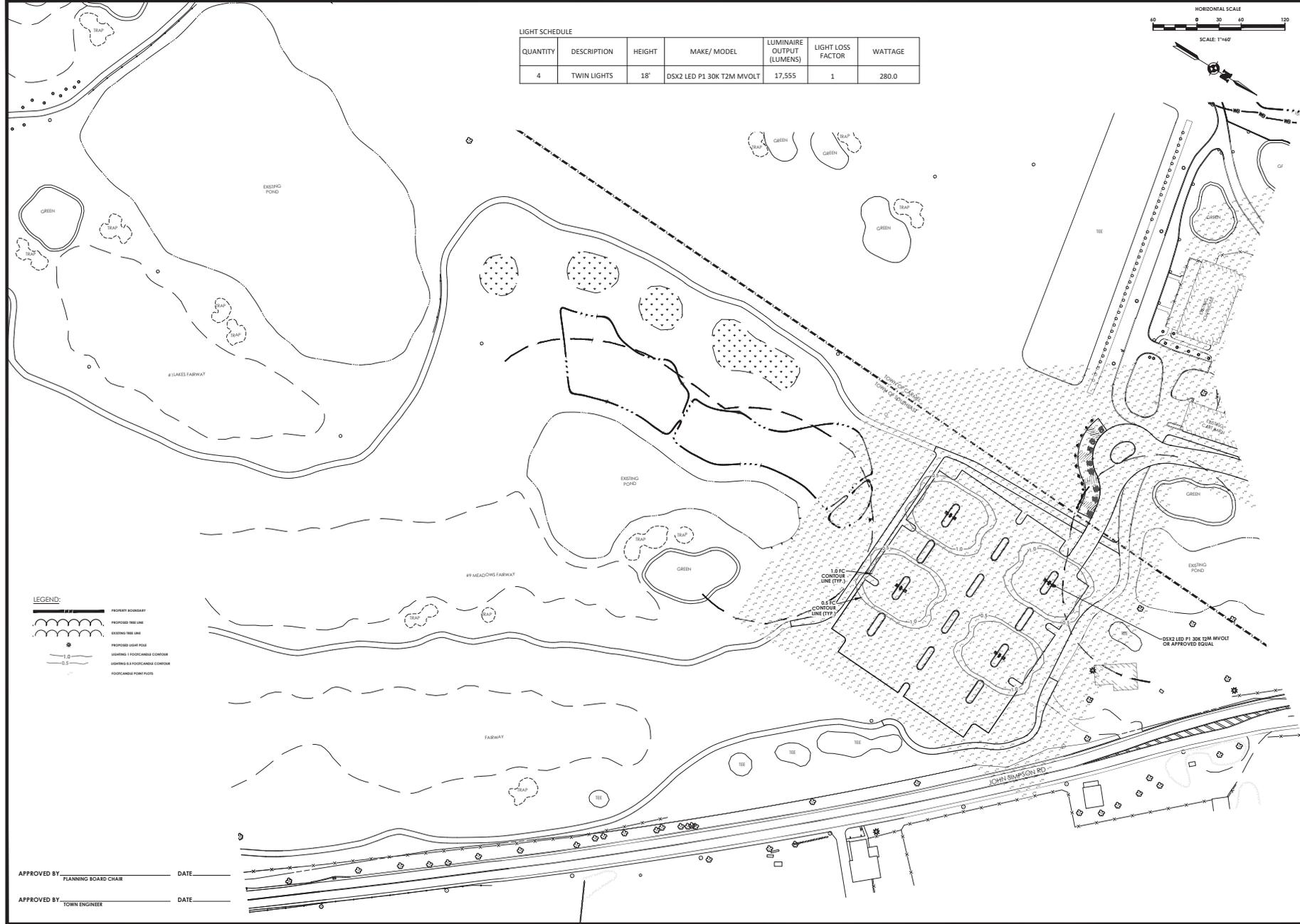
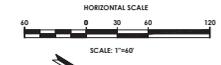
NOT FOR CONSTRUCTION

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LIGHT SCHEDULE

QUANTITY	DESCRIPTION	HEIGHT	MAKE/ MODEL	LUMINAIRE OUTPUT (LUMENS)	LIGHT LOSS FACTOR	WATTAGE
4	TWIN LIGHTS	18'	DSX2 LED P1 30K T2M MVOLT	17,555	1	280.0



- LEGEND:**
- PROPERTY BOUNDARY
  - PROPOSED TREE LINE
  - EXISTING TREE LINE
  - PROPOSED LIGHT POLE
  - EXISTING FOOTCANDLE CONTOUR
  - LIGHTING & FOOTCANDLE CONTOUR
  - FOOTCANDLE POINT PILE

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING BOARD CHAIR

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TOWN ENGINEER



Client: \_\_\_\_\_

**PASSERO ASSOCIATES**  
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 Project Manager: Chris Laporta, PE  
 Designed by: Cole Overhoff



Revisions			
No.	Date	By	Description
1	2/1/22	CO	TOWN OF CARMEL PER COMMENTS

**PHOTOMETRIC LIGHTING PLAN**  
 CENTENNIAL GOLF COURSE

Town/City: CARMEL/SOUTHEAST  
 County: PUTNAM State: NEW YORK

Project No: **20213150.0001**

Drawing No: \_\_\_\_\_ Sheet No: \_\_\_\_\_  
**C 170 7**

Scale: **1" = 60'**

Date: **MARCH 2022**

NOT FOR CONSTRUCTION

UTILITY NOTES:

- 1. PRIOR TO THE START OF UTILITY INSTALLATION THE CONTRACTOR AND SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL UTILITY CONNECTIONS WITH MECHANICAL, ELECTRICAL, PLUMBING AND OTHER UTILITIES SPECIFICALLY SHOWN WITH THIS PLAN SET WITH APPROPRIATE AGENCY... PASSERO ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PERFORMANCE OF UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET.

CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:

- 1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CONDUCT STORMWATER MANAGEMENT AREAS AND EROSION CONTROL MEASURES AS SHOWN ON THE PLAN.
3. CLEAR AND GRASS PROTECTIVE AREAS AS SHOWN.
4. CLEAR AND GRASS PROTECTIVE AREAS AS SHOWN.
5. GRADE IMPROVEMENTS AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY MAY OCCUR SHALL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.

COMPACTION NOTES:

- 1. THE CONTRACTOR SHALL STRIP THE TOPSOIL AND REMOVE ANY UNSUITABLE SOILS, WITHIN THE PROPOSED GRADING LIMITS PRIOR TO COMPACTMENT OF THE MATERIAL.
2. ALL FILL AREAS SHALL BE PLACED AT A MINIMUM OF 95% OF MAXIMUM DENSITY OF STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT.
3. THE COMPACTION TESTS WILL BE CONDUCTED BY A LICENSED TESTING LABORATORY AND RESULTS SUBMITTED TO DESIGN ENGINEER.

SOIL RESTORATION NOTES:

- 1. THE CONTRACTOR SHALL BRUSH TO A DEPTH OF AT LEAST 12" OF THE CAL-MANAGED PAPER FACTOR HEDGES OR TO THE UNDERLYING SOILS AND INCLUDING AIR AND SOIL CONTACT.
2. ROCK PICKS UNTIL UNIFORM STONE/ROCK MATERIALS OF A AND LARGER ARE ELIMINATED FROM THE SOIL.
3. APPLY TOPSOIL TO A DEPTH OF 4" INCHES ON ALL AREAS BEING RETURNED TO GRASS.
4. VEGETATE AS REQUIRED BY APPROVED PLAN.

TEMPORARY CONSTRUCTION AREA SEEDING NOTES:

- 1. THE AREA MUST BE THOROUGH GRADED AND SOILS PHYSICALLY STABLE.
2. SEEDING MUST OCCUR WITHIN 24 HOURS OF DISTURBANCE OR SCARIFICATION OF THE SOIL WILL BE NEEDED PRIOR TO SEEDING.
3. TYPICALLY FERTILIZER OR LIME IS NOT USED FOR TEMPORARY SEEDING.
4. ANY SEEDING METHOD MAY BE USED THAT PROVIDES UNIFORM APPLICATION OF SEED TO THE AREA.

Table with 3 columns: PLANNING SEASON, SPECIES, RATE IN LBS./ACRE. Rows include SPRING, SUMMER, OR EARLY FALL with species like HYDRALASS and RYEGRASS.

LAWN FALL OR EARLY WINTER: WINTER RYE (CERIAL FEE) 100
MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/ACRE. WOOD FIBER HYDROMULCH OR OTHER SPREADABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO SPECIFICATIONS.

LANDSCAPING NOTES:

- 1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE TOWN OF CAMEL TOWN OF COURTESY, AND STATE DESIGN STANDARDS AND CODES.
2. IF IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
3. STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI Z60.1 (LATEST EDITION), REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE THE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS DELIVERED AND INSTALLED ON THIS PROJECT.
4. ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
5. ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN IN A NURSERY IN THE SAME HARDNESS ZONE AS THE PROJECT LOCATION.
6. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AND MET SIZE REQUIREMENTS AS INDICATED ON THE PLANT LIST.
7. ALL TREES MUST BE STRAIGHT TRUNKED, UNHUR FIRM, HAVE A FULL, SYMMETRICAL CROWN (HEAD) AND MEET ALL REQUIREMENTS SPECIFIED (E.G., SINGLE STEM, WELD STEEL, HEAVY BRANCHED, ETC.).
8. CRAPPAPE AND PEAR VARIETIES ARE CONSIDERED A FAL PLANNING HAZARD. THE CONTRACTOR SHALL TAKE SPECIAL CARE IN PLANTING AND WATERING THESE PLANTS.
9. ANY PROPOSED DEVIATION TO THE LANDSCAPE PLAN MUST FIRST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.
10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS. THE BID PRICE SUBMITTED WILL ASSUME THAT ALL PLANT MATERIALS DESIGNATED WILL BE SUPPLIED AND INSTALLED. ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN AND THE ATTENTION OF THE OWNER AND/OR DESIGN LANDSCAPE ARCHITECT (OWNER'S REPRESENTATIVE) PRIOR TO COMPLETING A BID PRICE.
11. ALL GRADING AND UTILITY WORK SHALL BE COMPLETED PRIOR TO INSTALLATION OF PLANT MATERIAL AND LANDSCAPE MATERIALS.
12. THE FINAL LOCATION OF TREES AND OTHER LANDSCAPING SHALL BE DETERMINED IN THE FIELD BASED ON THE EXISTING CONDITIONS AND SHALL NOT CONFLICT WITH TRAFFIC SIGNS AND/OR UTILITIES. STAKE OUT SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
13. ANY CONCERNS RELATED TO SITE CONDITIONS AND/OR PLANT LOCATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
14. PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL (ON-SITE OR IMPORTED), 1 PART PEAT MOSS, 1/2 PART WELL SIFTED MANURE AND 10 LBS. 5-0-5 PLANNING FERTILIZER, MIXED THOROUGHLY FOR CURB CURVE.
15. ALL PLANT MATERIALS, AND INDIVIDUAL TREES IN LAWN AREAS WITH SHREDED MULCH OR BARK MULCH TO A DEPTH OF THREE (3) INCHES UNLESS OTHERWISE SPECIFIED ON PLANTING DETAILS, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT DUE TO SITE CONDITIONS.
16. ANY PLANT WHICH BECOMES DISEASED OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER, OR DESIGN LANDSCAPE ARCHITECT, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE SAME PLANT SPECIES, VARIETY AND SIZE AS SPECIFIED ON THE PLANT SCHEDULE (LIST).
17. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIALS AND LAWN AREAS UNTIL THE PROJECT HAS RECEIVED FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE. MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO: WATERING, MOWING, FERTILIZING, SPRAYING (FUNGICIDE, ANTI-DISEASE), AND AS WELL AS RASING PLANTS THAT HAVE SETTLED TO DEEP OR REQUIRE STRENGTHENING.
18. UPON COMPLETION AND ACCEPTANCE OF THE LANDSCAPING, THE LANDSCAPE MATERIALS SHALL BE GUARANTEED FOR TWO (2) YEARS. THE GUARANTEE SHALL BE INCLUSIVE OF ALL MATERIAL AND LABOR COSTS. AT THE END OF THE GUARANTEE PERIOD THE OWNER'S REPRESENTATIVE WILL INSPECT ALL PLANT MATERIALS. THE CONTRACTOR SHALL PROMPTLY MAKE ANY REQUIRED REPLACEMENTS WITH PLANT MATERIALS MEETING THE SPECIFICATIONS (E.G. SPECIES, SIZE AND CHARACTER).
19. ALL AREAS DISTURBED BY SITE GRADING AND/OR UTILITY INSTALLATION SHALL RECEIVE APPROVED TOPSOIL (BASED ON APPROVED SAMPLES SUBMITTED BY THE CONTRACTOR) AND SPREAD TO A DEPTH NOT LESS THAN SIX (6) INCHES AFTER COMPACTION. TOPSOIL PLACED FOR LAWNS SHALL BE FINE GRADED. SEED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. THIS EXCLUDING FOUNDATION PLANT BEDS, AND ENTRANCE AREAS.
20. LOCATIONS OF EXISTING BURIED UTILITIES SHOWN ON THE SITE PLAN ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. THE CONTRACTOR'S RESPONSIBILITY IS TO CALL FOR A UTILITY STATEMENT PRIOR TO COMMENCING PLANT INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES OCCURRING AS A RESULT OF APPEARANCES WHICH OCCURS AS A RESULT OF LANDSCAPE INSTALLATION OPERATIONS.
21. EXISTING TREES INDICATED TO BE REMOVED SHALL OCCUR UNDER THE SITE CONTRACT FOR THIS PROJECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR NEW PLANTINGS AND RESTORATION OF THE DISTURBED AREA (LAWNS, PLANT BEDS, ISLANDS).
22. PRE-EMERGENT HERBICIDE SHALL BE USED UNDER MULCH IN ALL TREE AND PLANT BED AREAS.
23. ALL SHRUB BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPARED EDGE BORDER, UNLESS METAL EDGE, CONCRETE, OR OTHER BORDER IS SPECIFIED.

TOPSOIL AND SEEDING NOTES:

- 1. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING AND RE SPREADING TOPSOIL IN ALL TURF AND LANDSCAPE AREAS (BEDS AND ISLANDS).
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS.
3. REMOVE ALL EXISTING VEGETATION DURING GRADING PROCESS.
4. APPLY MINIMUM OF SIX (6) INCHES OF CLEAN TOPSOIL OR SCREENED OR SCREEN ON SITE TO THE GRASS, LEAVING TOPSOIL IN A DOSE AND PREPARED CONDITION FOR SEEDING.
5. LIME SOIL OR ADD OTHER ORGANIC AMENDMENTS AS NECESSARY TO ACHIEVE A PH OF BETWEEN 5.5- 7.0.
6. LANDSCAPE CONTRACTOR SHALL WORK OVER LAWN AREAS THAT HAVE REMAINED FAIRLY INTACT, TOP DRESSING WITH SOIL SCAPING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN. FREE OF ROCKS, POLES, REMAINDERS, AND WEEDS.
7. SEEDING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF FINE GRADING. SEED SHOULD BE FREED INTO THE SOIL TO CREATE GOOD SEED-TO-SOIL CONTACT. NO DEEPER THAN THE THICKNESS OF THE SEED.
8. FERTILIZING: APPLY 10-0-10 FERTILIZER EVENLY AT THE RATE OF 20 POUNDS PER 1000 SQ. FT. NO FERTILIZER CONTAINING PHOSPHORUS IS PERMITTED ON SEED.
9. SEED SHOULD BE APPLIED EITHER BY HAND BROADCASTING OR HYDRO SEEDING. TWO PASSES SHALL BE MADE IN PERPENDICULAR DIRECTIONS TO INSURE FERTILE COVERAGE.
10. LAWN SEED MIX:

MIX A: SEEDING RATE: 4 LBS./1,000 SQ. FT.
LOW MAINTENANCE FESCUE LAWN
PREFERRED SEED: LOW MAINTENANCE GRASS SEED MIX OR APPROVED EQUAL

- 25% FINE FRYE HARD FESCUE
25% MID HORN OF HARD SHEEP
20% INTRODUCED CHEWING FESCUE
20% QUATRO SHEEP FESCUE
10% MINUTAWA HARD FESCUE

MIX B: SEEDING RATE: 4 LBS./1,000 SQ. FT.
OCCASIONAL WET - WET LOCATIONS:
20% BIRD DOG
20% BIRD DOG
20% ALKAL GRASS
20% FOW SEEDGE
10% FOW BURGRASS

- 11. DRY APPLICATION MULCH
A STRAW MULCH SHOULD BE APPLIED TO NEWLY SEEDD AREAS WITHIN 12 HOURS OF HYDRIC MULCH IS NOT USED.
12. DRY APPLICATION STRAW: STRAW OF OATS, WHEAT, RYE OR OTHER APPROVED CROPS WHICH ARE FREE OF NOXIOUS WEEDS. WEIGHT SHALL BE BASED ON A 15% PERCENT MOISTURE CONTENT.
13. DRY APPLICATION: WITHIN ONE DAY AFTER SEEDING, COVER THE SEEDS AREAS WITH A UNIFORM BLANKET OF STRAW MULCH AT THE RATE OF 100 POUNDS PER 1000 SQ. FT. OF SEED AREA.

- 12. HYDRO APPLICATION: APPLY APPROVED MULCH IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDED RATES OF APPLICATION. APPLY SEEDING MATERIALS WITH AN APPROVED HYDRO SEEDER.
A COLORED WOOD CELLULOSE FIBER PRODUCT SPECIFICALLY DESIGNED FOR USE AS A HYDRO-MECHANICAL APPLIED MULCH. ACCEPTABLE PRODUCT: CONWOOD HYDRO MULCH, CONWOOD FREERS, 231 4TH STREET SW, HICKORY, NC

- 13. FILL TANK WITH WATER AND AGITATE WHILE ADDING SEEDING MATERIALS. USE SUFFICIENT FERTILIZER, MULCH, AND SEED TO OBTAIN THE SPECIFIED APPLICATION RATE. ADD SEED TO TANK AFTER THE FERTILIZER AND MULCH HAVE BEEN ADDED. MAINTAIN CONSTANT AGITATION TO KEEP CONTENTS IN HOMOGENEOUS SUSPENSION. RECOGNIZED DELAYS IN APPLICATION OR AGITATION THAT MAY BE NEARABOUT TO THE SEED WILL BE THE BASIS OF REJECTION OF MATERIAL REMAINING IN TANKS.
14. DISTRIBUTE UNIFORMLY A SUITABLE MIXTURE OF WATER, SEED, FERTILIZER, AND MULCH AT A MINIMUM RATE OF 57 GALLONS PER 1000 SQ. FT. (2000 GALLONS PER ACRE). THE OWNER AND PROJECT REPRESENTATIVE MAY ORDER THE AMOUNT OF WATER INCREASED IF DISTRIBUTION OF SEEDING MATERIALS IS NOT UNIFORM.

STORM NOTES:

- 1. STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE MUNICIPALITY
2. PROPOSED STORM SEWER LATERAL MATERIAL: PVC 200.35" O.D. MAN. SIZE 8. SHALL BE Laid AT A MINIMUM GRADE OF 1/4" PER FT. STORM SEWER MATERIAL: ASH 102" I.D. MAN.
3. FOUNDATION DRAINS SHALL BE CONNECTED TO STORM WATER SYSTEM VIA SUMP PUMPS. DOWNPOUTS SHALL BE CONNECTED TO STORM SEWERS WHERE APPLICABLE. INSURE NOTES ON THE PLANS REGARDING DOWNPOUT DISCHARGES TO STREET.
4. UPON COMPLETION OF SYSTEM INSTALLATION, THE MAIN SEWER SYSTEM AND LEADS TO STRUCTURES SHALL BE FLUSHED AND LAIMED TO THE SATISFACTION OF THE MUNICIPALITY.

SANITARY NOTES:

- 1. SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE STATE, COUNTY AND LOCAL MUNICIPALITY MATERIALS:
- MANHOLE - PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF 20.36. PIPING AND FITTINGS SHALL MEET: ASTM D-2004 (4" THROUGH 18") ASTM F47 (18" THROUGH 36")
- LATERALS - 4" MIN. INSTALLED AT 1/2" PER FOOT MIN. PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF 20.36. PIPING AND FITTINGS SHALL MEET ASTM D-2041.
- JOINTING MATERIALS: SHALL BE BELL-AND-SPOUT WITH INTEGRAL JOINT MEETING ASTM D-3212.
- MANHOLES: SHALL BE PRECAST CONCRETE WITH NEOPRENE GASKETS MEETING ASTM C-478 & ASTM C-684.

- 2. INSTALLATION AND EXPLORATION FOR SANITARY SEWERS SHALL BE LIMITED TO 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE PER 24 HOURS.
4. IF AN ASH TEST IS USED, THE TEST AS A MINIMUM SHALL CONFORM TO THE PROCEDURE DESCRIBED IN ASTM C-828-48. ENTITLED STANDARD PRACTICE FOR LOW PRESSURE AIR TEST OF VITREOUS CLAY PIPELINES. SANITARY MANHOLES SHALL BE TESTED FOR EXFILTRATION.
5. VACUUM TESTING OF MANHOLES IS ALLOWED. THE CONTRACTOR IS CAUTIONED TO SPEAK TO THE SUPERINTENDENT OF SEWERS PRIOR TO COMMENCING WITH PLANS TO VACUUM TEST.

- 6. DEFLECTION TEST - TEN START STANDARDS.
6.A. DEFLECTION TEST SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
6.B. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
6.C. NO PIPE SHALL EXCEED A DEFLECTION OF 3/8".

- 8. ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND POLICES OF THE MUNICIPAL DISTRICT.
8. ALL LATERALS SHALL HAVE A CLEANOUT ON THE OUTSIDE OF THE BUILDING.
9. FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS. ALL DISCHARGES TO THE SANITARY / COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR THE HOSTER COUNTY SEWER USE LAW.

- 10. SEPARATION - MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (CONCRETE SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS SHALL BE 18 INCHES. MINIMUM VERTICAL CLEARANCE SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.

STABILIZATION STANDARDS AND SPECIFICATIONS :

A TEMPORARY OR PERMANENT PROTECTIVE COVERING PLACED ON A PREPARED, SEEDD PLANTING AREA THAT IS ANCHORED IN PLACE BY STAPLES OR OTHER MEANS TO AID IN CONTROLLING EROSION BY ABSORBING RAIN IMPACT AND WITHSTANDING WINDING AND FLOW AS WELL AS PROVIDE A MICROCLIMATE TO PROTECT AND PROMOTE SEED ESTABLISHMENT.

CONDITIONS WHERE PRACTICE APPLIES

ANCHORED STABILIZATION MATS ARE REQUIRED FOR SLOPES HAVING SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL IN VEGETATED CHANNELS WHERE THE VELOCITY OF THE DESIGN FLOW EXCEEDS THE ALLOWABLE VELOCITY (FOR VEGETATION ALONE USUALLY GREATER THAN 3 FEET PER SECOND) ON STREAMBANKS AND SHOULDER WHERE MOVING WATER IS LIKELY TO DISLOOSE NEWLY SEEDD OR PLANTED AREAS AND IN AREAS WHERE WIND PREVENTS STANDARD MULCHING WITH STRAW. THIS STANDARD DOES NOT APPLY TO SLOPES STABILIZED WITH SOIL, ROCK RIPRAP OR HARD ARMOR MATERIAL.

DESIGN CRITERIA
SLOPE APPLICATIONS - ANCHORED STABILIZATION MATS FOR USE ON SLOPES ARE PRIMARILY USED AS MULCH BLANKETS WHERE THE MESH MATERIAL IS WITHIN THE BLANKET OR AS A NETTING OVER PREVIOUSLY PLACED MULCH. THESE STABILIZATION MATS ARE NOT EFFECTIVE IN PREVENTING SLOPE FAILURES.

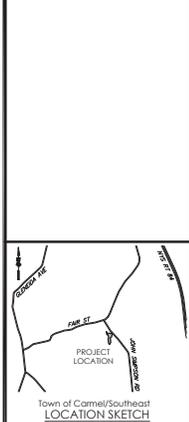
- 1. REQUIRED ON ALL SLOPES STEEPER THAN 3:1
2. MATTING WILL BE DESIGNED FOR PROPER LONGEVITY NEED AND STRENGTH BASED ON INTENDED USE.
3. ALL INSTALLATION DETAILS AND DIRECTIONS WILL BE INCLUDED ON THE SITE EROSION AND SEDIMENT CONTROL PLAN AND WILL FOLLOW MANUFACTURER'S SPECIFICATIONS.
CHANNEL APPLICATIONS - ANCHORED STABILIZATION MATS, FOR USE IN SUPPORTING VEGETATION IN FLOW CHANNELS, ARE GENERALLY A NON-Degradable, THREE DIMENSIONAL PLASTIC STRUCTURE WHICH CAN BE FILLED WITH SOIL PRIOR TO PLANTING. THIS STRUCTURE PROVIDES A MEDIUM FOR ROOT GROWTH WHERE THE MATTING AND ROOTS BECOME INTERMIXED FORMING A CONTINUOUS ANCHOR FOR THE VEGETATED LINING.
1. CHANNEL STABILIZATION SHALL BE BASED ON THE TRACTIVE FORCE METHOD.
2. FOR MAXIMUM DESIGN SHEAR STRESSES LESS THAN 2 POUNDS PER SQUARE FOOT, A TEMPORARY OR PERMANENT MATS MAY BE USED.
3. THE DESIGN OF THE FINAL MATTING SHALL BE BASED ON THE MATS ABILITY TO RESIST THE TRACTIVE SHEAR STRESS.
4. THE INSTALLATION DETAILS AND PROCEDURES SHALL BE INCLUDED ON THE SITE EROSION AND SEDIMENT CONTROL PLAN AND WILL FOLLOW MANUFACTURER'S SPECIFICATIONS.
STANDARD AND SPECIFICATIONS FOR ANCHORED STABILIZATION MATTING

CONSTRUCTION SPECIFICATIONS

- 1. PREPARE SOIL BEFORE INSTALLING MATTING BY SMOOTHING THE SURFACE, REMOVING DEBRIS AND LARGE STONE, AND APPLYING LIME, FERTILIZER AND SEED. REFER TO MANUFACTURER'S INSTALLATION DETAILS.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE MAT IN A 4" DEEP X 4" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. IN CHANNELS OR SLOPES, BEGIN AT THE DOWNSLOPE END, ANCHORING THE MAT AT THE BOTTOM AND TOP ENDS OF THE BLANKET. WHEN ANCHORING ROLL IS NEEDED, THE SPOILER ROLL SHOULD OVERLAP THE LOWER LAYER, SINGLE STYLE, SO THAT CHANNEL FLOW DOES NOT FILL BACK MATTER.
4. ROLL THE MATS DOWN A SLOPE WITH A MINIMUM 4" OVERLAP. ROLL CENTER MAT IN A CHANNEL IN DIRECTION OF WATER FLOW, ON BOTTOM OF THE CHANNEL. DO NOT STRETCH MATS. BLANKETS SHALL HAVE GOOD CONTINUOUS CONTACT WITH THE UNDERLYING SOIL THROUGHOUT ITS ENTIRE LENGTH.
5. PLACE MATS END OVER END (SHINGLE) WITH A 4" OVERLAP. USE A DOUBLE ROW OF MATTING AT CHANNEL ENDS. STAPLES 4" APART TO SECURE MATS.
6. FREE LENGTH ENDS OF MATS ON SLOPES MUST BE ANCHORED IN A 4" DEEP X 4" WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
7. MATS ON SLOPES OF A CHANNEL SHOULD BE ANCHORED 4" OVER THE CENTER MAT AND STAPLED.
8. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
9. THE TERMINAL END OF THE MATS MUST BE ANCHORED IN A 4" X 4" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
10. STAPLING AND ANCHORING OF BLANKET SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

MAINTENANCE

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 80% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 15 CALENDAR DAYS.



Client:
A COLORED WOOD CELLULOSE FIBER PRODUCT SPECIFICALLY DESIGNED FOR USE AS A HYDRO-MECHANICAL APPLIED MULCH. ACCEPTABLE PRODUCT: CONWOOD HYDRO MULCH, CONWOOD FREERS, 231 4TH STREET SW, HICKORY, NC

PASSERO ASSOCIATES logo and contact information including address (100 West Main Street, Suite 100, Asheville, North Carolina 28801) and phone numbers.



Revisions
1 2/27/20 City/Town OF CAMEL, PR COMMENTS

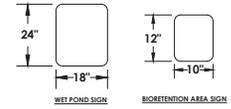
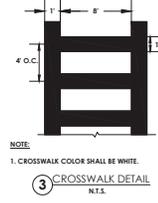
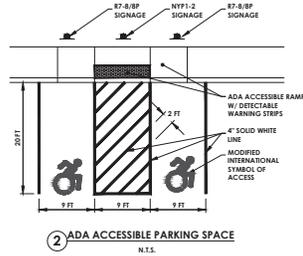
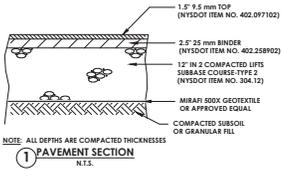
Notes
The characteristics of the soil for the bioretention facility are perhaps as important as the facility location, size, and moisture volume. The soil must be permeable enough to allow rainfall to filter through the media, while having characteristics suitable to promote and sustain a robust vegetative cover. In addition, much of the nutrient pollution capture and phosphorus to nitrification through adsorption and microbial activity within the soil profile. Therefore, the soils must have soil chemistry and physical properties to support these processes. The soils below are the specific characteristics planned in this site.

Table with 2 columns: Parameter, Value. Rows include pH range (6.5 to 7.5), Organic matter (15 to 40%), Phosphorus (PP1) (15 to 40 ppm), Magnesium (Mg) (15 to 40 ppm), Potassium (K) (15 to 40 ppm), Calcium (Ca) (15 to 40 ppm), Sulfur (S) (15 to 40 ppm), Chlorine (Cl) (15 to 40 ppm), Nitrogen (N) (15 to 40 ppm), Lead (Pb) (15 to 40 ppm).

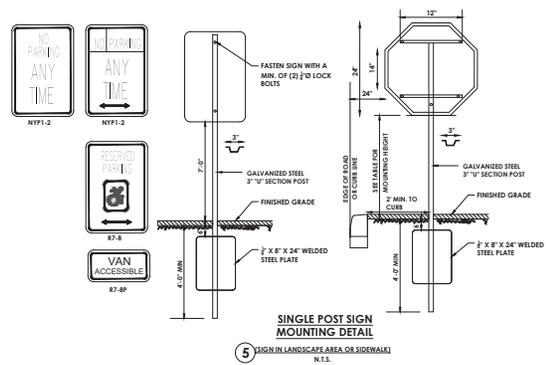
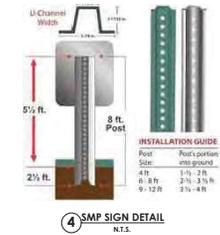
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Drawing No: C 210 Sheet No: 9
Scale: 1" = 10'
Date: N.T.S.
MARCH 2022

NOT FOR CONSTRUCTION

# SITE



**SMP SIGN INFORMATION:**  
STORMWATER MANAGEMENT PRACTICE - BIOTRETION AREA / WET POND  
PROJECT IDENTIFICATION - (SPDES CONSTRUCTION PERMIT #)  
MUST BE MAINTAINED IN ACCORDANCE WITH O&M PLAN



Town of Carmel/Southeast  
Client:

**PASSERO ASSOCIATES**  
240 West Main Street Suite 100  
Rochester, New York 14614  
(585) 252-1000  
Fax: (585) 252-1411  
Principal-in-Charge: Jesse Susoli, PE  
Project Manager: Chris Laporta, PE  
Designed by: Cole Overhoff

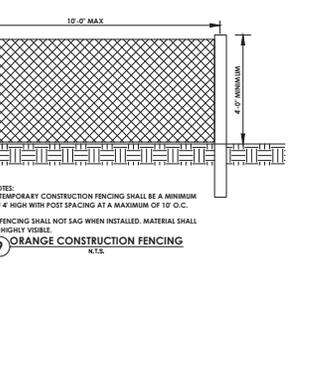
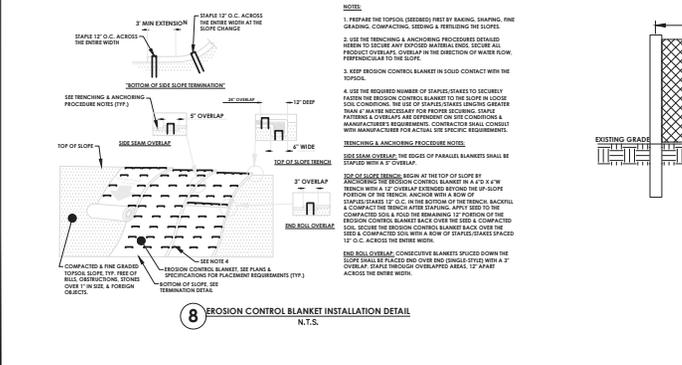
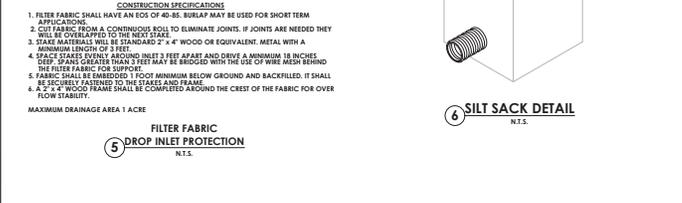
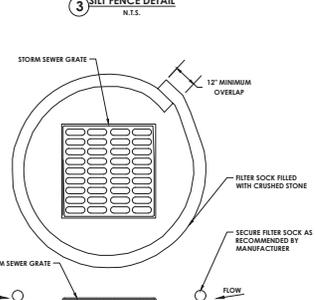
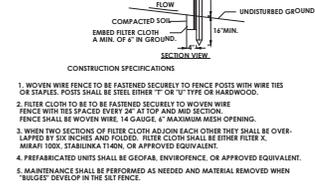
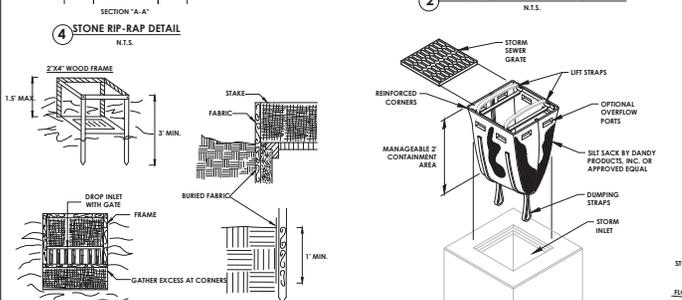
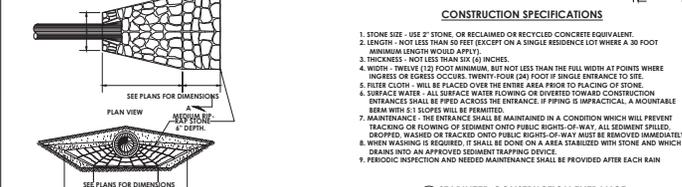
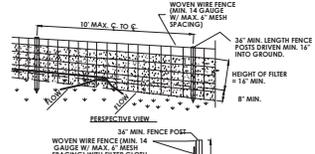


Revisions			
No.	Date	By	Description
1	2/7/20	CAO	TOWN OF CARMEL PER COMMENTS

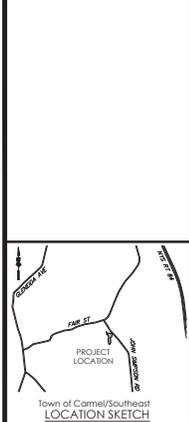
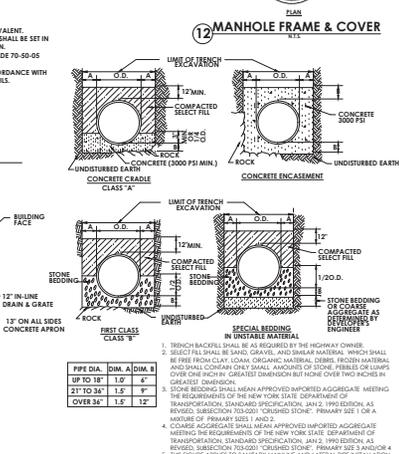
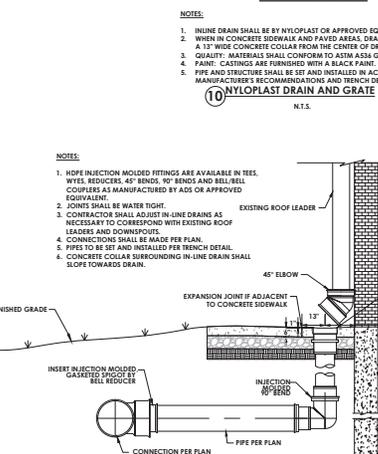
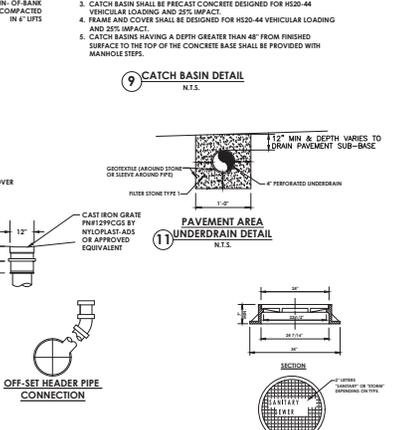
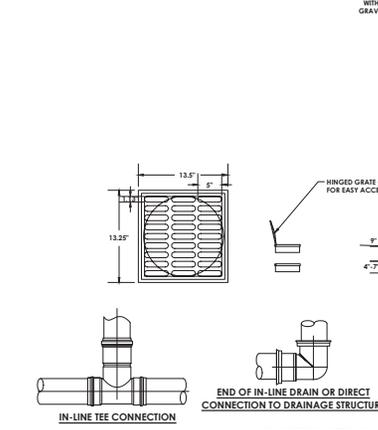
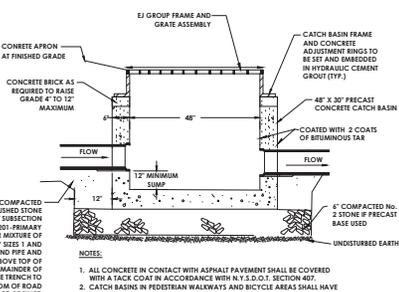
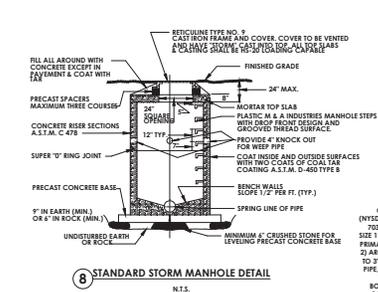
**DETAILS**  
CENTENNIAL GOLF COURSE  
Town/City: CARMEL/SOUTHEAST  
County: PUTNAM State: NEW YORK  
Project No: 20213150.0001  
Drawing No: C 230 Sheet No: 10  
Scale: N.T.S.  
Date: MARCH 2022

NOT FOR CONSTRUCTION

# EROSION CONTROL



# STORM



Client:

**PASSERO ASSOCIATES**  
340 West 14th Street, Suite 100  
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Phone: (716) 252-1461  
Fax: (716) 252-1461

Principal-in-Charge: **Joe Sutol, PE**  
Project Manager: **Chris Laporte, PE**  
Designed by: **Cole Overhoff**



Revisions		
No.	Date	Description
1	2/7/20	TOWN OF CARMEL, PE COMMENTS

PROJECT NO.: **20213150.0001**

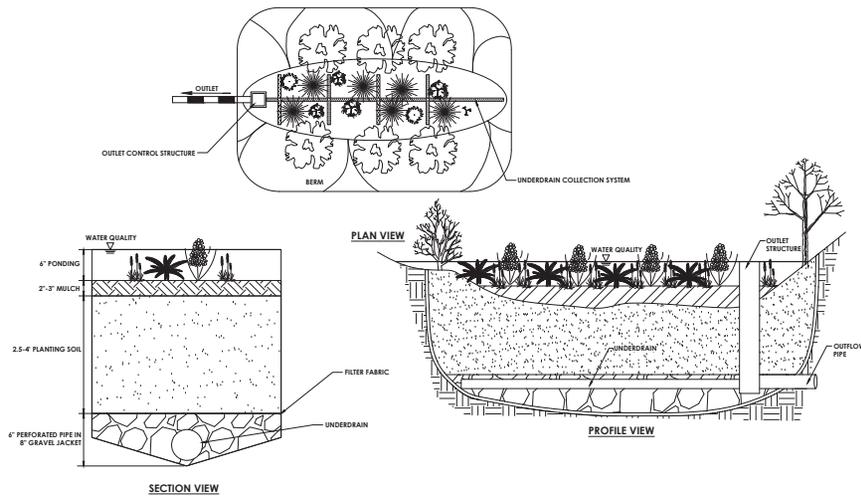
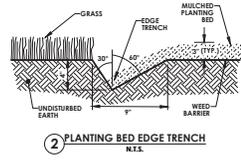
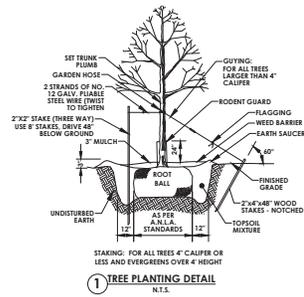
Drawing No. **C 240** Sheet No. **11**

Scale: **N.T.S.**

Date: **MARCH 2022**

NOT FOR CONSTRUCTION

# LANDSCAPING & LIGHTING



Client:

**PASSERO ASSOCIATES**  
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 Designed by: Cole Overhoff



Revisions			
No.	Date	By	Description
1	2/7/20	CO	TOWN OF CARMEL, PE COMMENTS

**DETAILS**

CENTENNIAL GOLF COURSE

Town/City: CARMEL/SOUTHEAST  
 County: PUTNAM State: NEW YORK  
 Project No: 20213150.0001  
 Drawing No. 12  
 Scale: C 260  
 Date: MARCH 2022

NOT FOR CONSTRUCTION



March 3, 2022

REVISED

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

**Re: Centennial Golf Properties and Toll Brothers  
Letter of Intent – Centennial Townhomes Site Plan  
185 John Simpson Road (44.-2-2.1) and John Simpson Road (44.-2-4.2)**

Dear Mr. Paeprer and Member of the Planning Board:

In response to comments received from Mr. Michael G. Carnazza, Director of Code Enforcement on January 13, 2022, we respectfully submit individual letters of intent for each of the three applications submitted in November 2021, for the reconfiguration of portions of the Centennial Golf Club properties to facilitate construction of a 63-unit townhouse development (the “Proposed Project”).

A revised Full Environmental Assessment Form (FEAF) is also being submitted to reflect comments received and changes to the project.

### **State Environmental Quality Review (SEQR)**

The Centennial Golf Club (“the Project”) was developed in the mid 1990’s, and was the subject of an environmental impact statement (EIS) pursuant to SEQR, culminating in the issuance of a Findings Statement in 1996. The Project consisted of the development of 321 acres in the Towns of Carmel and Southeast as a 27-hole golf course, including a clubhouse with a pro shop and other amenities, a pavilion, a cart storage building and parking areas.

The Town of Carmel Planning Board has been declared the Lead Agency in accordance with SEQR to conduct a coordinated review for the Proposed Project. A separate letter prepared by Passero Associates, dated March 1, 2022, has been provided which outlines the Proposed Project’s compliance with the Centennial Golf Club 1996 SEQR Findings Statement.

### **Existing Conditions**

The Centennial Golf Club (CGC) located at 185 John Simpson Road (97 acres) and John Simpson Road (23 acres) was developed in the 1990's. A portion of 185 John Simpson Road is located in the Town of Southeast (164 acres). CGC offers three 9-hole courses identified as the "Meadows", "Lakes" and "Fairways." Fairways is in the Town of Carmel while Meadows is in the Town of Southeast. Lakes is in both towns. The Project area is located at the northern tip of the Lakes and Meadows courses, north of the existing clubhouse and pavilion near the intersection of John Simpson Road and Fair Street.

The western portion of the Proposed Project area contains a wood lot and State and Federal wetlands. The eastern portion contains an underutilized and outdated 271-space surface parking lot which serves the CGC, a pond, and golf practice areas, tees, greens, traps, fairways, and golf cart paths.

### **Proposal**

The proposal is to construct a 63-unit townhouse community with a clubhouse and pool for residents in the Town of Carmel to replace an underutilizes 271-space surface parking lot.

The townhomes are all three bedroom units (a total of 189 bedrooms). Fifty-one units will be constructed where the existing surface parking lot and a former meadow is located. A resident clubhouse and pool will be located between the townhomes and Fair Street. Access to these units and the resident clubhouse and pool will be from John Simpson Road off the existing driveway for CGC. A new curb cut will be installed on Fair Street for emergency vehicle access only to satisfy the requirements of the Fire Code of New York State.

Twelve units will be constructed along Fair Street on an access drive that will run parallel to Fair Street. One new curb cut is proposed on Fair Street for ingress and egress, and one curb cut is required for emergency vehicles only to satisfy the requirements of the Fire Code of New York State.

The Proposed Project includes the realignment of driveways and installation of new private drives for the townhomes, new water and sewer lines, on-site stormwater management and bioretention areas, the replacement of a pump station, new/realigned cart paths, and first tee modifications to both Lakes and Meadows.

Water supply and wastewater generation by the Proposed Project will be connected to Carmel Water District #2 and Carmel Sewer District #2.

Green infrastructure methods will be used to meet the requirements of the New York State Stormwater Management Design Manual relative to water quality and quantity on the site. Stormwater management upgrades are also proposed that meet the current New York City Department of Environmental Protection (NYCDEP).

It should be noted that a lot line adjustment is necessary to create a 24-acre parcel to facilitate the townhome development.

### **Comprehensive Plan**

The Town of Carmel Comprehensive Master Plan 2000 focuses on population characteristics, the environment, transportation and community facilities. Chapter 8 summarizes the policies and goals of the community to protect the existing development pattern, tax base, and commercial areas, while further protecting the natural environment. The Proposed Project is in conformance with the following goals of the Comprehensive Plan:

**Land Use:** *Carmel should establish a balance among protection of the natural environment and resources, maintaining quality neighborhoods, providing necessary community services and insuring a sound economic base.*

It is the desire of the community to balance the protection of natural resources with the high quality of life for its residents, including the desire for a diverse housing stock. The Proposed Project will provide 63, three-bedroom, market-rate townhomes on a 24-acre parcel. The townhouse community will be developed in an area of the property that has been previously developed and contains existing impervious surfaces.

**Environmental Protection:** *Carmel should preserve its natural resources and protect the quality of drinking water supplies.*

This goal recognizes the need to protect watercourses, wetlands, steeply sloped lands and an integrated open space system. Approximately 97% of the Project site have slopes of 10% or less. Slopes up to 15% can be found in the northwest corner of the property. Stormwater management and bioretention areas will be designed to manage on-site runoff relative to water quality and quantity in compliance with the New York State and New York City Department of Environmental Protection Stormwater Management regulation.

**Infrastructure:** *Carmel should support its existing settled neighborhoods and commercial and industrial areas by maximizing existing public sewer capabilities, ensuring sound environmental operation of private septic systems, and constructing or expanding sewer districts.*

This goal is an extension of the environmental protection goal in that it is the desire to ensure there is adequate water and sanitary sewer collection, distribution, and treatment facilities to support the needs the Town hamlet centers. It is also stated that Carmel should take appropriate action to continue to protect its water supply from contamination and expand potable water districts as the need arises.

It should be noted that CGC has contributed \$3M+ in capital costs over the past 25+ years to the Town of Carmel for improvements to the infrastructure and capacity of CSD#2 for the benefit of the golf course, and anticipated residential developments on the property(ies) that never came to fruition. It is anticipated that there is adequate infrastructure and capacity at the street to support the 63-unit townhouse development.

**Economic Development:** *Carmel should sensitively develop its economic sector so as to strengthen its tax base consistent with the other goals of this plan.*

CGC is an economic generator in the Hudson Valley, offering 27 holes of golf, golf school and camp, private lessons, hosting special events and fundraisers, and is home to the Annual Centennial Troon Challenge. A greater focus will be on supporting the existing offerings at CGC, such as the Centennial Troon Challenge, and TroonFit, which raises awareness of the health benefits related to playing golf and promotes non-golf fitness activities such as yoga and running. The townhouses will provide a housing choice that is complementary to the community character, and it will add to the Town's tax base with minimal impact on public services, infrastructure, and the environment. The Proposed Project is likely to stimulate economic growth in the town by providing new services to support the residential development. Refer to the Fiscal Analysis Report prepared by Storrs Associates, LLC, dated October 18, 2021.

### **Parking**

Each townhouse will be constructed with an attached 2-car garage with space in the driveway for two guests to park. This townhouse community also includes a 2,400 sq. ft. clubhouse with a pool. The parking requirement for a townhouse is two spaces per dwelling. There is no parking requirement for the tenant clubhouse and pool.

The townhouse units require 126 spaces, and an additional 18 spaces are provided throughout the community for guests and users of the clubhouse and pool; a total of 144 spaces. There is sufficient on-site parking to accommodate the 63-unit townhouse community.

### **Code Compliance**

In accordance with The Town of Carmel Code, Section 156-61 H., Planning Board approval is required for modification to a previously approved site plan for Centennial Golf Club.

**Town of Carmel Planning Board**  
**Site Plan Modification – Centennial Townhomes Site Plan**  
**March 3, 2022**  
**Page 5**

In addition to site plan modification approval, following is a list of separate, but interrelated, approvals required to facilitate the Proposed Project:

1. Lot Line Adjustment: Town of Carmel Planning Board approval for a lot line adjustment to create a 24-acre parcel by swapping 11.84 acres from 44.-2-4.2 to 44.-2-2.1 and 7.65 acres from 44.-2.21 to 44.-4.2, pursuant to Section 156-60 B. (2.) (c.), subject to Section 156-61 M.
2. Area Variance: Town of Carmel Zoning Board of Appeals (ZBA) approval of an area variance for the transfer of more than 20% or 20,000 square foot of lot area, pursuant to Section 156-61 M. (e.).
3. Area Variance: Town of Carmel Zoning Board of Appeals for not providing the required off-street parking to serve the Golf Course pursuant to Section 156-42 A. (7), associated with relocation of the parking lot to the Town of Southeast.
4. Site Plan Amendment – Centennial Golf Club: Town of Carmel Planning Board approval for modification of a previously approved site plan for the existing Centennial Golf Course Club, Section 156-61 H.

Site plan approval is also required from the Town of Southeast Planning Board for the construction of a 220-space surface parking lot to serve the Centennial Golf Club.

If you have any questions or require any additional information, I may be reached at 585-455-0157 or [claporta@passero.com](mailto:claporta@passero.com).

Sincerely,



Chris LaPorta, PE, CDT  
Hudson Valley Office Manager

20213150.0001

# CENTENNIAL GOLF CLUB TOWNHOUSES

CARMEL, NY

PREPARED FOR:  
Centennial Golf Properties  
185 John Simpson Road  
Carmel, NY 10512

Toll Brothers





April 1, 2022

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- APPENDIX D: STATE AND FEDERAL WETLANDS
- APPENDIX E: FEMA MAP
- APPENDIX F: ARCHEOLOGICAL SENSITIVE AREA
- APPENDIX G: WATERCAD ANALYSIS



April 1, 2022

## 1.0 INTRODUCTION

The proposed project is a 63-unit townhouse development with a clubhouse and pool for the residents at the southwest corner of John Simpson Road and Fair Street on lands known as the Centennial Golf Club (CGC). The project will span three parcels, two of which are in the Town of Carmel with tax IDs 44.2-2.1 and 44.2-4.2 and one is in the Town of Southeast, tax ID 44.1-1, totaling ±163.67 acres. The project is the R-60 residential zoning district.

The CGC currently offers three 9-hole golf courses identified as the "Meadows", "Lakes" and "Fairways". Fairways is in the Town of Carmel, Meadows is in the Town of Southeast, and Lakes is located in both towns. The project area is located at the northern tip of the Lakes and Meadows courses, north of the existing clubhouse and pavilion. The golf practice area and an underutilized 271-space surface parking lot will be eliminated to facilitate this Project.

The townhomes will be constructed where the existing parking lot and a former pasture are located. The Project includes the realignment of driveways and installation of new private drives for the townhomes, new water and sewer lines, decommissioning/replacement of a pump station, on-site stormwater management, a partial demolition of a portion of the existing cart barn, new/realigned cart paths, reconfiguration of the Lakes and Meadows courses, and the installation of a new, modern 181-space surface parking area in the Town of Southeast for CGC guests. A lot line revision is proposed. New driveway access is proposed on Fair Street, one for ingress/egress, and two for emergency vehicle access only.

This report analyzes water demand and resulting pressure at points around the site in the context of the Town of Carmel's distribution system. The report also includes discussion of the sanitary sewer loading and collection system.

See Appendix A for the Project Location figure.

April 1, 2022

## 2.0 SITE DESCRIPTION

### 2.1 Topography

The existing condition of the project location consists of an existing asphalt paved parking lot and pasture lands. The site gradually slopes up from John Simpson Road and Fair Street to the approximate location of the existing practice areas and the wetland buffer area and then slopes down towards the southwest corner of the property. Site elevations range from 530 to 560 feet above mean sea level (AMSL).

### 2.2 Soils

Based on the United States Department of Agriculture Soil Conservation Services Soil survey soil maps, there are approximately six (6) identified soil types on the subject site. The soil types encountered on-site include:

Symbol	Soil Name	Slope	Hydrologic Soil Group	% Coverage on Site
WdB	Woodbridge loam	3-8%	C/D	34.2%
RdB	Ridgebury complex	3-8%	D	24.0%
PnB	Paxton fine sandy loam	3-8%	C	18.2%
Sh	Sun loam		C/D	17.3%
WdC	Woodbridge loam	8-15%	C/D	3.2%
NcA	Natchaug muck	0-2%	B/D	3.1%

The Hydrologic Soil Group indicates the infiltration rate and quality of the drainage of the soil. Soils within group A tend to be well drained to excessively drained sands or gravelly sands, while soils within group D have very slow infiltration rates when thoroughly wet and typically consist of clays, high water tables or are shallow over impervious material.

Refer to Appendix B for the site soil map.

### 2.3 NYSDEC Environmental Resources

The NYSDEC has an Environmental Resource Mapper on its website. The Environmental Resource Mapper is an interactive mapping application that can be used to identify some of New York State's natural resources and environmental features that are state protected, or of conservation concern. It displays the following:

- Animals and plants that are rare in New York, including those listed as Endangered or Threatened (generalized locations). [Updated May 2008]
- Significant natural communities, such as rare or high-quality forests, wetlands, and other habitat types.
- New York's streams, rivers, lakes, and ponds; water quality classifications are also displayed

According to this database, the site is located in the vicinity of bats listed as endangered or threatened. The environmental mapper is shown on Appendix C.

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## 2.4 Water Resources

According to the NYS Environmental Resource Mapper, the nearest water body is an onsite New York State Department of Environmental Conservation (NYSDEC) regulated class C stream (regulation: 864-194) to the west of the development that connects State regulated wetlands (wetland ID: LC-26 and LC-27) located west of the project parcel. The wetland has a State managed 100 foot wetland buffer. The stream is tributary to the Middle Branch Reservoir.

There are National Wetlands Inventory mapped freshwater forested/shrub wetlands, PFO1C and PFO1E.

Additionally, there are manmade ponds on the Southeast parcel which are filled by a well and connected via overflow standpipes. These were deemed as artificial hydrology and not regulated by USACE or the Town by Ecological Solutions, LLC.

Refer to Appendix D for a map of the NWI wetlands.

## 2.5 FEMA/Floodplain

According to FEMA's National Flood Hazard FIRMette Mapper, the entire site is located in Flood Zone X (minimal hazard) per community panel no. 36055C0064G dated 08/28/2008.

Refer to Appendix E for the FIRMette map of the site.

## 2.6 State Historic Preservation Review

The site was reviewed for the presence of archeological sensitive areas using online GIS tools found at the NYS Historic Preservation Office (SHPO). The Cultural Resource Information System mapping of the area found no archeo-sensitive areas on the parcel. The SHPO map is included in Appendix F.

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### 3.0 EXISTING WATER SYSTEM

#### 3.1 Water Supply

The Town of Carmel has thirteen (13) districts throughout the Town. The project site is located in the 2<sup>nd</sup> district – Hamlet of Carmel. This water district sources its water supply from Lane Gleneida, located at the intersection of Route 52 and Route 6 in the Town of Carmel. This lake is owned by the NYCDEP and water is sold to the Town of Carmel on a consumption basis, measured by a DEP owned water meter.

According to the Annual Water Quality Report published on the Town website, the water is treated by three diatomaceous earth filters which is often used to remove surface water parameters such as cysts and algae. Treatment is followed by chlorine disinfection and the addition of a chemical for corrosion control. Contact time is achieved via a 100,000-gallon clear well after which water is pumped to the distribution system via four (4) turbine pumps. This water district has three (3) gravity atmospheric storage tanks which have a combined storage capacity of 1.1 million gallons including fire protection.

Over the course of 2017-2019, the average production for the year was as follows:

**Table 1:** *Historic Water Production*

Year	Average Production (gal)	Annual Average – Gallons per Minute (gpm)	Highest Single Day Production (gal)	Available Daily Capacity (gal)	Remaining Daily Capacity (gal)
2017	294,980,200	561	1,553,000	2,000,000	447,000
2018	247,257,700	470	1,141,300	2,000,000	858,700
2019	265,169,000	505	1,023,800	2,000,000	976,200

### 4.0 PROPOSED WATER DEMAND ANALYSIS

Domestic and fire protection water will be provided by the Town of Carmel municipal water system. The proposed project after the backflow preventer will be constructed in accordance with all applicable American Water Works Association (AWWA) standards and specifications.

Data from an existing hydrant flow test completed in 2019 was provided by the Owner. The test was completed at a hydrant along County Route 60 (Fair Street) north of the proposed development and another at a hydrant on the CGC property. The hydrant flow test data, where  $P_{st}$  = static pressure,  $P_{res}$  = residual pressure,  $Q_{ob}$  = observed flow rate and  $Q_{20}$  = flow rate calculated at 20 psi, is displayed below and is also located in Appendix B.

Hydrant at Route 60 | Date of Test: 09/26/2019

- $P_{st}$  = 65 psi
- $P_{res}$  = 33 psi
- $Q_{ob}$  = 2,260 gpm
- $Q_{20}$  = 2,700 gpm
- Elevation = ±543 ft

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The current programming entails 63-three (3) bedroom townhouse units, totaling 189 bedrooms as well as clubhouse and swimming pool. Per the 2014 NYSDEC New York Design Standards for Intermediate Sized Wastewater Treatment Systems and NYSDOH Title 6-1.29 Swimming Pool Design Standards, the anticipated water demand for the entire development is outlined below:

**Table 2: Anticipated Water Demand**

Building Information	Dependent Factor	Amount	Loading Rate (GPD)	Domestic Demand (GPD)
Residential - 3 BR	Unit	63	330	20,790
Clubhouse/Fitness Center	SF	2400	0.08	192
Pool	Swimmer	38	8	304
Total Domestic Demand:				21,286
Lowest Pressure (35 psi minimum): From WaterCAD				

These water demands take into consideration the use of the up to date, water saving fixtures to promote sustainability throughout the project.

For design purposes, the anticipated average daily water demand of the development was assumed to be 21,286 gpd. The maximum day demand was calculated using a peak factor of 2.0. Conservatively, the peak day demand was calculated using a factor of 4.0.

**Table 3: Scenario Based Water Flow**

Scenario	Demand (GPD   gpm)
Total Average Daily Flow (Domestic Only)	21,286 GPD (14.8 gpm)
Maximum Daily Flow (Factor of 2)	42,572 GPD (29.6 gpm)
Peak Flow (Factor of 4)	85,144 GPD (59.1 gpm)

Even at peak flow demand, there is adequate and surplus source and treatment capacity within the district's water system.

The Guide for Determination of Needed Fire Flow prepared by Insurance Service Officer (ISO) provides a method to determine needed fire flows for buildings based upon the type of construction, occupancy, exposure and location. Needed fire flows for one- and two-family dwellings not exceeding two stories in height can be estimated using recommended values presented in Chapter 7 of ISO Guide for Determination of Needed Fire Flow. The needed fire flows recommended by ISO for such structures are based on the distance between the buildings and vary between

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500 and 1,500 gpm. For other types of habitational buildings, the needed fire flow must be calculated using the method presented in the ISO Guide and will vary from 500 gpm to a maximum value of 3,500 gpm.

Utilizing ISO's guide, the needed fire flow was determined to be 1,500 gpm.

A hydraulic model of the proposed water demands on the existing water district has been developed to analyze working pressures and available fire flows within the system. The model was completed with WaterCAD version V8I and utilizes the most recent hydrant flow test data available. The model was limited to modelling 25 pipes. The Town Engineer will also validate the site design in the context of the entire municipal system to verify the site's flow and pressure demands are fulfillable and do not have negative impacts on the remaining system.

The water supply system will be designed and operated to maintain a minimum residual pressure of 20 psi at ground level at all points in the distribution system under all conditions of flow including fire flow. The average day demand, maximum day demand and fire flow under peak hourly demand scenarios were simulated to assess the minimum available pressure and the maximum available fire flow while maintaining a minimum 20 psi residual pressure. The normal working pressures in the distribution system will be maintained between 35 and 100 psi at ground level.

Based on a preliminary WaterCAD analysis, the resulting pressures for the peak domestic and fire demand scenarios are as follows:

**Table 4:** *Pressure and Fire Flow Analysis*

Demand Type	Minimum Available Pressure (psi)	Available Fire Flow (gpm)
Average Day Demand	58	-
Maximum Day Demand	58	1,633
Peak Hourly Demand	58	1,609

Available pressure exceeds the 35-psi minimum required and fire flow demand meets the required 1500 gpm while maintaining a minimum 20 psi residual pressure within in the system.

WaterCAD results are provided in Appendix F.

## 5.0 PROPOSED WATER SYSTEM DESIGN

### 5.1 Connection to Existing Water System

There is an existing eight-inch (8") diameter concrete lined ductile iron pipe along County Route 60. This pipe will be extended to both the upper townhomes and the main project entrance.

### 5.2 Pipe Sizing and Material

An eight-inch (6") diameter PVC C900 water main will be installed along the proposed project roadways creating an internal loop throughout the site to provide service to the proposed townhome buildings, clubhouse and fitness center.

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The proposed water distribution system will consist of approximately 4,945 linear feet of 8-inch PVC C900 pipe. All valves, bends, tees, crosses and dead ends shall be provided with mechanical joint connections and restrained with Megalug mechanical joint restraints. Water mains will be generally installed with a minimum earthen cover of five (5) feet using conventional open cut trenching method, in accordance with OSHA standards. Once constructed, the internal water main and its appurtenances will remain private.

### 5.3 Hydrants, Valves and Appurtenances

Hydrants will be installed throughout the distribution system at all road intersections, dead end lines and all high points, and will be spaced at intervals not exceeding 400 feet. Two proposed dedicated fire hydrants will be placed throughout the site. Hydrants shall be rated for a working pressure of 250 psi and shall be equal to Mueller Centurion A-421 with a 5-1/4" barrel, with one 4-1/2" pumper nozzle and two 2-1/2" hose nozzles. The existing dry hydrant on site shall remain in place.

Water mains, valves and fittings will be properly restrained against thrust forces by the appropriate use of restrained joint gaskets and mechanical joint restraint fittings. All valves, bends, tees, crosses and dead ends shall be provided with mechanical joint connections and restrained with mechanical joint restraints by Megalug or approved equivalents. Valves shall be equivalent to Mueller Model A-2360-23 gate valves with AWWA non-rising stems and counterclockwise opening. A concrete thrust block shall be placed behind all tee fittings.

A shutoff valve, individual water meter and a backflow prevention device will be installed within each residence and the clubhouse. Water meter and backflow prevention devices shall be selected following the Town's standards and will remain privately owned and operated.

### 5.4 Water Service Connections

Each unit will be served by a domestic water service tapped from the proposed internal 8-inch water distribution main.

### 5.5 Disinfection and Testing

Once installation of the underground water pipe network is deemed substantially complete for performance testing, all water mains shall be pressure tested and leakage tested in accordance with the applicable AWWA standards.

All new water mains shall be disinfected in accordance with AWWA Standard C651 "Standard for Disinfection of Water Mains" (latest edition). Bacteriological sampling shall be completed in accordance with AWWA Standards and the Putnam County Department of Health. Only upon successful bacteriological sampling results are achieved with a certification of completed work be prepared and submitted.

### 5.6 Design Standards

The proposed water system improvements have been designed in accordance with application standards and guidelines including the Recommended Standards for Water Works (Ten States Standards), American Water Works Association (AWWA) standards and Town of Carmel standard specifications and details.

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## 6.0 SANITARY SEWER

### 6.1 Site Collection System

The proposed buildings will be served by a new force main that connects to the municipal's sewer collection system. The loading rate for the proposed sanitary main per the NYS Design Standard for Intermediate Sized Wastewater Treatment Systems is described below:

**Table 5: Sanitary Demand**

Building Information	Dependent Factor	Amount	Loading Rate (Per NYSDEC)	Load
Residential - 3 BR	Unit	63	330	20790 gpd
Day Care	Per Child	24	20	480 gpd
<b>Total:</b>			<b>21270 gpd</b>	<b>(14.77 gpm)</b>
Peak Flow (Peak Factor of 4):			<b>59.08 gpm</b>	

The proposed internal sanitary sewer collection system is to include approximately 1,565 linear feet of 8" diameter PVC SDR 35 pipe as well as approximately fourteen (14) precast concrete manholes. All pipes shall be sloped to have provide a flushing and self-cleaning velocity of 2 ft/sec. Manning's equation was used to calculate pipe capacity of the sewers for this project and compared to the flow anticipated from the project to ensure the system will have ample capacity.

*Sanitary Pipe Capacity*

Proposed Use	Manning's Maximum Flow	Proposed Peak Flow
8" Sanitary Sewer Pipe	$Q = A(1.49/n) (A/P)^{(2/3)} S^{(0.5)}$ $Q = 0.20 (1.49/0.011) (0.20/1.57)^{(2/3)} \times .01^{(0.5)}$ $Q = 0.69 \text{ ft}^3/\text{sec} = 308 \text{ gpm}$	224 gpm

A=Flow Area (sf) n=Manning's Roughness Coefficient (unitless) P=wetted perimeter (ft) (for maximum flow this equals the pipe circumference =  $2\pi R$ ) S=slope of channel (ft/ft)

Based on the table above, the sanitary sewer system can manage the proposed flows.

All pipes including service connections and the collection pipe shall be installed per pipe manufacturer's requirements and ASTM standards and shall have watertight joints.

April 1, 2022

## 6.2 Pump Station

Due to the difference in elevation, a pump station will be used to convey sewage from the project location to the nearest point of connection within the Town's sanitary sewer system. The pump station will have adequate capacity for the peak hourly flow.

The station will be a duplex system that will be capable of handling the peak hourly flow with one pump out of service. Each pump shall have a shutoff and check valve on the discharge side of the pump. All electrical equipment serving the pump station will be designed in accordance the National Electric Code (NEC).

The pump station will be equipped with telemetry and audio/visual alarms in case of emergency. The pump station will be capable of pumping during emergency power outages via an on-site generator. The pump station, generator and all appurtenances will be enclosed and shielded from view.

Once the existing force main, it's elevation and discharge point are verified in the field, an exact pump station design will be completed and provided within the report.

Once constructed, the internal sanitary sewer system including pipes, manhole and the pump station and all other appurtenances will remain private.

## 6.3 Force Main

This site was previously served by a pump station and force main that connected to the municipal sewer collection system. Due to the elevation difference, a new pump station will be proposed with force main connecting to the existing portion of force main to remain. The force main conveying wastewater from the project location will be designed to minimize friction loss and maintain a cleansing velocity of 2 ft/sec. Air relief valves will be proposed at high points to prevent air trapping within the force main.

Once constructed, the force main will be dedicated to the Town of Carmel.

## 6.4 Testing

Once installation of the underground sanitary sewer collection system is considered substantially complete for performance testing, hydrostatic and air tests shall be performed on all pipes. All manholes shall be pressure tested in accordance with the applicable standards.

## 6.5 Design Standards

The proposed internal sanitary sewer collection system has been designed per application standards and guidelines including the Recommended Standards for Wastewater (Ten States Standards), NYSDEC Intermediate Standards for Wastewater Systems and Town of Carmel standard specifications and details.

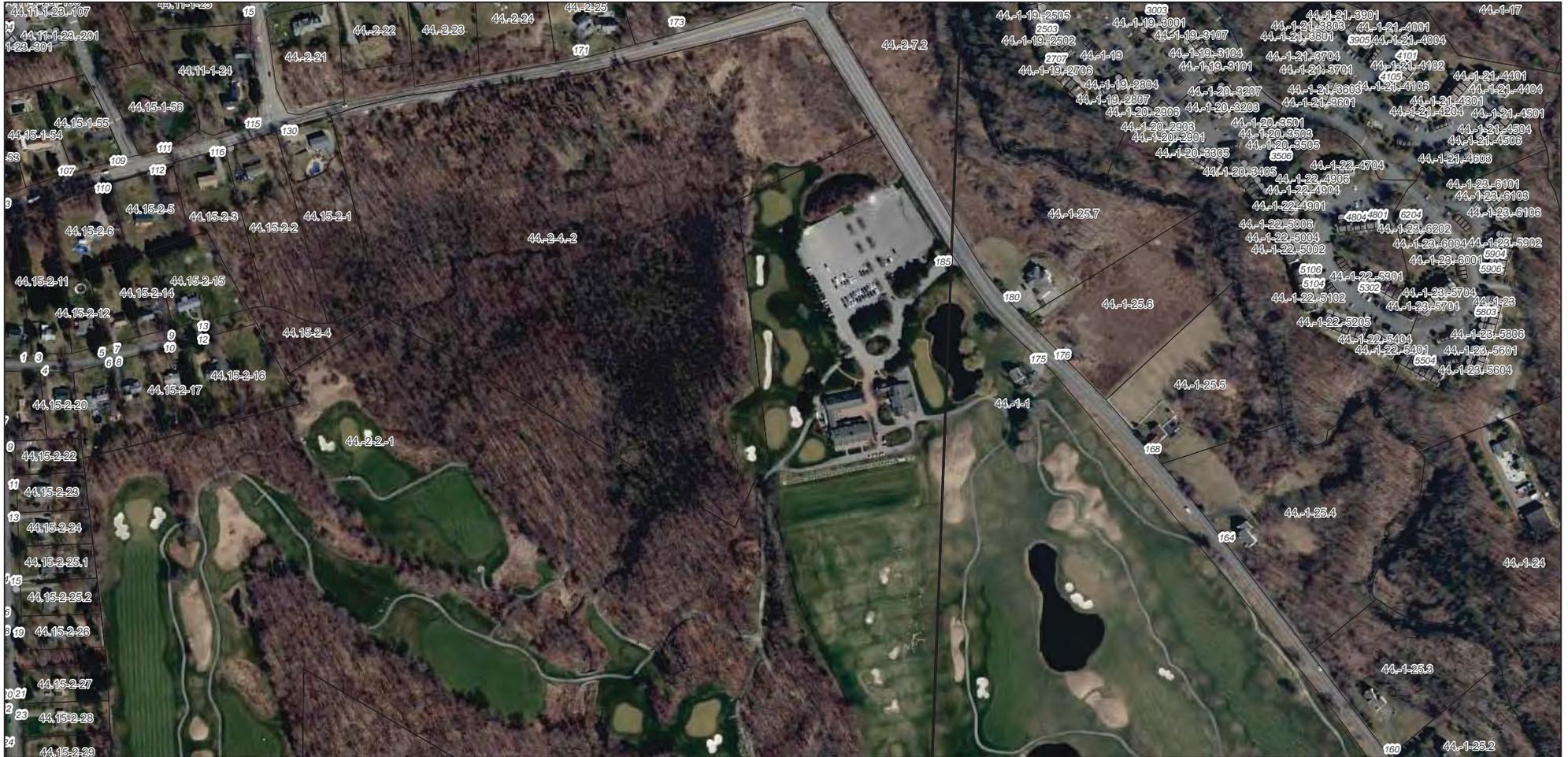


# APPENDICES



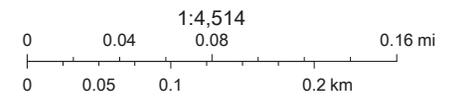
## APPENDIX A: AERIAL PHOTO

# Aerial Map



11/30/2021, 2:39:35 PM

-  Putnam parcels
-  Address\_Points
-  Municipal Boundaries



NYS ITS GIS Program Office



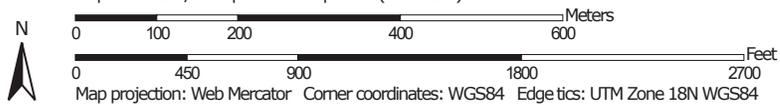
## APPENDIX B: SOILS MAP

Hydrologic Soil Group—Putnam County, New York



Soil Map may not be valid at this scale.

Map Scale: 1:9,260 if printed on A portrait (8.5" x 11") sheet.



### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Lines**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

**Soil Rating Points**

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Putnam County, New York  
 Survey Area Data: Version 17, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 5, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ChB	Charlton fine sandy loam, 3 to 8 percent slopes	B	4.1	1.2%
ChC	Charlton fine sandy loam, 8 to 15 percent slopes	B	13.4	3.8%
CIC	Charlton fine sandy loam, 8 to 15 percent slopes, very stony	B	0.0	0.0%
CIE	Charlton loam, 25 to 35 percent slopes, very stony	B	8.7	2.5%
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	B	32.2	9.1%
CtC	Chatfield-Hollis-Rock outcrop complex, 0 to 15 percent slopes	B	16.6	4.7%
CuD	Chatfield-Hollis-Rock outcrop complex, 15 to 35 percent slopes	D	13.2	3.7%
Ff	Fluvaquents-Udifluvents complex, frequently flooded	A/D	1.5	0.4%
LeB	Leicester loam, 2 to 8 percent slopes, very stony	A/D	8.1	2.3%
NcA	Natchaug muck, 0 to 2 percent slopes	B/D	15.6	4.4%
NdA	Natchaug and Catden mucks, ponded, 0 to 2 percent slopes	B/D	19.3	5.5%
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	C	72.1	20.4%
PnC	Paxton fine sandy loam, 8 to 15 percent slopes	C	51.5	14.6%
PnD	Paxton fine sandy loam, 15 to 25 percent slopes	C	1.2	0.4%
RdB	Ridgebury complex, 3 to 8 percent slopes	D	15.9	4.5%
RgB	Ridgebury complex, 0 to 8 percent slopes, very stony	D	6.9	1.9%
Sh	Sun loam	C/D	16.5	4.7%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
W	Water		0.8	0.2%
WdB	Woodbridge loam, 3 to 8 percent slopes	C/D	47.1	13.3%
WdC	Woodbridge loam, 8 to 15 percent slopes	C/D	8.0	2.3%
<b>Totals for Area of Interest</b>			<b>352.6</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

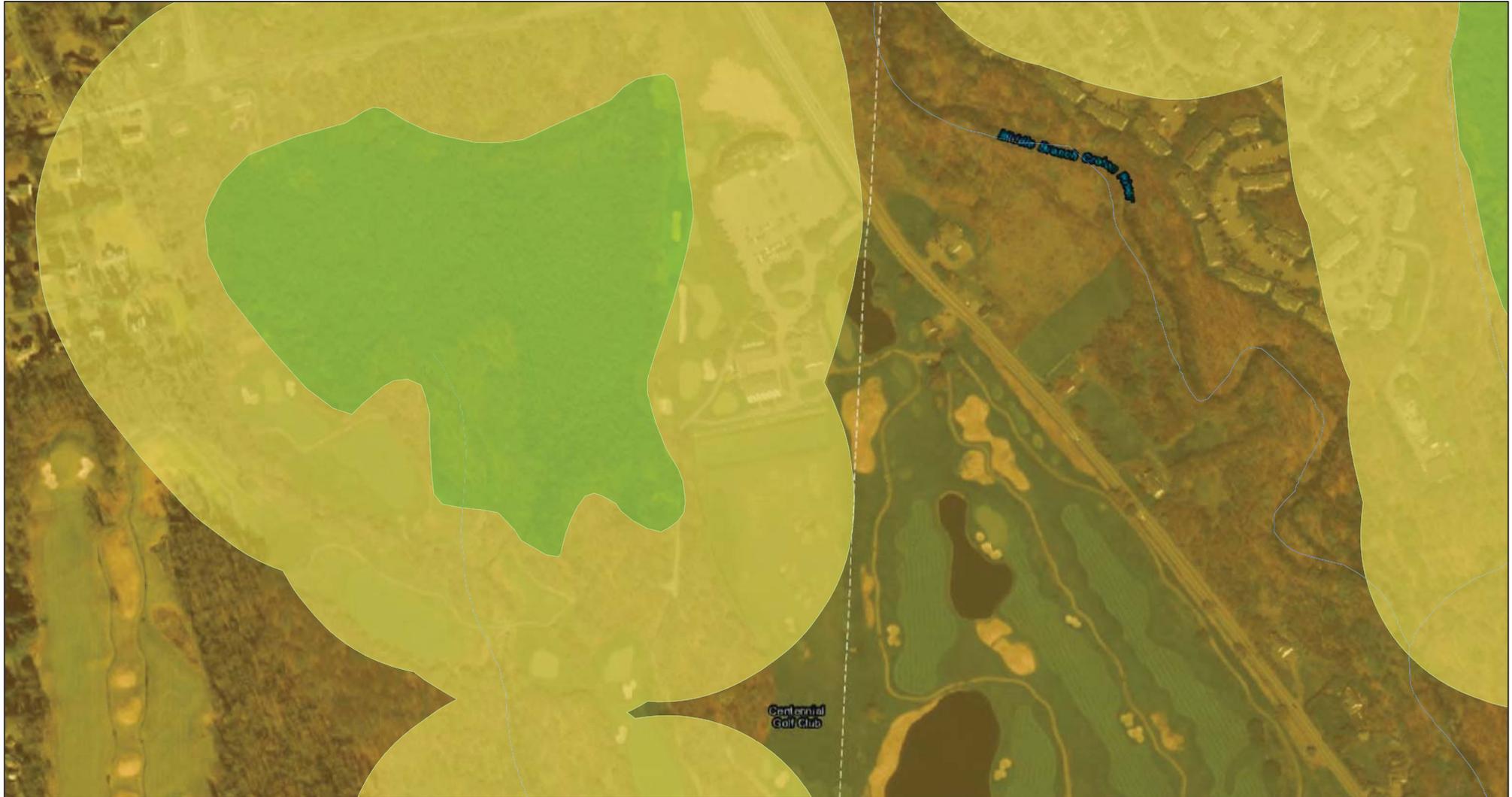
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



## APPENDIX C: NYSDEC ENVIRONMENTAL RESOURCE MAPPER

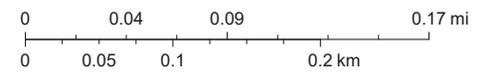
# CENTENNIAL



November 30, 2021

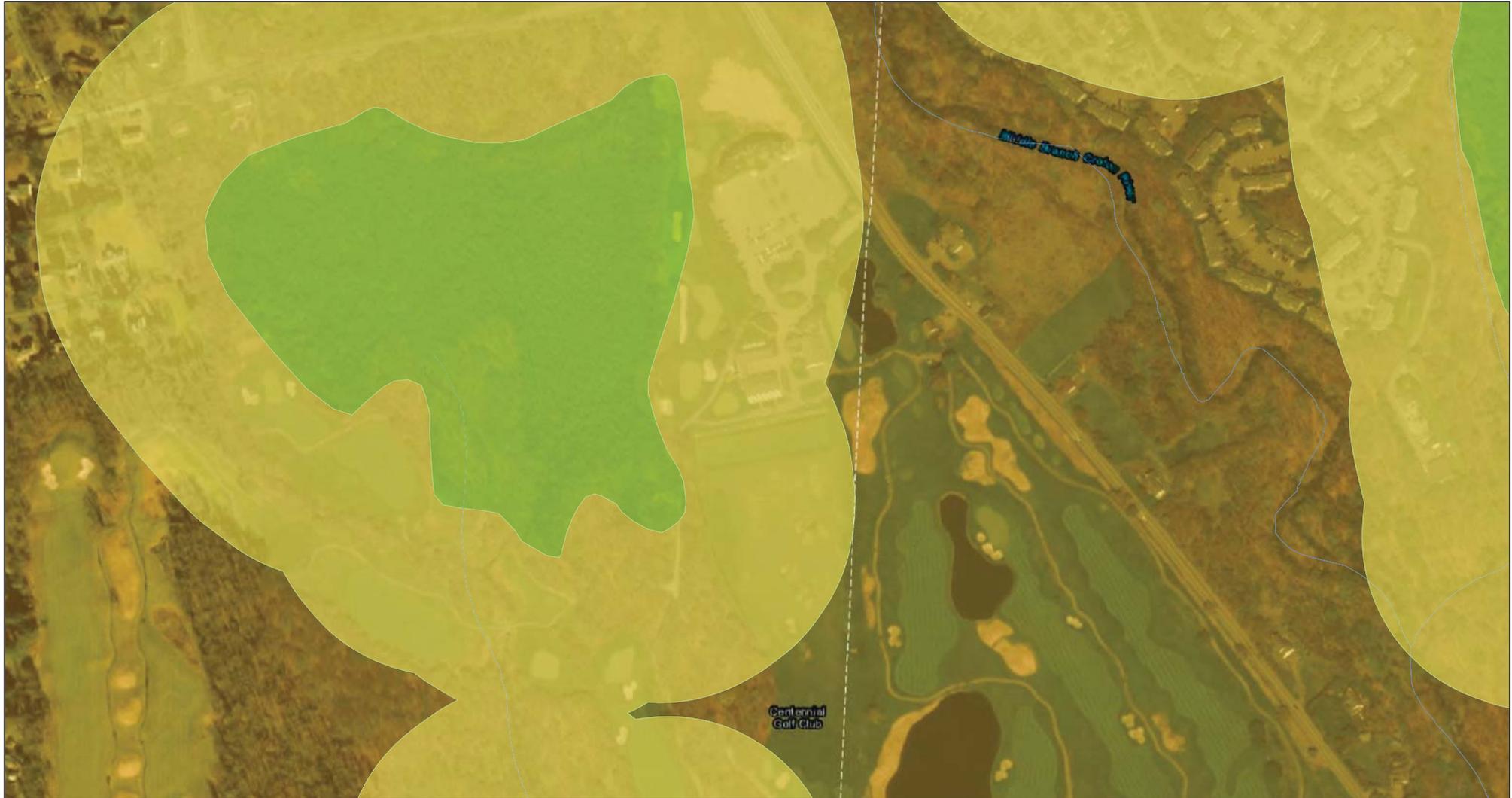
- |  |   |
|--|---|
| <input checked="" type="checkbox"/> ★ Unique Geological Features                 | <input checked="" type="checkbox"/> National Wetlands Inventory       |
| <input checked="" type="checkbox"/> Waterbody Classifications for Rivers/Streams | <input checked="" type="checkbox"/> Estuarine and Marine Deepwater    |
| <input checked="" type="checkbox"/> Waterbody Classifications for Lakes          | <input checked="" type="checkbox"/> Estuarine and Marine Wetland      |
| <input checked="" type="checkbox"/> State Regulated Freshwater Wetlands          | <input checked="" type="checkbox"/> Freshwater Emergent Wetland       |
| <input type="checkbox"/> State Regulated Wetland Checkzone                       | <input checked="" type="checkbox"/> Freshwater Forested/Shrub Wetland |
| <input checked="" type="checkbox"/> Significant Natural Communities              | <input checked="" type="checkbox"/> Freshwater Pond                   |
| <input type="checkbox"/> Natural Communities Near This Location                  | <input checked="" type="checkbox"/> Lake                              |
| <input checked="" type="checkbox"/> Rare Plants or Animals                       | <input checked="" type="checkbox"/> Other                             |
|  | <input checked="" type="checkbox"/> Riverine                          |

1:4,514



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

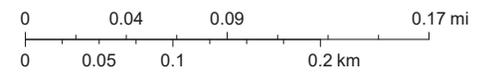
# CENTENNIAL



November 30, 2021

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> ★ Unique Geological Features                 | <input checked="" type="checkbox"/> National Wetlands Inventory       |
| <input checked="" type="checkbox"/> Waterbody Classifications for Rivers/Streams | <input checked="" type="checkbox"/> Estuarine and Marine Deepwater    |
| <input checked="" type="checkbox"/> Waterbody Classifications for Lakes          | <input checked="" type="checkbox"/> Estuarine and Marine Wetland      |
| <input checked="" type="checkbox"/> State Regulated Freshwater Wetlands          | <input checked="" type="checkbox"/> Freshwater Emergent Wetland       |
| <input type="checkbox"/> State Regulated Wetland Checkzone                       | <input checked="" type="checkbox"/> Freshwater Forested/Shrub Wetland |
| <input checked="" type="checkbox"/> Significant Natural Communities              | <input checked="" type="checkbox"/> Freshwater Pond                   |
| <input type="checkbox"/> Natural Communities Near This Location                  | <input checked="" type="checkbox"/> Lake                              |
| <input checked="" type="checkbox"/> Rare Plants or Animals                       | <input checked="" type="checkbox"/> Other                             |
|  | <input checked="" type="checkbox"/> Riverine                          |

1:4,514



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



## APPENDIX D: STATE AND FEDERAL WETLANDS



June 1, 2021

**Wetlands**

- |                                |                                   |          |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland       | Lake     |
| Estuarine and Marine Wetland   | Freshwater Forested/Shrub Wetland | Other    |
|                                | Freshwater Pond                   | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

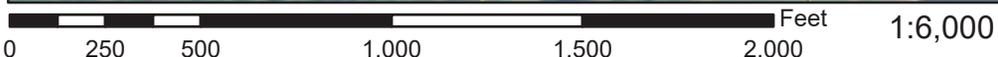
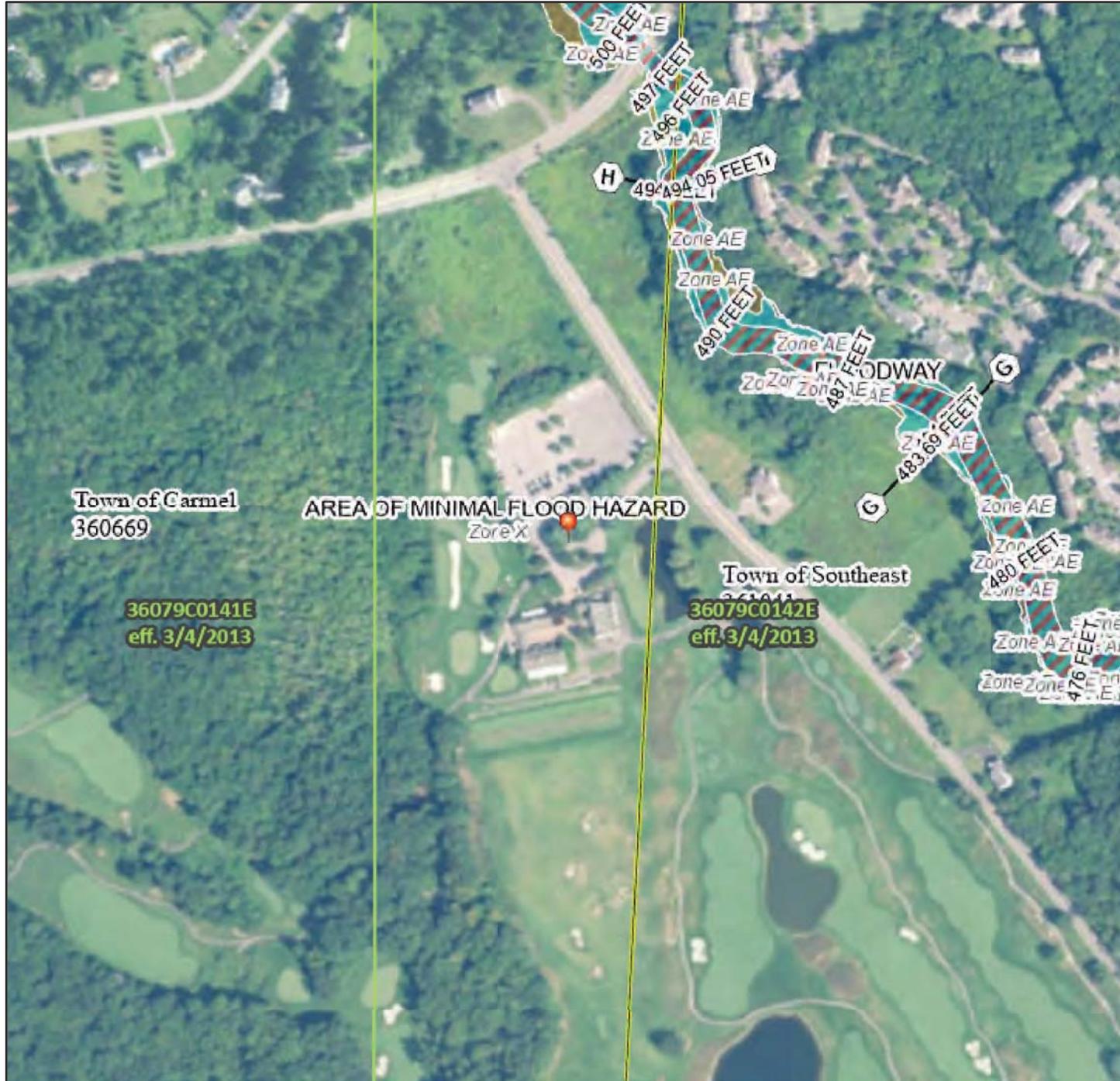


## APPENDIX E: FEMA MAP

# National Flood Hazard Layer FIRMMette



73°39'35"W 41°26'5"N



73°38'57"W 41°25'38"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



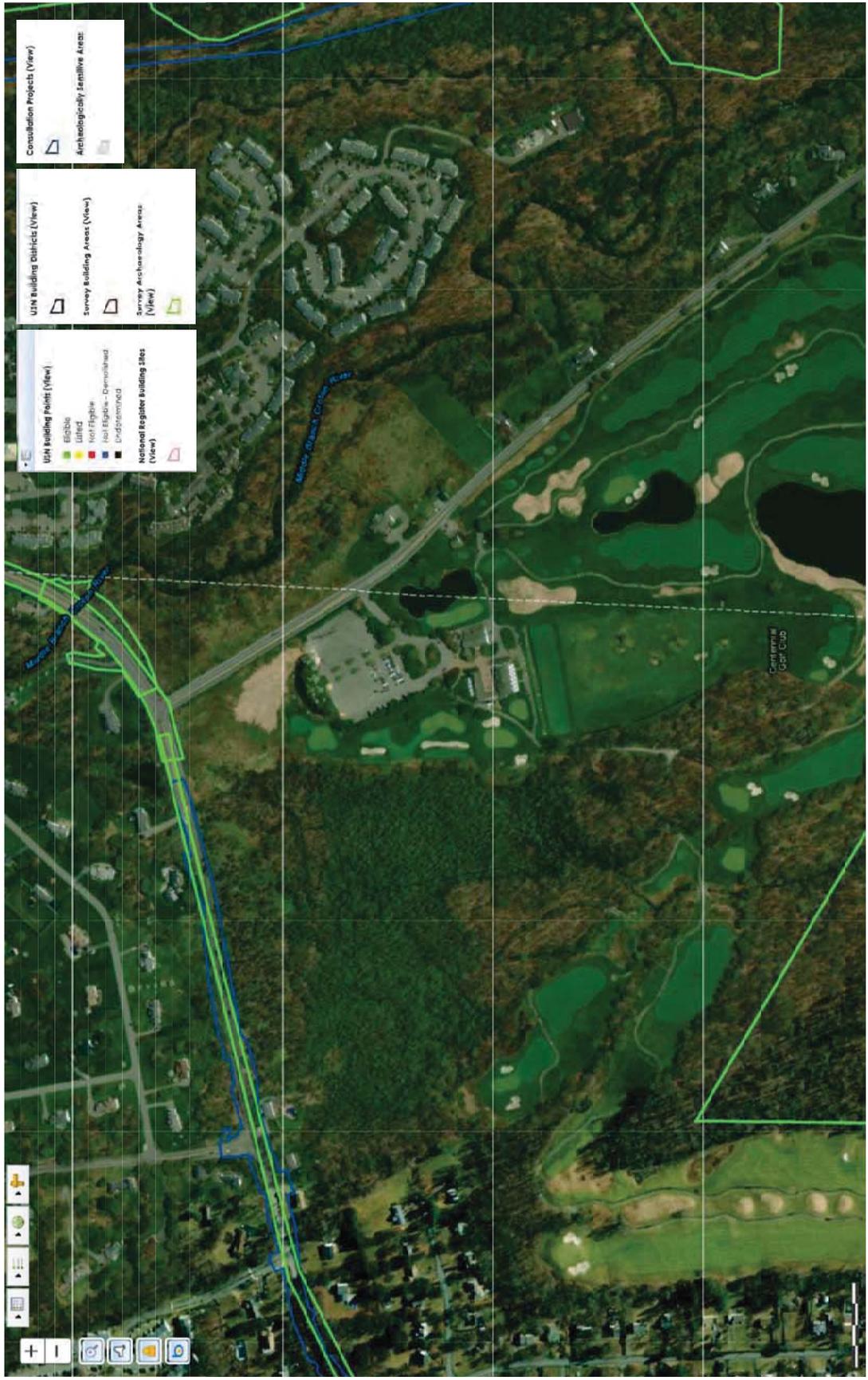
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/30/2021 at 12:11 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



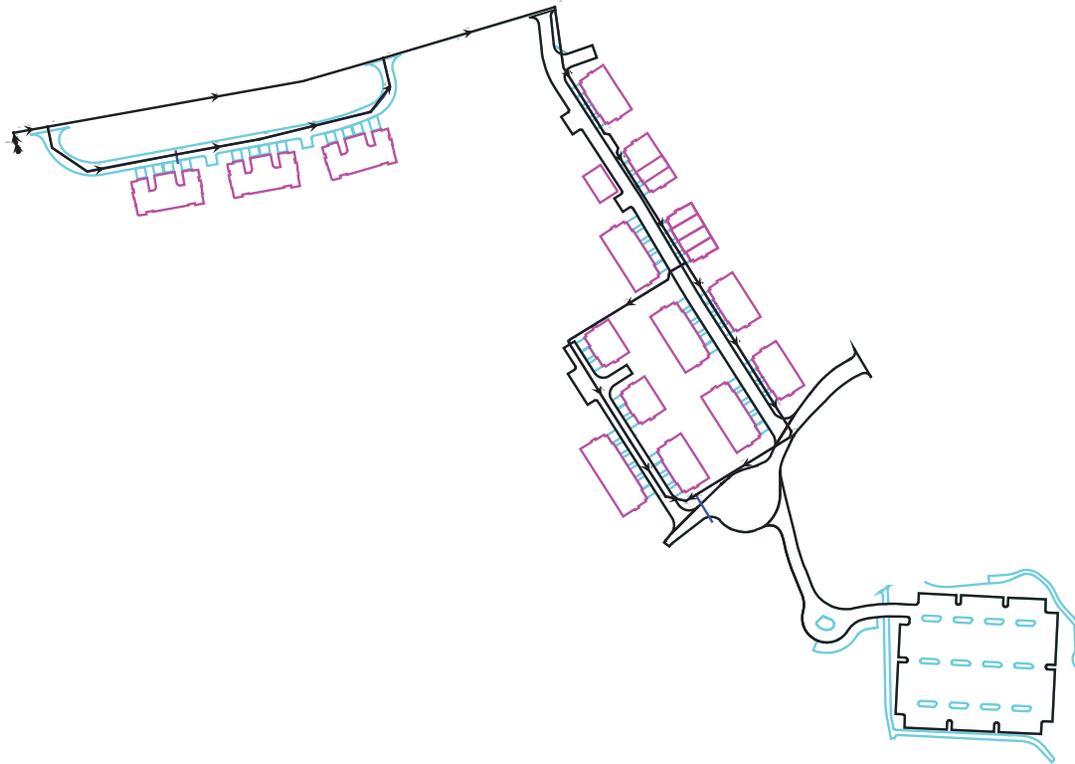
## APPENDIX F: ARCHEOLOGICAL SENSITIVE AREA





## APPENDIX G: WATERCAD ANALYSIS

Scenario: Peak Day



Average Day				
Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	544	1	694.15	65
J-2	560	1	694.14	58
J-3	553.75	1	694.14	61
J-4	549.2	1	694.14	63
J-5	552	1	694.14	61
J-6	540	1	694.14	67
J-7	539.26	1	694.14	67
J-8	540.92	1	694.14	66
J-9	543.69	1	694.14	65
J-10	535.12	1	694.14	69
J-11	552.33	1	694.14	61
J-12	553.82	1	694.14	61
J-13	553.53	1	694.14	61
J-14	547	1	694.14	64
J-15	548	1	694.14	63
J-16	546.41	1	694.14	64
J-17	546.19	1	694.14	64
J-18	552.44	1	694.14	61

Maximum Day				
Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	544	2	694.13	65
J-2	560	2	694.13	58
J-3	553.75	2	694.13	61
J-4	549.2	2	694.13	63
J-5	552	2	694.13	61
J-6	540	2	694.12	67
J-7	539.26	2	694.12	67
J-8	540.92	2	694.12	66
J-9	543.69	2	694.12	65
J-10	535.12	2	694.12	69
J-11	552.33	2	694.12	61
J-12	553.82	2	694.12	61
J-13	553.53	2	694.12	61
J-14	547	2	694.12	64
J-15	548	2	694.12	63
J-16	546.41	2	694.12	64
J-17	546.19	2	694.12	64
J-18	552.44	2	694.13	61

Peak Day				
Label	Elevation (ft)	Demand (gpm)	Hydraulic Grade (ft)	Pressure (psi)
J-1	544	3	694.08	65
J-2	560	3	694.08	58
J-3	553.75	3	694.07	61
J-4	549.2	3	694.07	63
J-5	552	3	694.07	61
J-6	540	3	694.05	67
J-7	539.26	3	694.04	67
J-8	540.92	3	694.04	66
J-9	543.69	3	694.03	65
J-10	535.12	3	694.03	69
J-11	552.33	3	694.03	61
J-12	553.82	3	694.03	61
J-13	553.53	3	694.03	61
J-14	547	3	694.03	64
J-15	548	3	694.03	63
J-16	546.41	3	694.03	64
J-17	546.19	3	694.03	64
J-18	552.44	3	694.07	61

**Max Day Fire Flow Demand**

<b>Label</b>	<b>Flow (Total Needed) (gpm)</b>	<b>Flow (Total Available) (gpm)</b>	<b>Flow (Total Available) (gpm)</b>	<b>Pressure (Residual Lower Limit) (psi)</b>	<b>Pressure (Calculated Residual) (psi)</b>	<b>Pressure (System Lower Limit) (psi)</b>	<b>Pressure (Calculated System Lower Limit) (psi)</b>	<b>Junction w/ Minimum Pressure (System)</b>
J-1	1,502	2,674	2,674	20	20	20	20	J-1
J-2	1,502	2,358	2,358	20	20	20	20	J-2
J-3	1,502	2,304	2,304	20	20	20	20	J-3
J-4	1,502	2,301	2,301	20	20	20	20	J-4
J-5	1,502	2,261	2,261	20	20	20	20	J-5
J-6	1,502	2,094	2,094	20	20	20	20	J-6
J-7	1,502	1,962	1,962	20	20	20	20	J-7
J-8	1,502	1,889	1,889	20	20	20	20	J-8
J-9	1,502	1,792	1,792	20	20	20	20	J-9
J-10	1,502	1,819	1,819	20	20	20	20	J-10
J-11	1,502	1,648	1,648	20	20	20	20	J-11
J-12	1,502	1,634	1,634	20	20	20	20	J-12
J-13	1,502	1,637	1,637	20	20	20	20	J-13
J-14	1,502	1,705	1,705	20	20	20	20	J-14
J-15	1,502	1,705	1,705	20	20	20	20	J-15
J-16	1,502	1,743	1,743	20	20	20	20	J-16
J-17	1,502	1,707	1,707	20	20	20	20	J-17
J-18	1,502	2,286	2,286	20	20	20	20	J-18

Peak Day Fire Flow Demand					
Label	Fire Flow (Total Needed) (gpm)	Flow (Total Available) (gpm)	Pressure (Residual Lower Limit) (psi)	Pressure (Calculated Residual) (psi)	Junction w/ Minimum Pressure (System)
J-1	1,503	2,646	20	20	J-1
J-2	1,503	2,331	20	20	J-2
J-3	1,503	2,278	20	20	J-3
J-4	1,503	2,274	20	20	J-4
J-5	1,503	2,234	20	20	J-5
J-6	1,503	2,069	20	20	J-6
J-7	1,503	1,938	20	20	J-7
J-8	1,503	1,865	20	20	J-8
J-9	1,503	1,769	20	20	J-9
J-10	1,503	1,797	20	20	J-10
J-11	1,503	1,627	20	20	J-11
J-12	1,503	1,613	20	20	J-12
J-13	1,503	1,616	20	20	J-13
J-14	1,503	1,683	20	20	J-14
J-15	1,503	1,683	20	20	J-15
J-16	1,503	1,721	20	20	J-16
J-17	1,503	1,685	20	20	J-17
J-18	1,503	2,259	20	20	J-18

**Centennial Townhomes  
185 John Simpson Road  
Municipal Refuse**

The Centennial Townhouse project has been submitted to the Town of Carmel in accordance with the interpretation of the Zoning Board of Appeals (5/27/2021) which permits townhomes in the R - Residential District, Section 156-28.

Each of the townhomes will be constructed on a single tax parcel.

The Town of Carmel Code, Chapter 95-2 defines a residential customer as any customer of a refuse collector who stores refuse and garbage in the manner described in § 95-21A and B as follows:

Section 95-21, Storage

- A. Except as otherwise provided, all garbage and refuse shall be stored in containers, commercially manufactured for that purpose, equipped with suitable handles and tight-fitting covers and which shall be watertight and capable of being properly cleaned and sanitized. Such containers shall not exceed 96 gallons in capacity.
- B. Plastic (polyurethane) bags may be used for storage of all refuse, provided that such bags are securely tied or otherwise fastened at the top, are free from holes, rips or tears and are of sufficient strength to permit normal handling without rupture.

Therefore, it is intended that all residents will enjoy driveway or curbside collection as outlined in the 2022 Refuse Collection Service Specifications for the Town of Carmel, attached.

**Effective January 1, 2022**

**2022 Refuse Collection Service Specifications for the Town of Carmel**

**Regular Refuse Collection**

Regular refuse must be available for collection by 6:00am  
Garbage must be put out in 95 gallon totes provided.

Collection will not be made in anything other than provided totes. Totes must be placed at curb with the arrows facing the street. Totes must be 4 feet from any other objects including vehicles, walls, telephone poles, and other totes.

Driveway Service is available for an additional fee. Driveway service is \$660.00 per year\* which must be paid up front on a quarterly basis. Driveway collection will only be made when driveway is free of all snow, ice, vehicles and other obstacles. If your driveway is inaccessible due to any of the above conditions we suggest that you put materials for collection day at the curb. The carter is not responsible for refuse that is spilled out prior to collection pickup and will not pick up construction/industrial debris, or hazardous material.

Collection will be limited to 95 gallon totes provided unless otherwise contracted with AAA Carting. Prices for additional services are attached at the end of this notice.

Collection Days can be located on the following pages. Streets are broken down in alphabetical order.

**RECYCLING IS MANDATORY**

Please see attached schedule for your particular recycling day. Also, see Holiday recycling schedule below.

Recycling must be available for collection by 6am.

Recycling will be collected in 65 gallon totes provided. Recycling will be collected "Single Stream" which refers to the process of commingling together your cardboard, paper, newspaper, glass bottles, tin cans, aluminum cans, plastics (1-7), etc. all in the same container. Recycling **cannot** be in bags.

Collection will be limited to 65 gallon totes provided. No collection will be made from any other pails. Totes must be placed at curb with arrows facing the street. Totes must be 4 feet away from any other objects including vehicles, walls, telephone poles and any other totes.

**PLEASE REMEMBER  
RECYCLING IS MANDATORY. IT IS REQUIRED BY LAW**

There will be no refuse collection on the following holidays: New Year's Day ~ 1/1, Independence Day 7/4, Thanksgiving Day ~ 11/26 and Christmas Day ~ 12/25

Holiday	If you have <b>COLLECTION</b> Day on:		If you have <b>RECYCLING</b> Collection Day on:					
	Monday & Thursday	Tuesday & Friday	Holiday	Monday	Tuesday	Wednesday	Thursday	Friday
	Your <b>collection</b> will be on:			Your <b>recycling</b> collection will be on:				
New Year's Day (Saturday 1/1)	No Change	No Change	New Year's Day (Saturday 1/1)	No change	No change	No Change	No Change	No Change
Independence Day (Monday 7/4)	Tuesday & Friday	Wednesday & Saturday	Independence Day (Monday 7/4)	Tuesday	Wednesday	Thursday	Friday	Saturday
Thanksgiving Day (Thursday 11/24)	Monday & Friday	Tuesday & Saturday	Thanksgiving Day (Thursday 11/28)	No change	No change	No change	Friday	Saturday
Christmas Day (Sunday 12/25)	No Change	No Change	Christmas Day (Sunday 12/25)	No change	No change	No change	No change	No Change

Special Services

There are additional services that can be provided at additional costs. Please see last page of this notice for more details.

\*AAA may at its discretion, based upon conditions, provide this service at a lesser charge.

**If you have any questions, please feel free to contact AAA Carting & Rubbish Removal, Inc. at (845) 628-5000**

### Additional Services

- Cost to be charged to resident for one extra 65 gallon refuse container which will be collected only one time per week. (Container NOT supplied by Contractor)-**\$250.00 / Year**
- Cost to be charged to resident for one extra 95 gallon refuse container which will be collected only one time per week.  
(Container NOT supplied by Contractor)-**\$300.00 / Year**
- Cost to be charged to resident for one extra 65 gallon refuse container which will be collected only one time per week.  
(Container to be supplied by Contractor)- **\$250.00 / Year**
- Cost to be charged to resident for one extra 95 gallon refuse container which will be collected only one time per week.  
(Container to be supplied by Contractor)- **\$300.00 / Year**
- Cost to be charged to resident for one extra 65 gallon refuse container which will be collected twice a week.  
(Container NOT supplied by Contractor) - **500.00 / Year**
- Cost to be charged to resident for one extra 95 gallon refuse container which will be collected twice a week.  
(Container NOT supplied by Contractor)- **\$600.00 / Year**
- Cost to be charged to resident for one extra 65 gallon refuse container which will be collected twice per week.  
(Container to be supplied by Contractor)- **\$400.00 / Year**
- Cost to be charged to resident for one extra 95 gallon refuse container which will be collected twice per week.  
(Container to be supplied by Contractor)- **\$450.00 / Year**
- Cost to be charged to resident for “driveway” service, which will permit the resident to place their containers on the driveway adjacent to their residence- **\$660.00 / Year**

**To request any of these additional services please contact  
AAA Carting & Rubbish Removal, Inc. at (845)628-5000.**

## CHRISTMAS TREE PICKUP

Christmas Trees (excluding artificial) will be picked up at the curb on the date listed below based on your collection days: Monday & Thursday Collection – 1/12/22 Tuesday & Friday Collection – 1/19/22.

## CURBSIDE BULK PICKUP

In 2022, each property within the Town of Carmel is entitled to two Curbside Bulk Pickups. The bulk pickups will be a flex-pickup, scheduled by each resident directly with the Carter. This flex-pickup will provide the opportunity for each resident to utilize the bulk pickup when they need it most.

### Please follow the procedure below to schedule your flex-pickup:

- The flex-pickup can be arranged throughout the calendar year.
- To arrange this service please contact AAA Carting with a minimum of two weeks prior to the requested service date at (845)628-5000.
- AAA Carting will provide the resident with a Tuesday bulk pickup date.
- Bulk pickup regulations will apply to all flex-pickups.

### The following apply to curbside bulk pickup:

- Curbside Bulk Pickups are for residents' household items only.
- All items must be at the curb the night before the scheduled pickup.
- Each pickup is limited to four (4) cubic yards. This is an area approximately 9' x 3.5' x 3.5'. Any bulk pickups in excess of this amount will not be picked up and will be left at your curb.
- Residents exceeding the four (4) cubic yard limit will have to reduce the size.
- The following items are NOT included for curbside bulk pickup:

Paint	Chemicals	Liquids	Stumps	Boilers/Oil Burners
Lumber	Logs	Bricks	Used Oil	Hot Water Heaters
Stone	Batteries	Tires	Masonry	Large Snow Blowers
Cardboard	Trees	Propane Tanks	Ride-on Lawn Mower	Anything with Motors

ALL ELECTONIC ITEMS MUST BE RECYCLED AND WILL NOT BE COLLECTED WITH BULK PICK-UPS.

**Construction, renovation or remodeling debris of any kind, including kitchens, baths, decks and windows, will not be picked up.**

- Rugs must be cut, rolled and tied so that no roll is longer than 4 feet.
- Refrigerators, freezers, air conditioners or any other appliance containing Freon must be de-charged and tagged by a State authorized specialist. Consult the yellow pages for a professional under "Refrigerator and Freezers – Dealers and Service". The Carter will not pick up such items without such certification. The resident, before disposal, must remove doors on any appliance that presents a hazard for children.
- Please note cardboard, newspapers, magazines are recyclable items, not bulk items.
- Tires can be disposed of through local auto repair shops at a nominal charge.

NOTE: Putnam County Hazardous waste clean-up days will be held by the Putnam County Health Department on one Saturday in the Spring and one Saturday in the fall (dates to be announced). You must pre-register by calling (845) 808-1390, Extension 43150

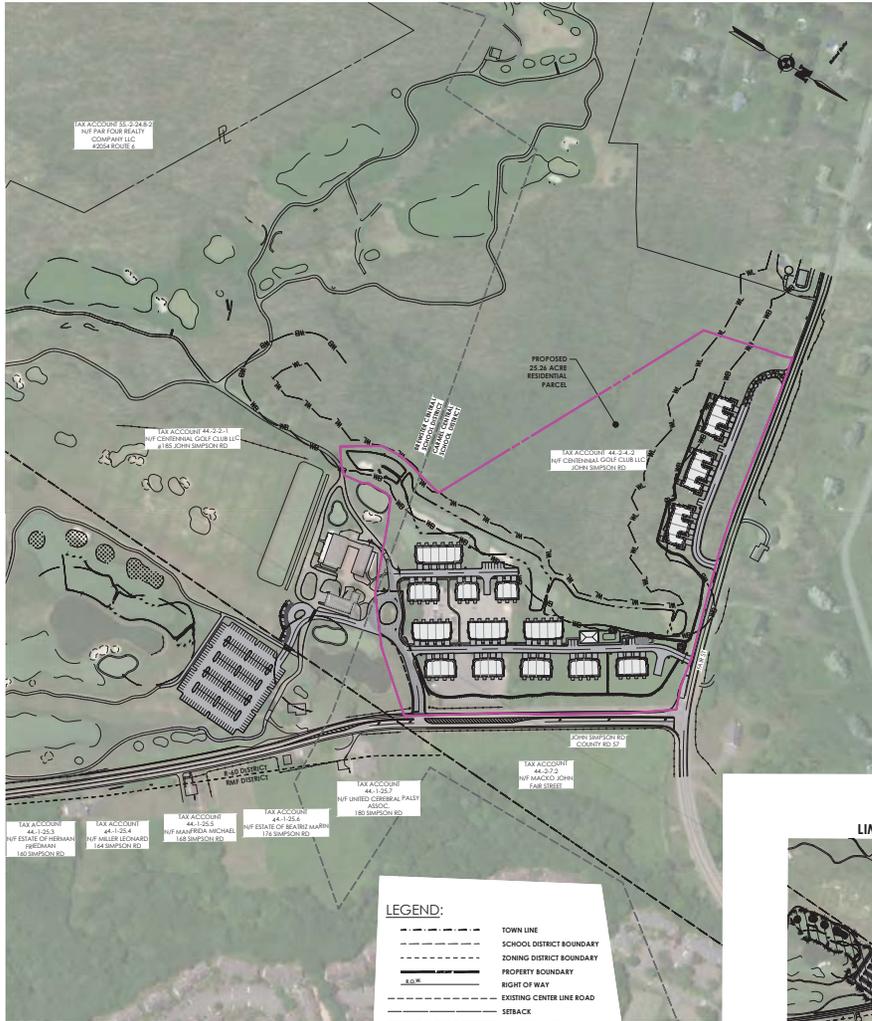
**DRAWING INDEX**

- C 110 COVER
- C 120 EXISTING CONDITIONS AND DEMOLITION PLAN
- C 130 SITE PLAN
- C 140 UTILITY PLAN
- C 150 GRADING & EROSION CONTROL PLAN
- C 160 PROFILES
- C 170 LANDSCAPING AND LIGHTING PLAN
- C 180 PHOTOMETRIC LIGHTING PLAN
- C 190 TRAFFIC AND VEHICLE MOVEMENT PLAN
- C 210 NOTES
- C 230-270 DETAILS

# SITE DEVELOPMENT PLANS FOR CENTENNIAL TOWNHOMES

## TOWN OF CARMEL/SOUTHEAST, PUTNAM COUNTY, NEW YORK

### P.N. 20213150.0001



**PROPERTIES WITHIN 500' RADIUS OF SITE**

TAX ID	AREA	PROPERTY ADDRESS
44-1-1	142.82 AC	175 SIMPSON RD
44-1-25-7	4.86 AC	180 SIMPSON RD
44-2-2-1	127.12 AC	185 SIMPSON RD
44-2-2-2	127.12 AC	185 SIMPSON RD
44-2-20	1.11 AC	5 BENEDECT PL
44-2-21	1.33 AC	6 DUKE DR
44-2-22	0.99 AC	10 DUKE DR
44-2-23	1.31 AC	18 DUKE DR
44-2-24	1.45 AC	28 DUKE DR
44-2-25	1.39 AC	171 FAIR ST
44-2-26	1.05 AC	40 DUKE DR
44-2-27	1.16 AC	48 DUKE DR
44-2-28	1.39 AC	56 DUKE DR
44-2-29	2.62 AC	189 FAIR ST
44-2-30	1.09 AC	44 DUKE DR
44-2-53	0.93 AC	6 BENEDECT PL
44-2-54	0.99 AC	23 DUKE DR
44-2-55	0.98 AC	29 DUKE DR
44-2-56	0.90 AC	39 DUKE DR
44-2-57	0.93 AC	47 DUKE DR
44-2-58	0.93 AC	55 DUKE DR
44-2-59	0.89 AC	65 DUKE DR
44-2-7-2	4.07 AC	FAIR ST
44-2-70	2.58 AC	173 FAIR ST
44-2-71	1.88 AC	183 FAIR ST
44-11-1-23	10.89 AC	KINGSWAY ST
44-11-1-24	1.73 AC	115 FAIR ST
44-11-1-25	1.11 AC	15 HILL & DALE RD
44-11-1-26	0.94 AC	21 HILL & DALE RD
44-15-2-1	2.10 AC	130 FAIR ST
44-15-2-2	1.93 AC	122 FAIR ST
44-15-2-3	1.26 AC	116 FAIR ST
44-15-2-4	0.81 AC	FAIR ST
44-1-18	0.31 AC	SIMPSON RD
44-1-19	7.83 AC	MORGAN DR SOUTHEAST
44-15-1-56	1.05 AC	111 FAIR ST
44-15-2-15	1.07 AC	13 HILLSIDE PL
44-15-2-16	1.48 AC	12 HILLSIDE PL
44-15-2-5	0.95 AC	112 FAIR ST



Client:

**PASSERO ASSOCIATES**

140 West Main Street, Suite 100  
Putnam County, New York 12144  
Phone: (845) 325-1000  
Fax: (845) 325-1491

Principal-in-Charge: Jesse Susoli, PE  
Project Manager: Chris Laporte, PE  
Designed by: Cole Overhoff



**Revisions**

No.	Date	By	Description
1			

THIS PROJECT IS A PRELIMINARY DESIGN AND NOT TO BE USED FOR CONSTRUCTION WITHOUT THE REVIEW AND APPROVAL OF THE ENGINEER OF RECORD. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.

**COVER**

CENTENNIAL TOWNHOMES

Town/City: CARMEL/SOUTHEAST

County: PUTNAM State: NEW YORK

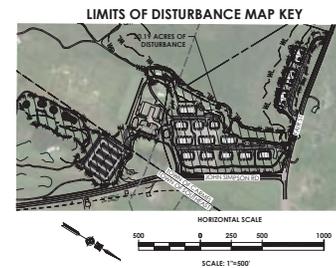
Project No: 20213150.0001

Drawing No: C 110 Sheet No: 1

Scale: 1" = 200'

Date: MARCH 2022

NOT FOR CONSTRUCTION

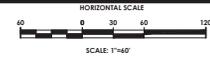
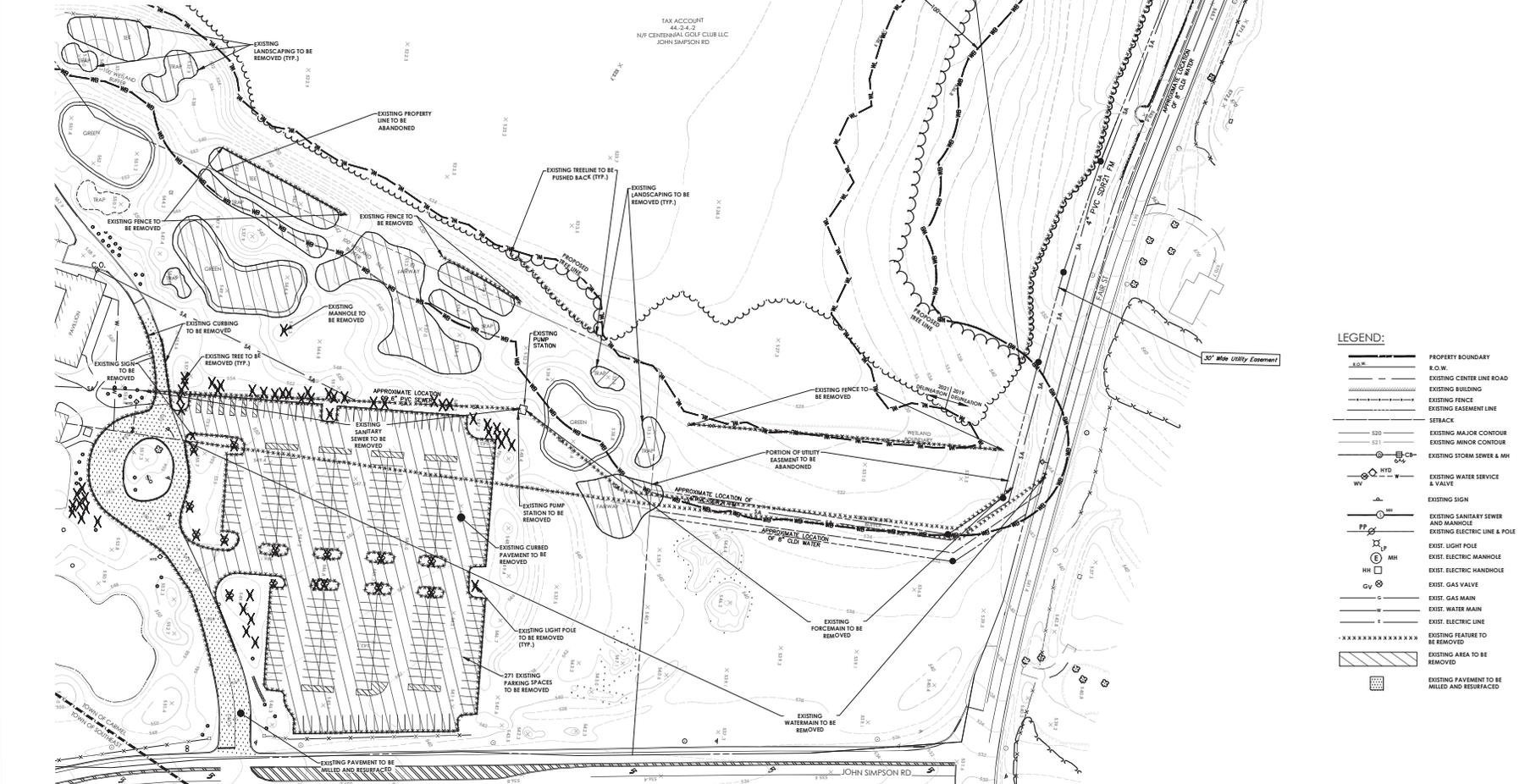


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**DEMOLITION NOTES:**

- CONTRACTOR IS RESPONSIBLE TO CALL DIG SAFE 811 PRIOR TO BEGINNING DEMOLITION.
- WITHIN LIMIT LINES, ALL AT GRADE UTILITIES SUCH AS TRANSFORMERS, GENERATORS, HVAC UNITS, THE UNIT'S CONCRETE PAD AND ANY FENCING THAT SURROUNDS THE UNIT, TO BE REMOVED.
- PRIOR TO ANY DEMOLITION TAKING PLACE, CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE WORK AREA OR THOSE EXPECTED TO BE AFFECTED BY NEW WORK, AND SUBSURFACE FEATURES.
- CONTRACTOR TO COORDINATE ALL UTILITY SHUT DOWNS, RELOCATIONS, SERVICE INSTALLATIONS WITH THE LOCAL UTILITY COMPANIES.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLISHED MATERIAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXISTING FEATURES TO BE REMOVED ARE NOT SHOWN ON SUBSEQUENT PLANS FOR CLARITY.
- CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES TO REMAIN, DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL SURFACES THAT ARE DISTURBED DUE TO UTILITY CONSTRUCTION, OUTSIDE OF THE MAJOR WORK AREAS, ARE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION, IN ACCORDANCE WITH THE ASPHALT AND CONCRETE SECTION DETAILS INCLUDED IN THESE PLANS. LAWN AREAS ARE TO BE RE-ESTABLISHED WITH 4 INCHES OF TOPSOIL (MINIMUM) AND HYDROSEED.
- ANY MATERIALS CONTAINING ASBESTOS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS, NOTE THIS MAY INCLUDE UNDERGROUND UTILITIES.
- ALL UTILITIES NOT SLATED FOR DEMOLITION ARE TO REMAIN FUNCTIONAL UPON COMPLETION OF DEMOLITION, THIS INCLUDES BYPASS PUMPING, IF NECESSARY
- EXISTING UTILITIES THAT ARE PROPOSED TO BE REMOVED, UNLESS OTHERWISE INDICATED, SHALL BE EXCAVATED, UTILITY MATERIAL REMOVED, AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS. ALL TRENCHES SHALL BE BACKFILLED WITH GRANULAR FILL, COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST. ALL DISTURBED AREAS SHALL BE RESTORED IN KIND IN ACCORDANCE WITH THE DETAILS IN THESE PLANS AND AT A MINIMUM TO THEIR ORIGINAL STATE.
- AREAS OF ASPHALT AND CONCRETE REMOVAL SHALL BE SAWCUT WITH A NEAT STRAIGHT LINE AT ALL REMOVAL LIMITS.
- CONTRACTOR RESPONSIBLE FOR OBTAIN ALL DEMOLITION PERMITS AND INCLUDE ALL FEES ASSOCIATED WITH THOSE PERMITS, IN HIS BID.
- IF ANY ENVIRONMENTAL CONDITIONS OR ISSUES, NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED DURING DEMOLITION, THE OWNER AND THE CONTRACTOR(S) SHALL IMMEDIATELY NOTIFY THE TOWN, MONROE COUNTY HEALTH DEPARTMENT AND NYSDOC BEFORE CONTINUING THE DEMOLITION PROCESS.
- ALL MATERIALS SHALL BE RECYCLED, WHEN APPROPRIATE.
- THE CONTRACTOR SHALL OBTAIN ALL SEWER PERMITS PERIOD TO DEMOLITION.
- ALL SPILL MATERIALS FROM DEMOLITION OR EARTHWORK, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT THE CONTRACTORS EXPENSE.
- ALL EXISTING STRUCTURES THAT ARE ABANDONED IN PLACE, SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STRUCTURES SHALL BE FILLED WITH CRUSHED STONE, (MEETING NYSDOT STANDARD SPECIFICATION SECTION 304) COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST.

TAX ACCOUNT  
44-24-2  
NIP CENTENNIAL GOLF CLUB LLC  
JOHN SIMPSON RD



Client:  
  
**PASSERO ASSOCIATES**  
 140 West 44th Street, Suite 1001 (385) 325-1001  
 Rochester, New York 14614 Fax: (385) 325-1491  
 Principal-in-Charge Jesse Sudol, PE  
 Project Manager Chris Laporta, PE  
 Designed by Cole Overhoff



- LEGEND:**
- PROPERTY BOUNDARY
  - R.O.W.
  - EXISTING CENTER LINE ROAD
  - EXISTING BUILDING
  - EXISTING FENCE
  - EXISTING EASEMENT LINE
  - SETBACK
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING STORM SEWER & MH
  - EXISTING WATER SERVICE & VALVE
  - EXISTING SIGN
  - EXISTING SANITARY SEWER AND MANHOLE
  - EXISTING ELECTRIC LINE & POLE
  - EXIST. LIGHT POLE
  - EXIST. ELECTRIC MANHOLE
  - EXIST. ELECTRIC HANDHOLE
  - EXIST. GAS VALVE
  - EXIST. GAS MAIN
  - EXIST. WATER MAIN
  - EXIST. ELECTRIC LINE
  - EXISTING FEATURE TO BE REMOVED
  - EXISTING AREA TO BE REMOVED
  - EXISTING PAVEMENT TO BE MILLED AND RESURFACED

Revisions			
No.	Date	By	Description
1			

**DEMOLITION PLAN**  
CENTENNIAL TOWNHOMES

Town/City: CARMEL/SOUTHEAST State: NEW YORK  
 County: PUTNAM  
 Project No: **20213150.0001**  
 Drawing No. Sheet No.  
**C 120 2**  
 Scale: **1" = 60'**  
 Date: **MARCH 2022**

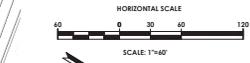
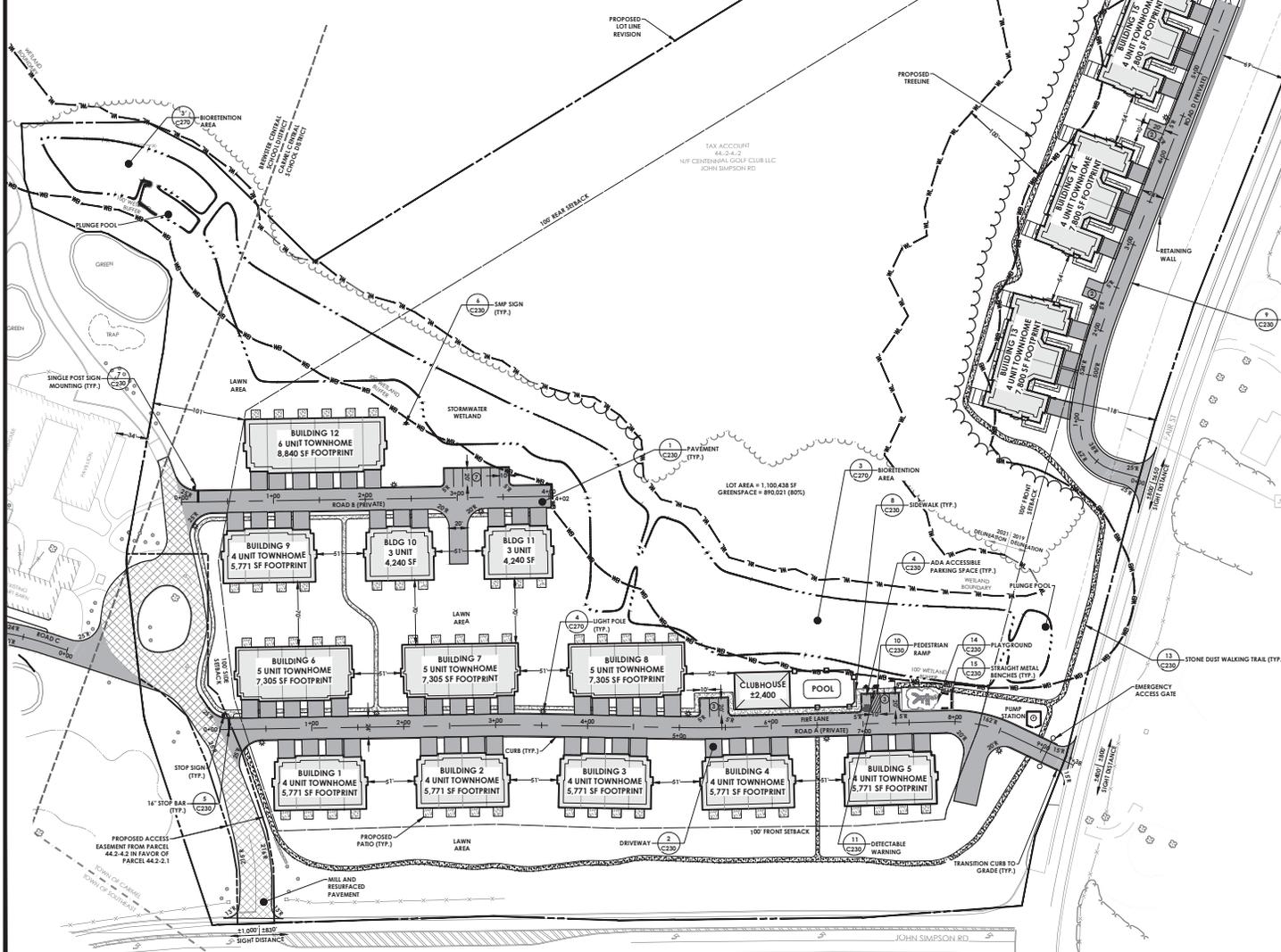
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**APPROVALS**

APPROVED BY	DATE
PLANNING BOARD CHAIRMAN	
APPROVED BY	DATE
COMMISSIONER OF PUBLIC WORKS	
APPROVED BY	DATE
TOWN ASSESSOR	
APPROVED BY	DATE
FREE MARSHAL	
APPROVED BY	DATE
HIGHWAY SUPERINTENDENT	

RECREATIONAL AREA SUMMARY TABLE		
PROVIDED	REQUIRED	PROPOSED
CLUBHOUSE	-	2,400 SF
POOL	-	2,775 SF
WALKING TRAILS	-	11,198 SF
PERIMETER SIDEWALK	-	3,590 SF
PLAYGROUND	-	1,327 SF
<b>TOTAL</b>	<b>18,900 SF</b>	<b>21,290 SF</b>



**LEGEND:**

- 15' SWL
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED ACCESS RAMP
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED FULL DEPTH PAVEMENT
- MILLED AND RESURFACED PAVEMENT
- WETLAND BOUNDARY
- WETLAND BUFFER

**SITE DATA**

- PARCEL ADDRESS/TAX ID # 185 JOHN SIMPSON RD. TAX ID # 44-2-2.1 AND TAX ID # 44-2-2.2 (TOWN OF CARMEL) TOTAL PARCEL AREA: 25.26 ACRES (1,100,438 S.F.)
- EXISTING ZONING: RESIDENTIAL 8 DISTRICT
- PROPOSED ZONING: RESIDENTIAL 8 DISTRICT
- EXISTING USE: GOLF COURSE AND CLUBHOUSE  
PROPOSED USE: TOWNHOUSE DEVELOPMENT - 43 UNITS (189 BEDROOMS)
- THERE ARE FEDERALLY REGULATED WETLANDS ON THIS PARCEL IN THE FORM OF FRESHWATER FORESTED SHRUB WETLANDS RECOGNIZED BY THE US FISH AND WILDLIFE SERVICE'S NATIONAL WETLAND INVENTORY.
- THERE ARE STATE REGULATED WETLANDS ON THIS PARCEL ACCORDING TO NYSDEC NATIONAL INVENTORY.
- THE PARCEL IS OUTSIDE THE 100 YEAR FLOODPLAIN PER FIRM MAP COMMUNITY FANEL NO. 34070C0142E AND 34070C0141E DATED 03/04/2013.
- PUBLIC WATER WILL BE PROVIDED BY TOWN OF CARMEL WATER.
- ELECTRIC SERVICE WILL BE SUPPLIED BY NYSEG.
- SANITARY SEWER WILL BE PROVIDED BY TOWN OF CARMEL SEWER.
- STORM SEWER AND DRAINAGE FACILITIES WILL BE PUBLIC/PRIVATE AND MAINTAINED BY THE OWNER.
- ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF CARMEL AND THE TOWN OF SOUTHWEST.



Client:  
Town of Carmel/Southwest

**PASSERO ASSOCIATES**  
140 West Main Street, Suite 100  
Roseland, New York 14144  
Phone: (315) 352-1401  
Principal-in-Charge: Jesse Sudol, PE  
Project Manager: Chris Laporta, PE  
Designed by: Cole Overhoff



**TOWN OF CARMEL ZONING REQUIREMENTS - MULTI-FAMILY §156-28**

	REQUIRED	EXISTING	PROPOSED
<b>LOT</b>			
WIDTH (ALONG FAIR STREET)	200'	NA	11200'
DEPTH ALONG JOHN SIMPSON ROAD	200'	NA	2882'
AREA	10 ACRES MIN.	127 AC	51.24 AC (LOT LINE ADJUSTMENT)
BUILDING COVERAGE	30% MAX	NA	10%
GREEN SPACE	NA	88%	80%
RECREATION SPACE	300 SF/UNIT = 300 SF * 43 UNITS = 12,900 SF	NA	21,290 SF
<b>SETBACK</b>			
FRONT	100'	NA	100' MIN.
SIDE	100'	NA	100' MIN.
REAR	100'	NA	100' MIN.
LANDSCAPE BUFFER	10' MIN.	NA	10' MIN.
<b>BUILDING</b>			
HEIGHT	35' MAX	NA	<35'
SPACING	50' MIN.	NA	50' MIN.
DENSITY	5 UNITS/ACRE MAX.	NA	25.58 UNITS/ACRE 43 UNITS 189 BEDROOMS
<b>PARKING</b>			
OFF STREET PARKING	2 SPACES/UNIT = 124 SPACES	271 (TO BE REMOVED)	17 SURFACE = 124 SPACES = 143 TOTAL SPACES
STALL SIZE (PERPENDICULAR)	10'x20'	10'x20'	10'x20'
DRIVE AISLE WIDTH	24' MIN	24'	24'

Revisions	
No.	Description
1	

**SITE PLAN**  
CENTENNIAL TOWNHOMES

Town/City: CARMEL/SOUTHWEST  
County: PUTNAM State: NEW YORK  
Project No: **20213150.0001**  
Drawing No: Sheet No:  
Scale: **C 130 = 3**  
Date: **MARCH 2022**

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**ARCHITECTURE NOTE:**

IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OR DRAWINGS, THE ENGINEERING SHALL BE FOLLOWED UNLESS ARCHITECTURAL DESIGN IS AFFECTED. THEN CONTACT ENGINEER IN ANY CASE OF DISCREPANCY, CONTACT ARCHITECT FOR DESIGN.

**GENERAL NOTES:**

1. THE SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF THE NEW YORK STATE AND PUTNAM COUNTY HEALTH DEPARTMENTS.
2. THE BUILDING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE BUILDING CODE.
3. ANY COST RELATED TO THE RELOCATION OF ANY UTILITIES NECESSITATED BY THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THOSE REQUESTING THE RELOCATION OF THE UTILITY.
4. ALL PROPERTY CORNERS TO BE MARKED WITH IRON PINE.
5. ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS FOR LAND DEVELOPMENT FOR THE TOWN OF CARMEL.
6. ALL SEWERS MUST MEET THE TOWN OF CARMEL TOWN CODE § 120-29.

**WATER NOTES:**

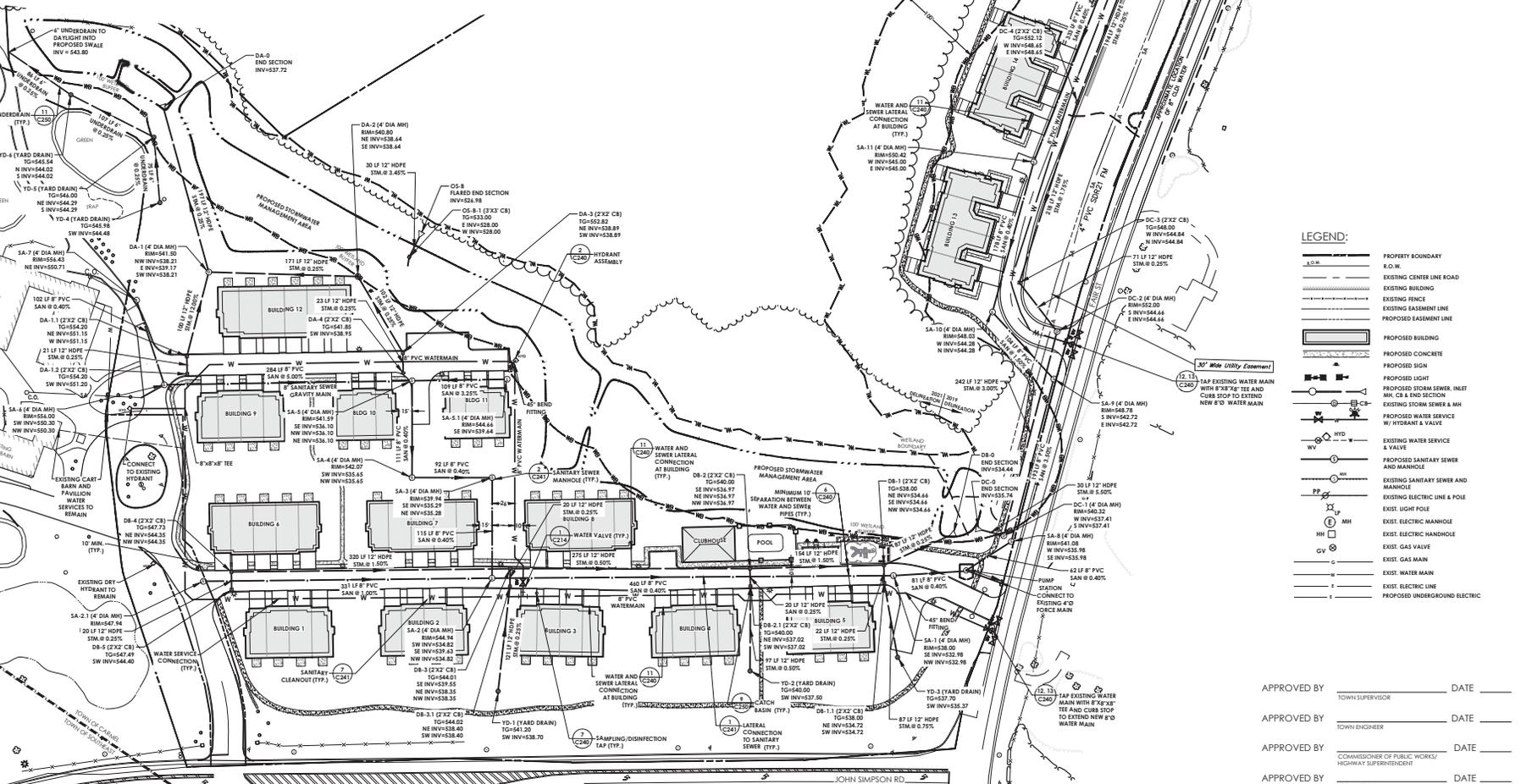
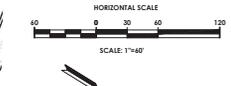
1. WATER SERVICE SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES, REGULATIONS AND STANDARDS OF THE PUTNAM COUNTY HEALTH DEPARTMENT AND THE TOWN WATER DEPARTMENT.
2. NO IRRIGATION WILL BE PROVIDED THROUGH THE TOWN OF CARMEL'S PUBLIC WATER SUPPLY.
3. ALL WATER SERVICE CONNECTIONS MUST BE C-COPPER.
4. GATE VALVES SHALL BE ANWVA NON-RISING STEM TYPE, AS MANUFACTURED BY MUELLER COMPANY, MODEL A-2300-25, OR APPROVED EQUAL CONFORMING TO THE LATEST ANWVA STANDARD FOR GATE VALVES - 7 THROUGH 48" FOR WATER AND OTHER LIQUIDS, ANWVA DESIGNATION C-507.
5. SIZES UP TO AND INCLUDING 12" SHALL BE 250 PSI WORKING PRESSURE. THE VALVE BODY AND BONNET SHALL BE DUCTILE IRON. ALL INTERIOR AND EXTERIOR METAL SURFACES SHALL BE COATED WITH A TWO-PART EPOXY COATING WITH ANWVA CODE.
6. VALVES SHALL HAVE DUAL O-RING SEALS, INSIDE SCREW, RESISTENT WEDGE SEATS IN ACCORDANCE WITH ANWVA STANDARD C-500 AND SHALL BE CONSTRUCTED SO AS TO PROVIDE UNOBSTRUCTED FULL PORT CLEARANCE WHEN FULLY OPEN AND IMMEDIATE COMPLETE CLOSURE WHEN CLOSED. THE SIZES OF THE VALVES SHALL BE 18" SQUARE.
7. ALL VALVES SHALL BE ARRANGED TO OPEN IN COUNTER CLOCKWISE DIRECTION UNLESS OTHERWISE SPECIFICALLY INDICATED AND OPERATING MUST SHALL BE 18" SQUARE.
8. VALVES SHALL BE TESTED TO A PRESSURE OF NOT LESS THAN TWO TIMES THE WORKING PRESSURE.
9. ALL HYDRANTS SHALL BE 8 INCHES IN SIZE AND 3/4 INCH MECHANICAL INLET CONNECTION AND SHALL BE EQUAL TO THE MUELLER CENTURION A-421, WITH ONE 4" PUMPER NOZZLE AND TWO 2" HOSE NOZZLES.
10. WATER SERVICE SADDLES SHALL BE EQUAL TO THOSE MANUFACTURED BY MUELLER, MODEL 7-2 X 1" S5 SERIES STAINLESS STEEL SADDLE, DOUBLE STUD.
11. CORPORATION STOPS SHALL BE EQUAL TO THOSE AS MANUFACTURED BY MUELLER COMPANY, MODEL B-20000 SERIES, NET AND OF THE SIZE REQUIRED. SUCH CORPORATION STOPS SHALL MEET THE REQUIREMENTS OF ANWVA SPECIFICATION NO. C-500.
12. CURB VALVES (STOPS) SHALL BE EQUAL TO THOSE AS MANUFACTURED BY MUELLER COMPANY, MODEL H-1014 AND SHALL CONFORM TO ANWVA SPECIFICATION NO. C-500.
13. CURB BOXES SHALL BE EQUAL TO THOSE AS MANUFACTURED BY MUELLER COMPANY AND SIMILAR TO MUELLER EXTENSION TYPE WITH ARCH PATTERN BASE MODEL H-1014. ALL EXTENSION RODS SHALL BE STAINLESS STEEL.
14. ALL FIRE HYDRANTS SHALL BE THE APPROVED ANWVA TYPE FIRE HYDRANTS IN CONFORMANCE WITH THE AMERICAN WATER WORKS ASSOCIATION STANDARD FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, ANWVA DESIGNATION C-602, AND SHALL HAVE A 1/4" VALVE OPENING, A 4" MECHANICAL JOINT INLET COMPLETE WITH AN AUXILIARY GATE VALVE (CLOSE COUPLED), A 4" MECHANICAL JOINT SHOE, AND ALL APPURTENANCES.
15. FIRE HYDRANTS SHALL BE RATED FOR A WORKING PRESSURE OF 200 PSI. FIRE HYDRANTS SHALL BE SIZED FOR A 4" BURY.

Sanitary Sewer Approval  
Putnam County Department of Public Health  
These plans for Public Sanitary Sewer Extension or Improvement are hereby approved pursuant to Article 17 of the NYS Environmental Conservation Law subject to conditions of Approval.  
Director of Public Health

By \_\_\_\_\_ Public Health Engineer Date \_\_\_\_\_

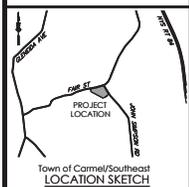
Watermain Approval  
Putnam County Department of Public Health  
These plans for Public Water System Extension or Improvement are hereby approved pursuant to provisions of the State Sanitary Code subject to conditions of Approval.  
Director of Public Health

By \_\_\_\_\_ Public Health Engineer Date \_\_\_\_\_



**LEGEND:**

- P.B. — PROPERTY BOUNDARY
- R.O.W. — RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- EXISTING EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED STORM SEWER, INLET MH, C&S END SECTION
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC



Client: \_\_\_\_\_  
**PASSERO ASSOCIATES**  
342 West Acheson Street, Suite 100  
Rockton, New York 14844  
Phone: (815) 335-1100  
Fax: (815) 335-1491  
Principal-in-Charge: **John Sudo, PE**  
Project Manager: **Chris Laporta, PE**  
Designed by: **Cole Overhoff**



**Revisions**

No.	Date	Description

**UTILITY PLAN**  
CENTENNIAL TOWNHOMES

Town/City: CARMEL/SOUTHEAST State: NEW YORK

County: PUTNAM

Project No: **20213150.0001**

Drawing No: **C 140** Sheet No: **4**

Scale: **1" = 60'**

Date: **MARCH 2022**

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN SUPERVISOR

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN ENGINEER

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
COMMISSIONER OF PUBLIC WORKS/  
HIGHWAY SUPERINTENDENT

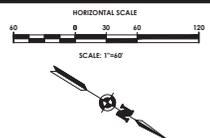
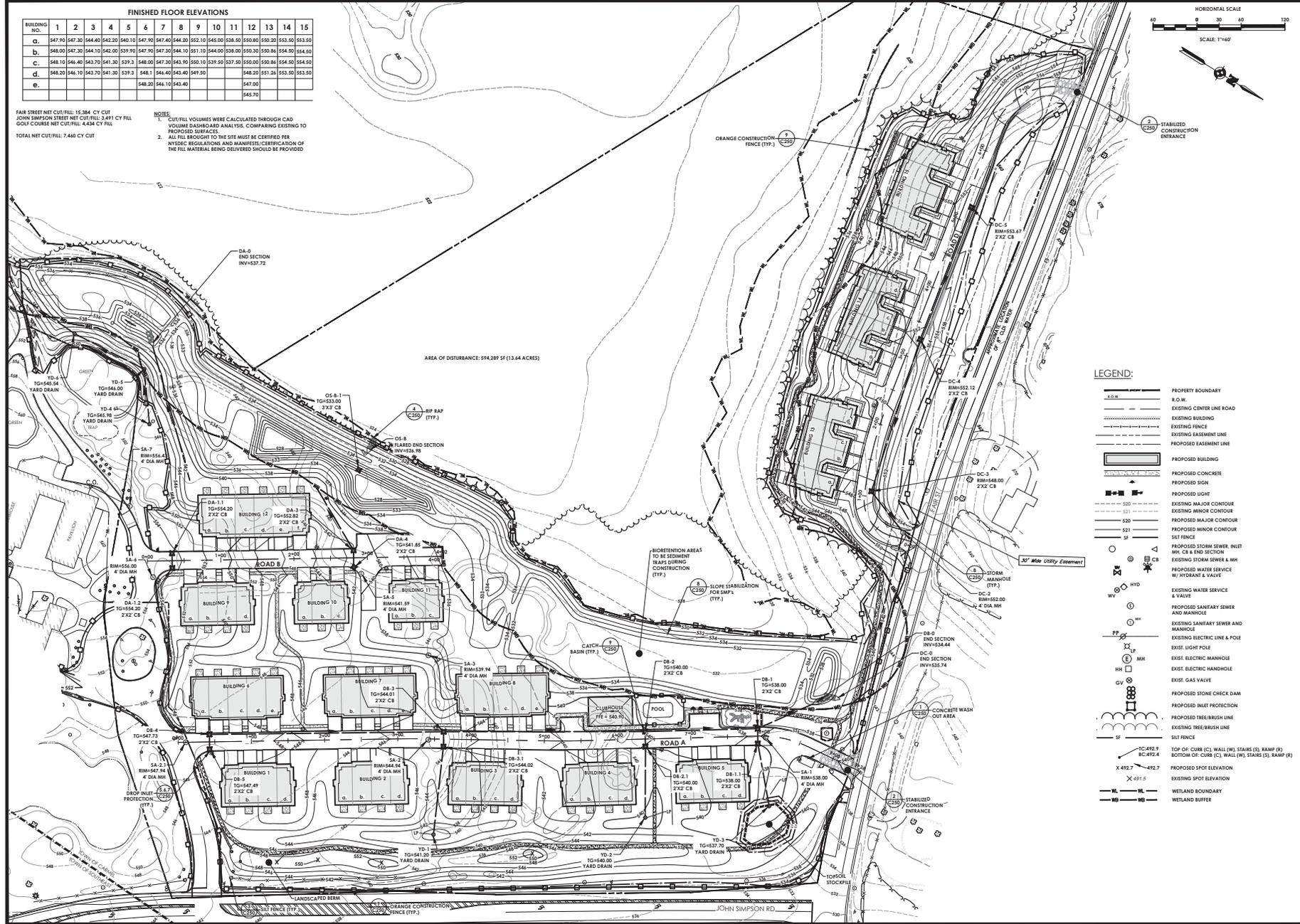
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
FIRE MARSHALL

NOT FOR CONSTRUCTION

FINISHED FLOOR ELEVATIONS															
BUILDING NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
a.	547.00	547.30	544.40	542.20	540.10	547.90	547.40	544.20	552.10	544.00	538.00	550.80	550.20	553.00	553.00
b.	548.00	547.30	544.10	542.00	539.90	547.90	547.30	544.10	551.10	544.00	538.00	550.80	550.20	554.00	554.00
c.	548.10	546.40	543.70	541.30	539.3	548.00	547.30	543.90	550.10	537.50	537.50	550.00	550.84	554.00	554.00
d.	548.20	546.10	543.70	541.30	539.3	548.1	546.40	543.40	549.50			548.20	551.24	553.50	553.00
e.						548.20	546.10	543.40				547.00			546.70

FAIR STREET NET CUT/FILL: 18.384 CY CUT  
 JOHN SIMPSON STREET NET CUT/FILL: 3.471 CY FILL  
 GOLF COURSE NET CUT/FILL: 4.534 CY FILL  
 TOTAL NET CUT/FILL: 7.460 CY CUT

**NOTES:**  
 1. CUT/FILL VOLUMES WERE CALCULATED THROUGH CAD VOLUME DASHBOARD ANALYSIS, COMPARING EXISTING TO PROPOSED SURFACES.  
 2. ALL FILL BROUGHT TO THE SITE MUST BE CERTIFIED PER NYSDC REGULATIONS AND MANIFESTS/CERTIFICATION OF THE FILL MATERIAL BEING DELIVERED SHOULD BE PROVIDED

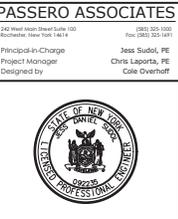


**LEGEND:**

- PROPERTY BOUNDARY
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SILT FENCE
- PROPOSED STORM SEWER, INLET
- MAN. CB & END SECTION
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- PROPOSED STONE CHECK DAM
- PROPOSED INLET PROTECTION
- PROPOSED TREE/BRUSH LINE
- EXISTING TREE/BRUSH LINE
- SILT FENCE
- TOP OF CURB (C), WALL (W), STAIRS (S), RAMP (R)
- BOTTOM OF CURB (C), WALL (W), STAIRS (S), RAMP (R)
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- WETLAND BOUNDARY
- WETLAND BUFFER



Client:  
**PASSERO ASSOCIATES**  
 340 West 42nd Street, Suite 1000  
 New York, NY 10018  
 (212) 352-1000  
 Fax: (212) 352-1001  
 Principal-in-Charge: Jesse Susoli, PE  
 Project Manager: Chris Laporta, PE  
 Designed by: Cole Overhoff



Revisions			
No.	Date	By	Description
1			

**GRADING & EROSION CONTROL PLAN**  
 CENTENNIAL TOWNHOMES

Town/City: CARMEL/SOUTHEAST  
 County: PUTNAM State: NEW YORK  
 Project No.: **20213150.0001**  
 Drawing No.: C 150 Sheet No.: 5  
 Scale: 1" = 60'  
 Date: MARCH 2022

NOT FOR CONSTRUCTION

C:\USERS\COLEOVERHOFF\OVERHOFF - PASSERO ASSOCIATES\2021\3150.0001 - CENTENNIAL 01 - CENTENNIAL 01 CAD - BIM MODELS\CIVIL\2021\3150.0001 - GRADING.DWG 4/1/2022 10:12 AM Cole Overhoff



Client:

**PASSERO ASSOCIATES**  
140 West 42nd Street, Suite 1000  
New York, New York 10018  
Phone: (212) 252-1000  
Fax: (212) 252-1001  
Principal-in-Charge: Jesse Sudol, PE  
Project Manager: Chris Laporte, PE  
Designed by: Cole Overhoff



Revisions			
No.	Date	By	Description
1			

**PROFILES**

CENTENNIAL TOWNHOMES

Town/City: CARMEL/SOUTHEAST State: NEW YORK

County: PUTNAM

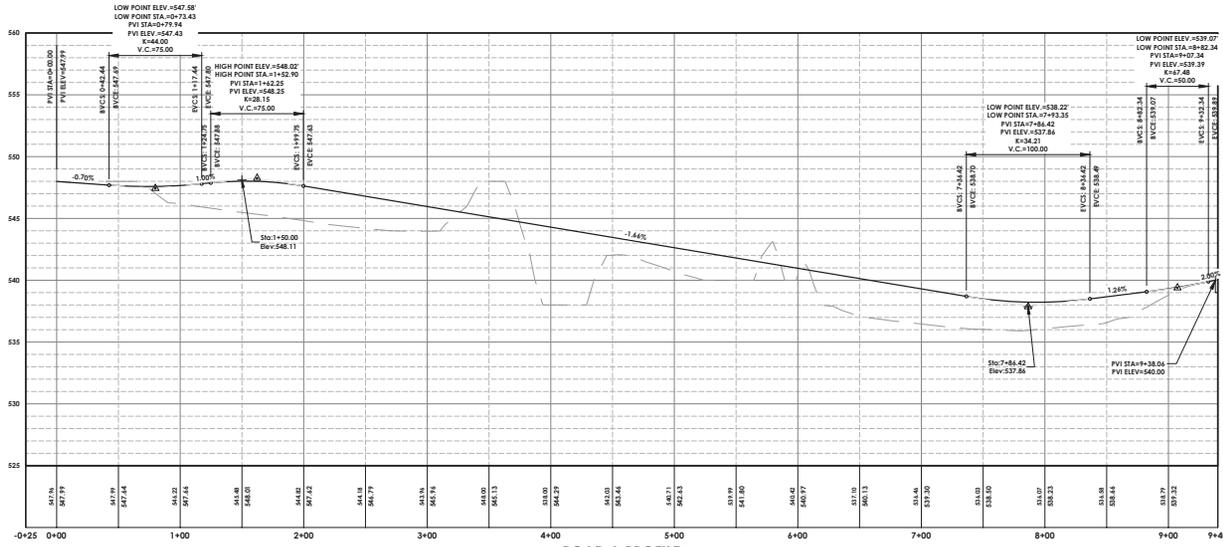
Project No: 20213150.0001

Drawing No: C 160 Sheet No: 6

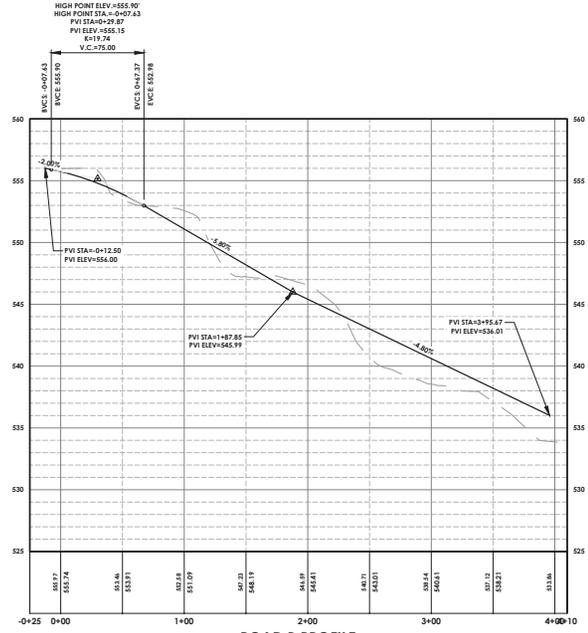
Scale: AS SHOWN

Date: MARCH 2022

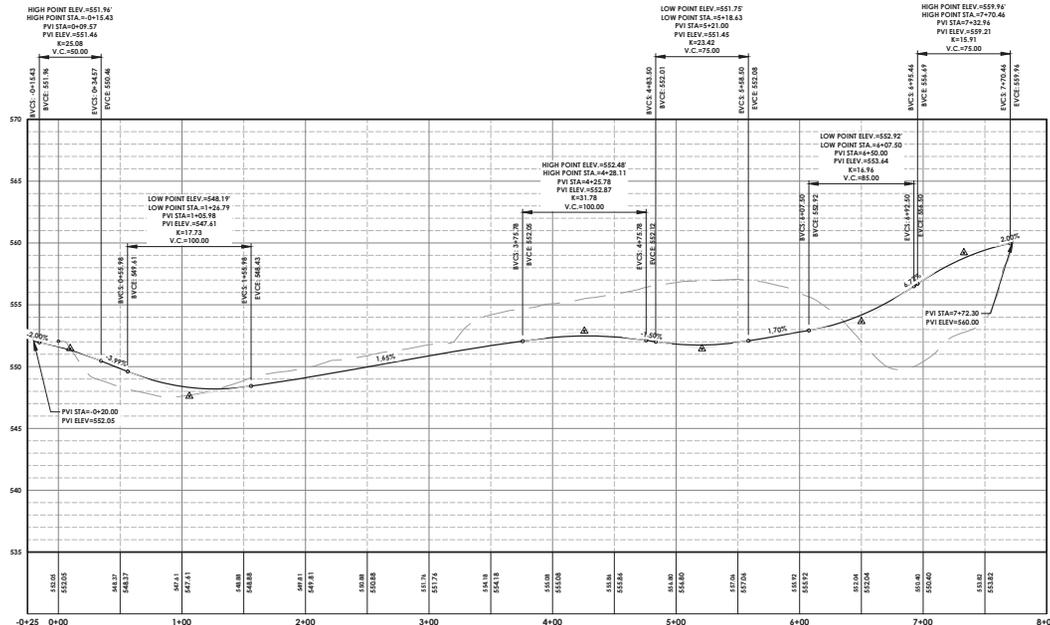
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**ROAD A PROFILE**  
SCALE: HORIZONTAL - 1" = 50'  
VERTICAL - 1" = 5'



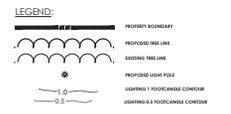
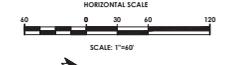
**ROAD B PROFILE**  
SCALE: HORIZONTAL - 1" = 50'  
VERTICAL - 1" = 5'



**ROAD D PROFILE**  
SCALE: HORIZONTAL - 1" = 50'  
VERTICAL - 1" = 5'

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CENTENNIAL TOWNHOMES PLANT SCHEDULE									
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING / SPREAD	REMARKS	MATURE HEIGHT	NATIVE SPECIES
<b>DECIDUOUS TREES</b>									
AR	9	<i>Acer rubrum</i> "Red Sunset"	Red Sunset Maple	2-2 1/2"	B&B	As Shown	Fall Hazard	40-45'	Y
NS	13	<i>Nyssa sylvatica</i> "Widlife"	Black Gum	2-2 1/2"	B&B	As Shown	Fall Hazard	30-50'	Y
PA	20	<i>Platanus occidentalis</i>	Sycamore	2-2 1/2"	B&B	As Shown	Fall Hazard	75' H.	Y
QR	6	<i>Quercus rubra</i>	Northern Red Oak	2-2 1/2"	B&B	As Shown	Fall Hazard	50-75'	Y
ZS	5	<i>Zelkova serrata</i> "Village Green"	Village Green Japanese Zelkova	2-2 1/2"	B&B	As Shown	Fall Hazard	50-65'	N
<b>EVERGREEN TREES</b>									
AC	12	<i>Abies concolor</i>	White Fir	7-8'	B&B	30' OC	Buffer Planting	40-70'	Y
AF	11	<i>Abies fraseri</i>	Fraser Fir	7-8'	B&B	30' OC	Buffer Planting	30-50'	Y
PP	6	<i>Picea pungens</i>	Colorado Blue Spruce	7-8'	B&B	30' OC	Buffer Planting	30-60'	N



- LANDSCAPE NOTES**
- TREES SHALL BE BALLED AND BURLAPPED AND SHALL NOT BE LESS THAN TWO TO 2 1/2 INCHES CALIPER, MEASURED SIX INCHES ABOVE THE TOP OF THE BALL, NOR LESS THAN 10 FEET HIGH PER TOWN OF CARMEL CODE.
  - TREES SHALL BE PLANTED IN ACCORDANCE WITH THE APPROVED TREE PLAN, BASED ON THE POTENTIAL ROOT GROWTH OF THE TREE TO BE PLANTED, BUT IN NO CASE CLOSER THAN SIX FEET TO ANY ROAD, PARKING AREA, STRUCTURE OR OTHER IMPROVEMENT OR IN ANY MANNER WHICH WILL LIMIT SIGHT DISTANCE ALONG ANY ROAD BELOW THE SPECIFIED MINIMUM IN APPLICABLE TOWN REGULATIONS.
  - CONTRACTOR TO TAKE SPECIAL CARE WHEN PLANTING AND WATERING FALL HAZARD PLANT MATERIAL.
  - BIORETENTION AREAS ARE TO BE PLANTED WITH SEED MIX EQUAL TO OR SIMILAR TO ENMX-126 LOW MAINTENANCE MIX (20LBS/ACRE)
  - THERE WILL BE NO SUBSTITUTION OR CHANGES TO THE APPROVED LANDSCAPE PLAN WITHOUT THE APPROVAL OF THE TOWN OF CARMEL.
  - ALL PLANTINGS SHALL BE INSTALLED PER §142 OF THE TOWN OF CARMEL TOWN CODE.



Client:

**PASSERO ASSOCIATES**  
 140 West Adams Street, Suite 100  
 Rochester, New York 14614  
 (585) 252-1000  
 Fax: (585) 252-1491

Principal-in-Charge: Jesse Susoli, PE  
 Project Manager: Chris Laporte, PE  
 Designed by: Cole Overhoff



Revisions		
No.	Date	Description
1		

**LANDSCAPING & LIGHTING PLAN**  
 CENTENNIAL TOWNHOMES

Town/City: CARMEL/SOUTHEAST  
 County: PUTNAM State: NEW YORK

Project No: 20213150.0001

Drawing No. 170 Sheet No. 7

Scale: 1" = 60'

Date: MARCH 2022

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNING BOARD CHAIR

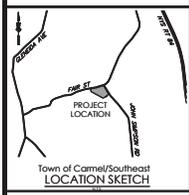
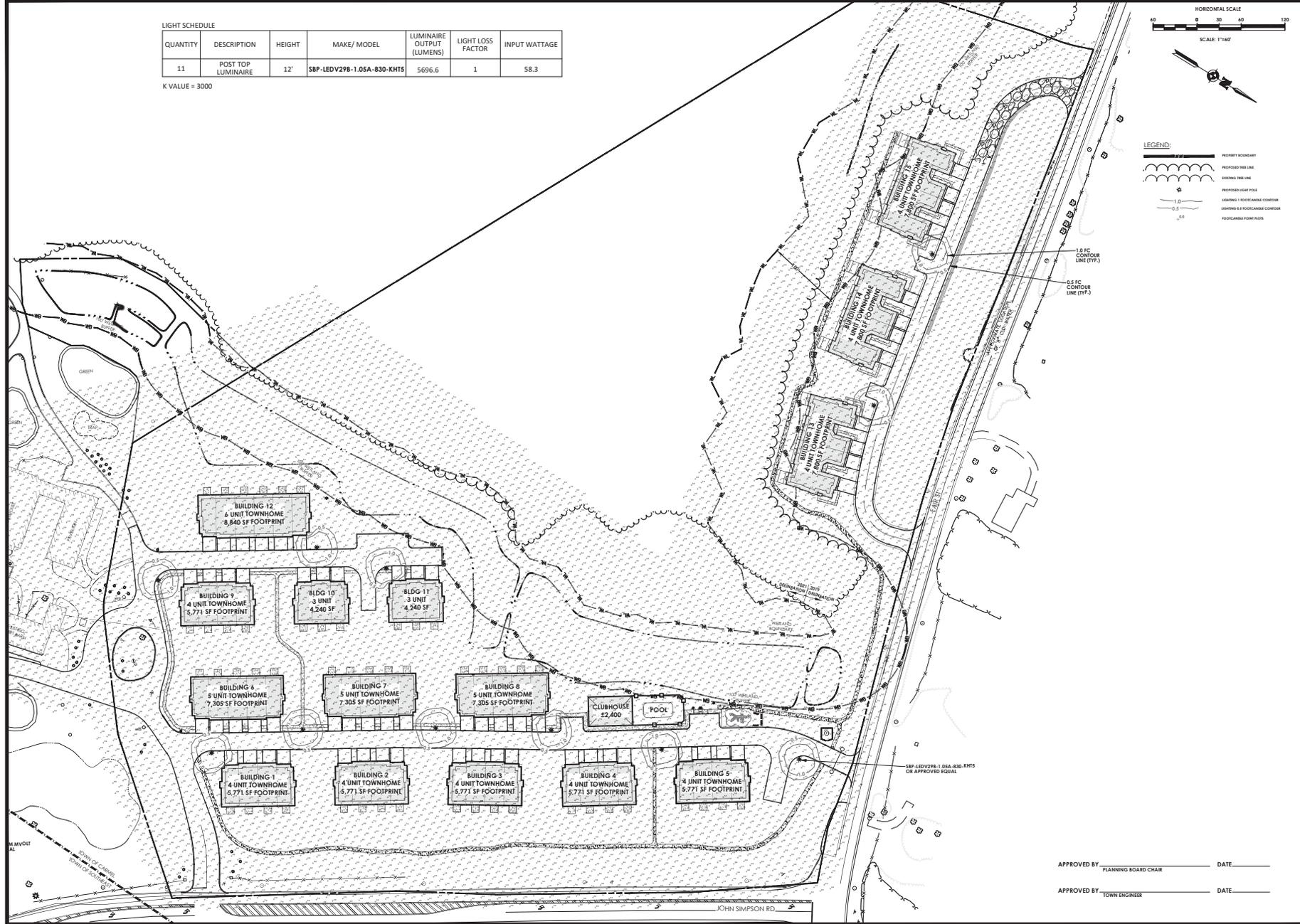
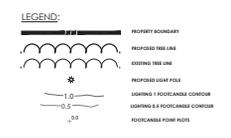
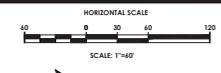
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 TOWN ENGINEER

NOT FOR CONSTRUCTION

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LIGHT SCHEDULE						
QUANTITY	DESCRIPTION	HEIGHT	MAKE/ MODEL	LUMINAIRE OUTPUT (LUMENS)	LIGHT LOSS FACTOR	INPUT WATTAGE
11	POST TOP LUMINAIRE	12'	SBP-LEDV298-1.05A-830-KHT5	5696.6	1	58.3

K VALUE = 3000



Client:

**PASSERO ASSOCIATES**  
 340 West Ashland Street Suite 100  
 Rochester, New York 14614  
 (585) 325-1000  
 Fax: (585) 325-1491



Revisions			
No.	Date	By	Description
1			

**PHOTOMETRIC LIGHTING PLAN**  
 CENTENNIAL TOWNHOMES

Town/City: CARMEL/SOUTHEAST  
 County: PUTNAM State: NEW YORK

Project No: **20213150.0001**

Drawing No. \_\_\_\_\_ Sheet No. \_\_\_\_\_

Scale: **1" = 60'**

Date: **MARCH 2022**

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNING BOARD CHAIR

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TOWN ENGINEER

NOT FOR CONSTRUCTION

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**APPROVALS**

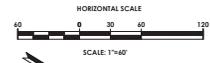
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 PLANNING BOARD CHAIRMAN

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 COMMISSIONER OF PUBLIC WORKS

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TOWN ASSESSOR

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 FIRE MARSHAL

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 HIGHWAY SUPERINTENDENT



**LEGEND:**

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED ACCESS RAMP
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED BUILDING MOUNTED LIGHT
- PROPOSED FULL DEPTH PAVEMENT
- MILLED AND RESURFACED PAVEMENT
- WETLAND BOUNDARY
- WETLAND BUFFER



Client: \_\_\_\_\_

**PASSERO ASSOCIATES**

140 West Main Street, Suite 100 (302) 325-1401  
 Rockville, New York 14874 Fax: (302) 325-1401

Principal-in-Charge: Jesse Susoli, PE  
 Project Manager: Chris Laporta, PE  
 Designed by: Cole Overhoff



**Revisions**

No.	Date	By	Description
1			

**TRAFFIC & VEHICLE MOVEMENT PLAN**  
 CENTENNIAL TOWNHOMES

Town/City: CARMEL/SOUTHEAST  
 County: PUTNAM State: NEW YORK

Project No: **20213150.0001**

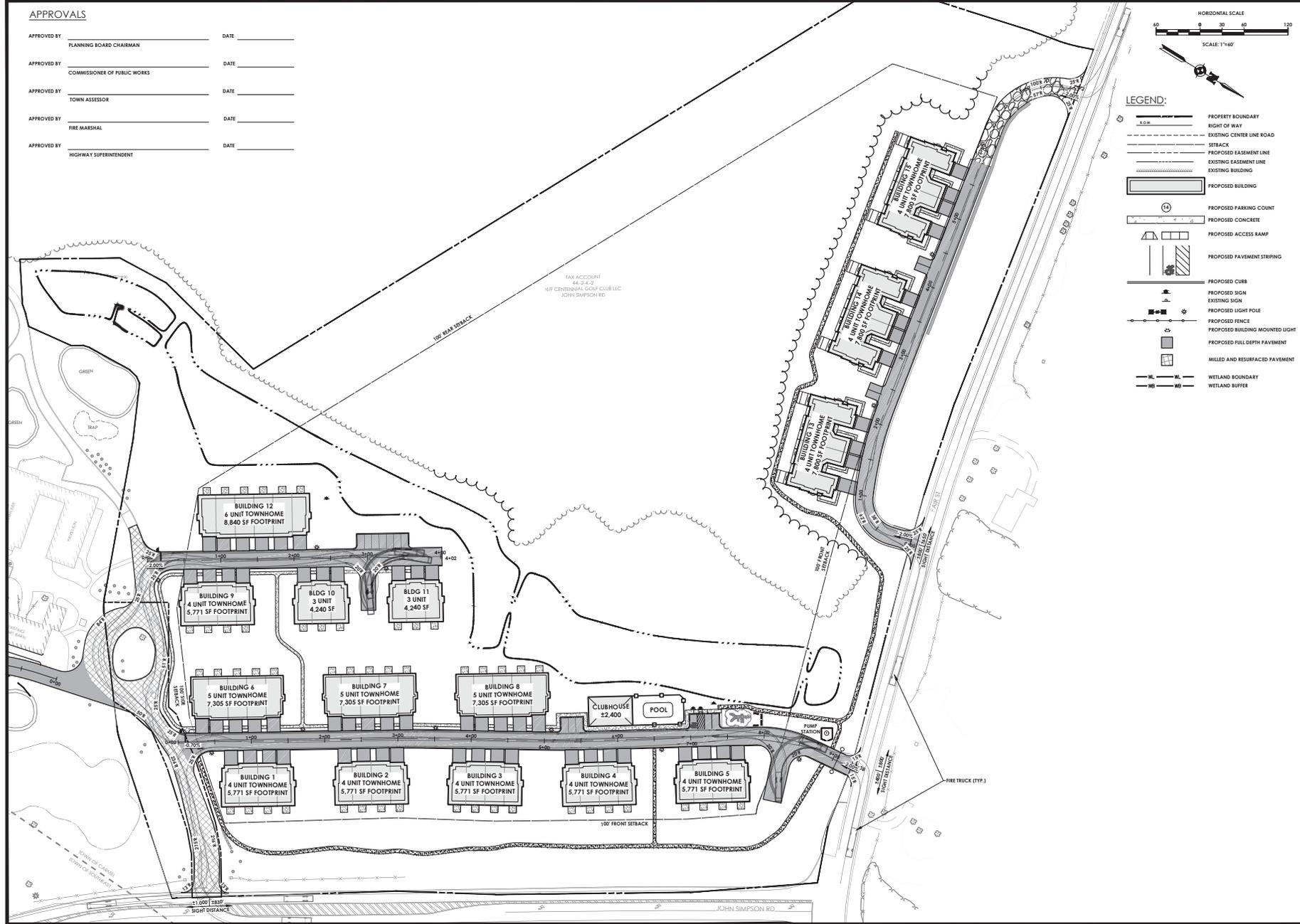
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Scale: **1" = 60'**

Date: **MARCH 2022**

NOT FOR CONSTRUCTION

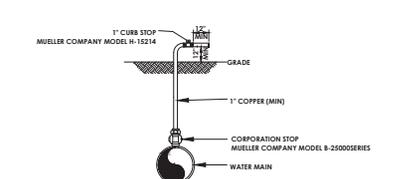
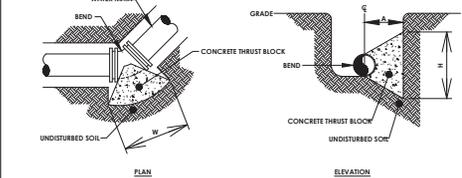
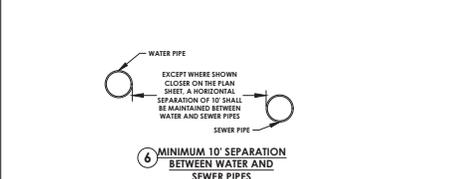
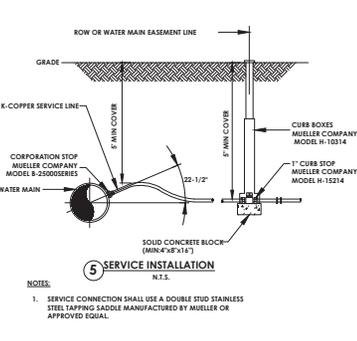
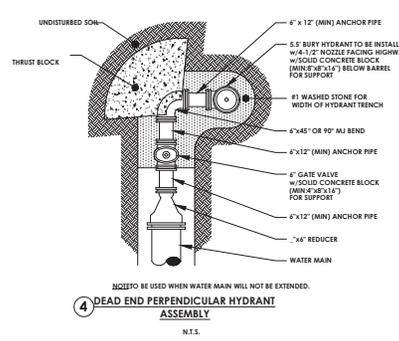
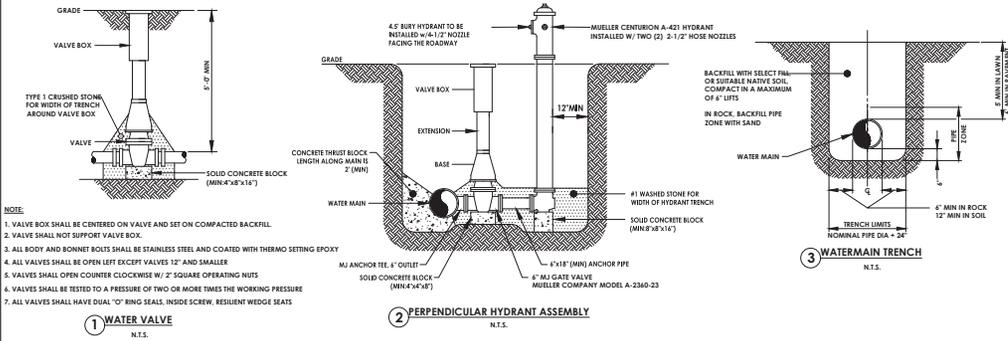
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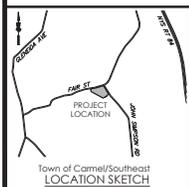
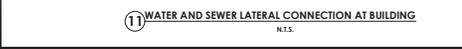
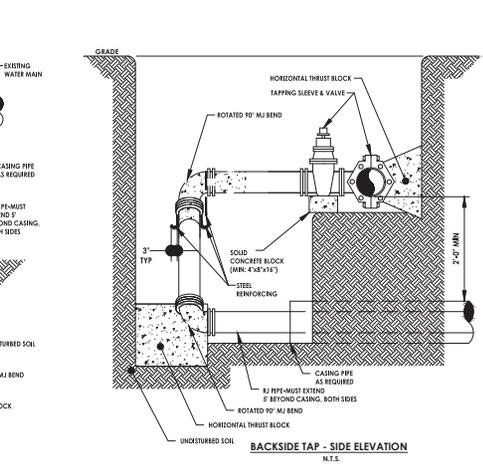
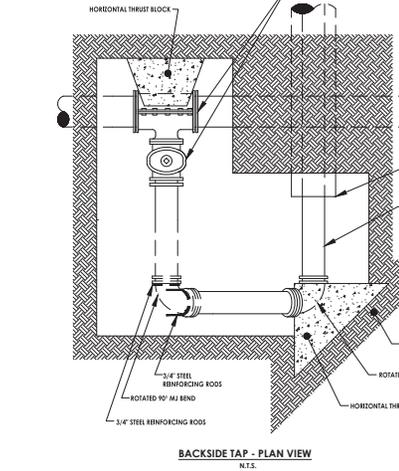
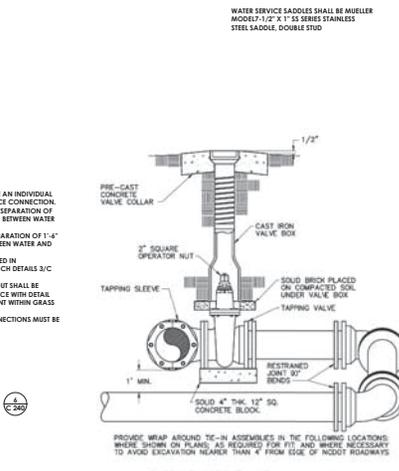
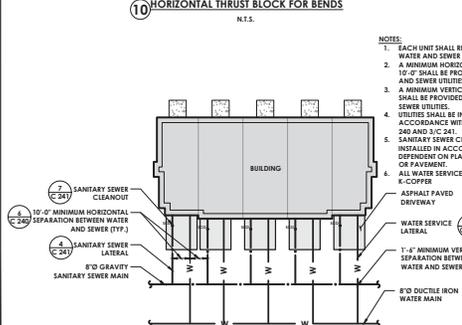


# WATER



MINIMUM HORIZONTAL THRUST BLOCK DIMENSIONS, IN FEET, TO BE POURED AGAINST UNDISTURBED SOIL				
FITTING	H	W	A	
6" x 1 1/2" BEND	1.0	2.0	1.5	
6" x 2 1/2" BEND	1.5	3.0	1.5	
6" x 4" BEND	2.0	4.0	2.0	
6" x 6" BEND	3.0	6.0	2.5	
6" TEE OR PLUG	2.5	5.0	2.0	

NOTE: WIDTH (W) OF BLOCK SHALL NOT EXCEED TWICE THE HEIGHT (H).



Client:

**PASSERO ASSOCIATES**  
140 West Main Street Suite 100  
Bloomfield, New York 14814  
(814) 325-1000  
Fax: (814) 325-1401

Principal in Charge: **Joe Siodel, PE**  
Project Manager: **Chris Laporte, PE**  
Designed by: **Cole Overhoff**



Revisions			
No.	Date	By	Description
1			

**DETAILS**  
CENTENNIAL TOWNHOMES

Town/City: CARMEL/SOUTHEAST State: NEW YORK  
County: PUTNAM

Project No: **20213150.0001**

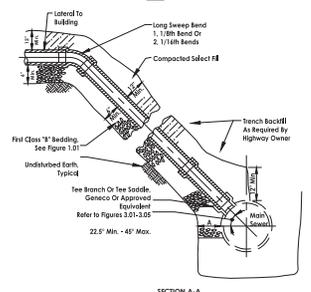
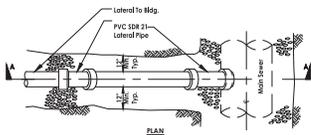
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Scale: **N.T.S.**

Date: **FEBRUARY 2022**

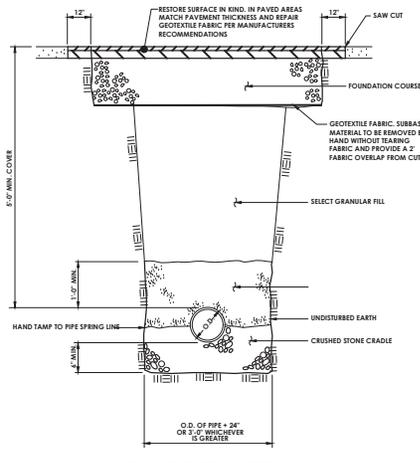
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# SANITARY

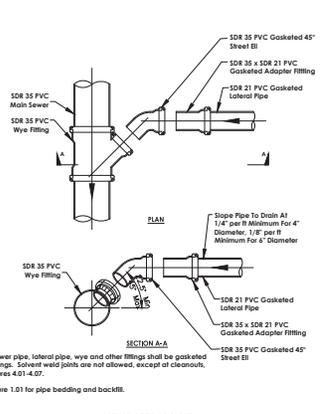


1 LATERAL CONNECTION TO SANITARY SEWER  
N.T.S.

2 SANITARY SEWER MANHOLE  
N.T.S.

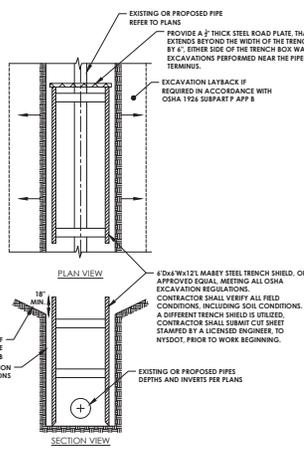


3 TYPICAL SEWER TRENCH SECTION IN PAVED AREAS  
N.T.S.

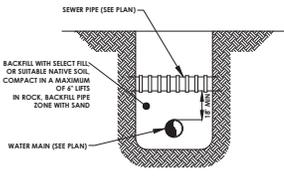


4 NEW LATERAL WYE CONNECTION TO NEW SEWER  
N.T.S.

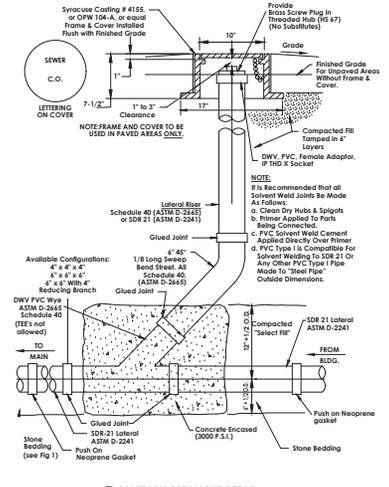
- NOTES:
- Main sewer pipe, lateral pipe, wye and other fittings shall be gasketed type fittings. Solvent weld joints are not allowed, except at cleanout, see Figures 4.01-4.07.
  - See Figure 1.01 for pipe bedding and backfill.



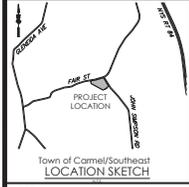
5 TYPICAL TRENCH EXCAVATION DETAIL  
N.T.S.



6 WATER/SEWER MAIN CROSSING  
N.T.S.



7 SANITARY CLEANOUT DETAIL  
N.T.S.



Client:

PASSERO ASSOCIATES  
140 West Main Street Suite 100  
Rochester, New York 14614  
(585) 225-1001  
Fax: (585) 225-1491  
Principal-in-Charge: Jesse Sudol, PE  
Project Manager: Chris Laporte, PE  
Designed by: Cole Overhoff



### Revisions

No.	Date	By	Description
1			

### DETAILS

CENTENNIAL TOWNHOMES

Town/City: CARMEL/SOUTHEAST  
County: PUTNAM State: NEW YORK

Project No: 20213150.0001

Drawing No: C 241 Sheet No: 13

Scale: N.T.S.

Date: MARCH 2022

NOT FOR CONSTRUCTION







March 3, 2022

REVISED

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

**Re: Centennial Golf Properties and Toll Brothers  
Letter of Intent – Centennial Lot Line Adjustment  
185 John Simpson Road (44.-2-2.1) and John Simpson Road (44.-2-4.2)**

Dear Mr. Paepfer and Member of the Planning Board:

In response to comments received from Mr. Michael G. Carnazza, Director of Code Enforcement on January 13, 2022, we respectfully submit individual letters of intent for each of the three applications submitted in November 2021, for the reconfiguration of portions of the Centennial Golf Club properties to facilitate construction of a 63-unit townhouse development (“the Proposed Project”).

A revised Full Environmental Assessment Form (FEAF) is also being submitted to reflect comments received and changes to the project.

### **Existing Conditions**

The properties at 185 John Simpson Road (97 acres) and John Simpson Road (23 acres) are currently developed as the Centennial Golf Club (CGC). The Project area is located at the northern tip of the golf course north of the existing clubhouse and pavilion at the corner of John Simpson Road and Fair Street.

### **Proposal**

The proposal is to create a 24-acre parcel by transferring 11.84 acres from the parcel where the townhomes are proposed (TM #44.-2-4.2) to the golf course (TM # 44.-2-2.1), and transferring 7.65 acres from the golf course parcel to the townhome parcel.

These transfers of land will realign the parcels to accommodate the proposed development.

### Code Compliance

In accordance with The Town of Carmel Code, Section 156-60 B. (2.) (c.), a lot line adjustment requires approval from the Planning Board.

In addition to site plan modification approval, following is a list of separate, but interrelated, approvals required to facilitate the Proposed Project:

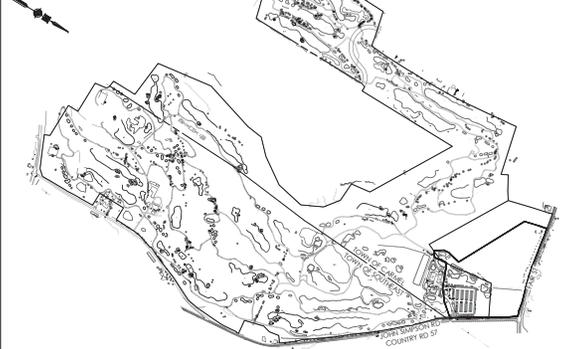
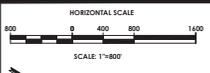
1. Modification of Site Plan: Town of Carmel Planning Board approval is required for modification to a previously approved site plan for Centennial Golf Club, Section 156-61 H.
2. Area Variance: Town of Carmel Zoning Board of Appeals (ZBA) approval of an area variance for the transfer of more than 20% or 20,000 square foot of lot area, pursuant to Section 156-61 M. (e.).
3. Area Variance: Town of Carmel Zoning Board of Appeals for not providing the required off-street parking to serve the Golf Course pursuant to Section 156-42 A. (7), associated with relocation of the parking lot to the Town of Southeast.
4. Site Plan Amendment – Townhouse Development: Town of Carmel Planning Board approval for the development of 63 townhomes in the R- Residential district pursuant to the interpretation of the ZBA (5/27/21) as a Multi-Family Development, Section 156-28.

If you have any questions or require any additional information, I may be reached at 585-455-0157 or [claporta@passero.com](mailto:claporta@passero.com).

Sincerely,



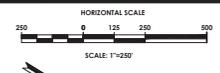
Chris LaPorta, PE, CDT  
Hudson Valley Office Manager



KEY MAP

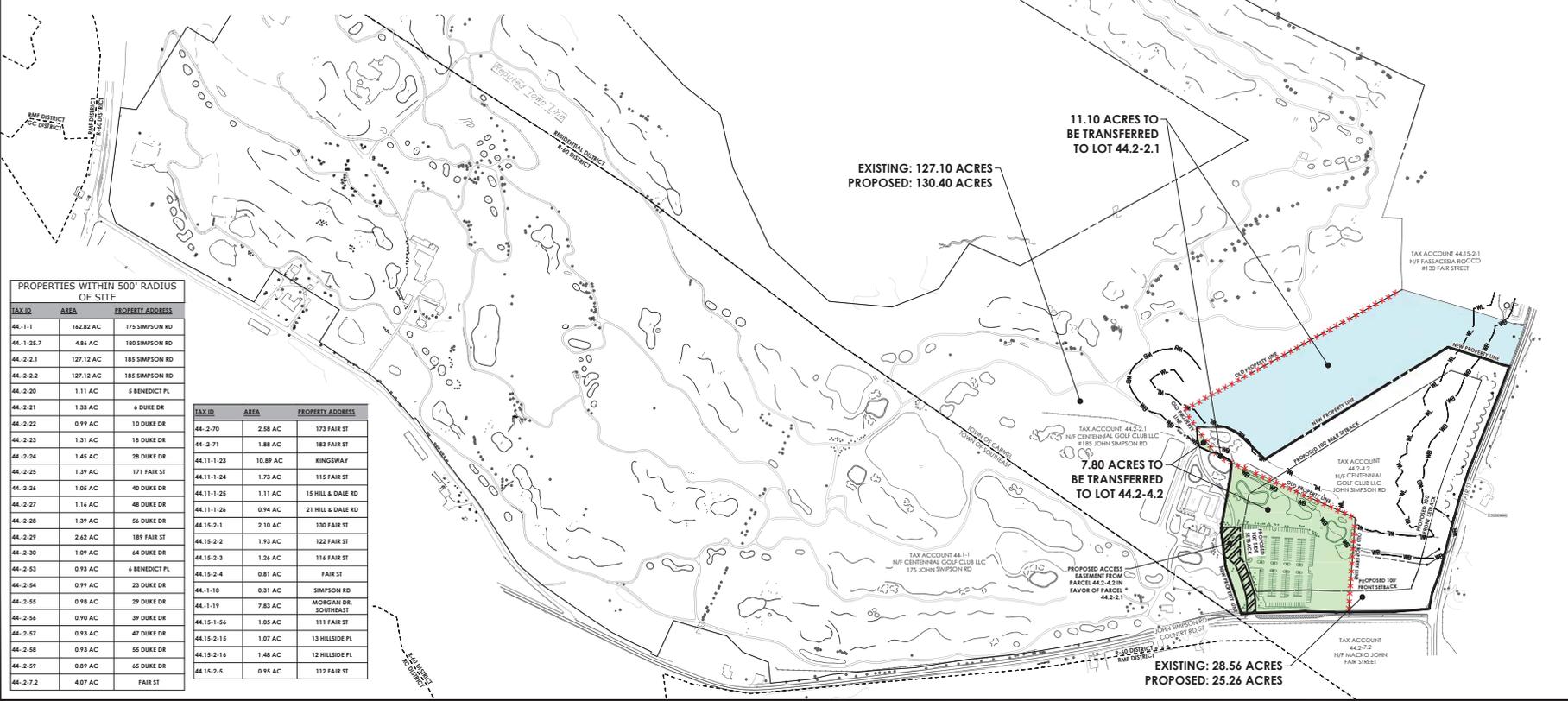
LEGEND:

- PROPOSED PROPERTY LINE
- - - EXISTING PROPERTY LINE
- \* \* \* \* \* EXISTING PROPERTY LINE TO BE ABANDONED
- - - PROPOSED EASEMENT
- - - PROPOSED SETBACK



APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING BOARD CHAIRMAN

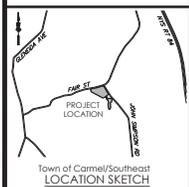
NOTE:  
§156-64 OF THE TOWN OF CARMEL TOWN CODE STATES THAT A LOT LINE ADJUSTMENT SHALL NOT RESULT IN ADDITIONAL LOTS. ANY LOT BECOMING SUBSTANTIALLY MORE INCREASE/DECREASE ANY LOT BY MORE THAN 20% OR 20,000 SF OF ITS ORIGINAL LOT. A VARIANCE WILL BE REQUIRED.



PROPERTIES WITHIN 500' RADIUS OF SITE

TAX ID	AREA	PROPERTY ADDRESS
44.1-1.1	162.82 AC	175 SIMPSON RD
44.1-25.7	4.86 AC	180 SIMPSON RD
44.2-2.1	127.12 AC	185 SIMPSON RD
44.2-2.2	127.12 AC	185 SIMPSON RD
44.2-2.0	1.11 AC	5 BENEDECIT PL
44.2-2.1	1.33 AC	6 DUKE DR
44.2-22	0.99 AC	10 DUKE DR
44.2-23	1.31 AC	18 DUKE DR
44.2-24	1.45 AC	28 DUKE DR
44.2-25	1.39 AC	177 FAIR ST
44.2-26	1.05 AC	40 DUKE DR
44.2-27	1.16 AC	48 DUKE DR
44.2-28	1.39 AC	56 DUKE DR
44.2-29	2.42 AC	189 FAIR ST
44.2-30	1.09 AC	44 DUKE DR
44.2-53	0.93 AC	8 BENEDECIT PL
44.2-54	0.99 AC	23 DUKE DR
44.2-55	0.98 AC	29 DUKE DR
44.2-56	0.90 AC	39 DUKE DR
44.2-57	0.93 AC	47 DUKE DR
44.2-58	0.93 AC	55 DUKE DR
44.2-59	0.89 AC	65 DUKE DR
44.2-7.2	4.07 AC	FAIR ST

TAX ID	AREA	PROPERTY ADDRESS
44.2-70	2.58 AC	173 FAIR ST
44.2-71	1.88 AC	183 FAIR ST
44.1-1-23	10.89 AC	KINGSWAY
44.1-1-24	1.73 AC	115 FAIR ST
44.1-1-25	1.11 AC	15 HILL & DALE RD
44.1-1-26	0.94 AC	21 HILL & DALE RD
44.15-2-1	2.10 AC	130 FAIR ST
44.15-2-2	1.93 AC	122 FAIR ST
44.15-2-3	1.26 AC	116 FAIR ST
44.15-2-4	0.81 AC	FAIR ST
44.1-18	0.31 AC	SIMPSON RD
44.1-19	7.83 AC	MORGAN DR SOUTHEAST
44.15-1-56	1.05 AC	111 FAIR ST
44.15-2-15	1.07 AC	13 HILLSIDE PL
44.15-2-16	1.48 AC	12 HILLSIDE PL
44.15-2-5	0.95 AC	112 FAIR ST



Town of Carmel/Southeast LOCATION SKETCH

Client: \_\_\_\_\_

**PASSERO ASSOCIATES**  
342 West Main Street, Suite 100  
Rochester, New York 14614  
Phone: (585) 225-1000  
Fax: (585) 225-1491  
Principal-in-Charge: Jesse Sudds, PE  
Project Manager: Chris Laporte, PE  
Designed by: Cole Overhoff



Revisions			
No.	Date	By	Comments
1	2/7/25	CO	PA COMMENTS

LOT LINE ADJUSTMENT PLAN  
CENTENNIAL GOLF PROPERTIES TOWNHOUSE DEVELOPMENT

Town/City: CARMEL/SOUTHEAST State: NEW YORK  
County: RITMAN

Project No: 20213150.0001

Drawing No: S-1 Sheet No: 1

Scale: 1" = 250'

Date: MARCH 2022

NOT FOR CONSTRUCTION

C:\USERS\COLEHOF\ONE DRIVE - PASSERO ASSOCIATES\2021\3150.0001 - CENTENNIAL GOLF PROPERTIES TOWNHOUSE DEVELOPMENT - 4/1/2022 3:40 AM Cole Overhoff



April 1, 2022

Town of Carmel  
Attn: Chairman Craig Paepre and PB Members  
60 McAlpin Avenue  
Mahopac, NY 10541

**Re: Centennial Amended Site Plan Comments dated January 13, 2022**  
**TM# 44.-2-2.1 and 4.2**  
**Comments from the Town Engineer dated January 12, 2022**  
**Comments from Cleary Consulting dated January 13, 2022**  
**Comments from Town Engineer via E-mail dated February 18, 2022**

Dear Chairman Paepre:

This letter is regarding the comments received from Mr. Michael Carnazza, Director of Code Enforcement, dated January 13, 2022, and Mr. Richard Franzetti, P.E. Town Engineer dated January 12, 2022 and Cleary Consulting dated January 13, 2022. The comments are in the order received and our responses are in bold italics.

**Comments Director of Code Enforcement- Centennial Amended Site Plan**  
**Tm# 44.-2-2.1 and 4.2:**

The applicants propose to change a tee box and move the parking area over to land in Southeast to make room for the Townhouse Development proposed on the corner of Fair St. and Simpson Rd. The already submitted Lot Line Adjustment must be approved and filed before the Amended Site Plan(s) for the multi-family development and golf course can be approved.

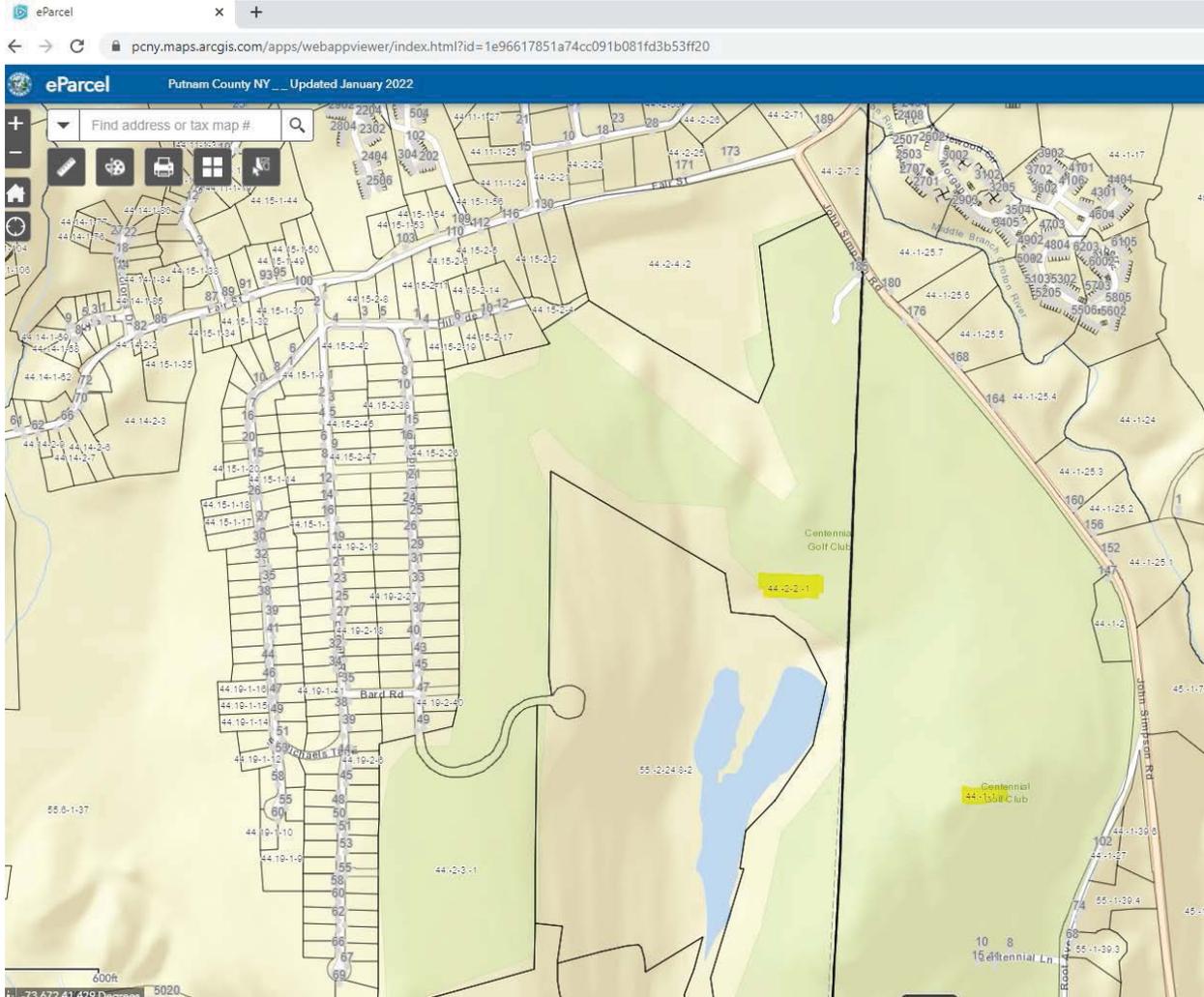
***Response: The comment above has been noted.***

Why is the narrative for the Townhouses included in the application for the golf course? Very confusing.

***Response: The narrative for the Townhouses was included in the golf course application to provide a more comprehensive summary of the adjacent projects. We have separated the narratives to make it more clear what is included in each application. The FEAF still encompasses the overall project.***

The lot is labeled 44.2-2.1, that is incorrect, it is 44.-2-2.2. Before considering referrals to ECB or ZBA, all Tax I.D. #'s need to be corrected on the plat and verified.

**Response: All Tax I.D. #'s were found via the Putnam County GIS application (updated January 2022). Refer to the snip below. All Tax I.D. #'s have been updated.**



The required parking for the golf course is no longer in the Town of Carmel. We, the town, have no control of the parking space size, number, or aisle widths. A variance is required from the ZBA for non-compliance with section I 5-42A(7).

***Response: A variance application package will be submitted to the ZBA.***

(7) Where there are practical difficulties in the location of parking spaces or if the public safety or public convenience, or both, would be better served by the location of such parking spaces other than on the same lot as the use to which it is appurtenant, the Board of Appeals, on specific application, may authorize such alternative location of (required parking space as will adequately serve the public interest, subject to the following conditions:

(a) Such off-site spaces shall be located on land in the same ownership or under a legally binding, perpetual arrangement between the premises.

(b) The entrance to such space shall be within a radius of (250 feet from an entrance to the use that such space serves. (c) Such off-site parking spaces shall be usable without causing hazard to pedestrians, hazard to vehicular traffic, traffic congestion, detriment to the appropriate use of (other property in the vicinity or detriment to any residential neighborhood.

The parking spaces proposed in the Town of Southeast do not meet the Town of Carmel requirements. Carmel requires 10x20 spaces, the spaces proposed are 9x18.

***Response: The parking spaces in the Town of Southeast meet the Town of Southeast requirements and will serve the golf course in both the Towns of Carmel and Southeast.***

### **Comments Director of Code Enforcement – Centennial Townhomes Site Plan**

#### **Tm#44.-2-4.1**

The applicants propose to construct a 63 Unit Townhome development with clubhouse and pool on the corner of Fair St. and Simpson Rd. The Lot Line Adjustment must be approved and filed before the Amended Site Plan(s) for the multi-family development and golf course can be approved.

***Response: The above comment has been noted.***

Provide floor plans and elevations. How do you calculate Parking? Will there be central garbage? Central Mail?

***Response: Floor plans and elevations will be provided at a later date. There are 17 surface parking spaces and additionally each Townhome has a garage and a driveway parking space. There will not be central garbage. We've provided a letter in this submittal with our interpretation of the Town Code. We are coordinating mail with the Post Office and will update the plans once advised.***

The County Highway Dept. and Carmel Fire Dept. should comment on the new driveways coming out to Fair St.

***Response: Comment noted.***

This project needs to be referred to the ECB for comments.

***Response: Comment noted. We will present to the ECB when referred by the Planning Board.***

What code are you using to do this development? Cluster 56-45? Multi-Family 156-28 ?

***Response: The development is using Multi-Family Code 156-28. We've updated our LOI and site plan table.***

Provide a recreation calculation table. 300 s.f./dwelling unit are required

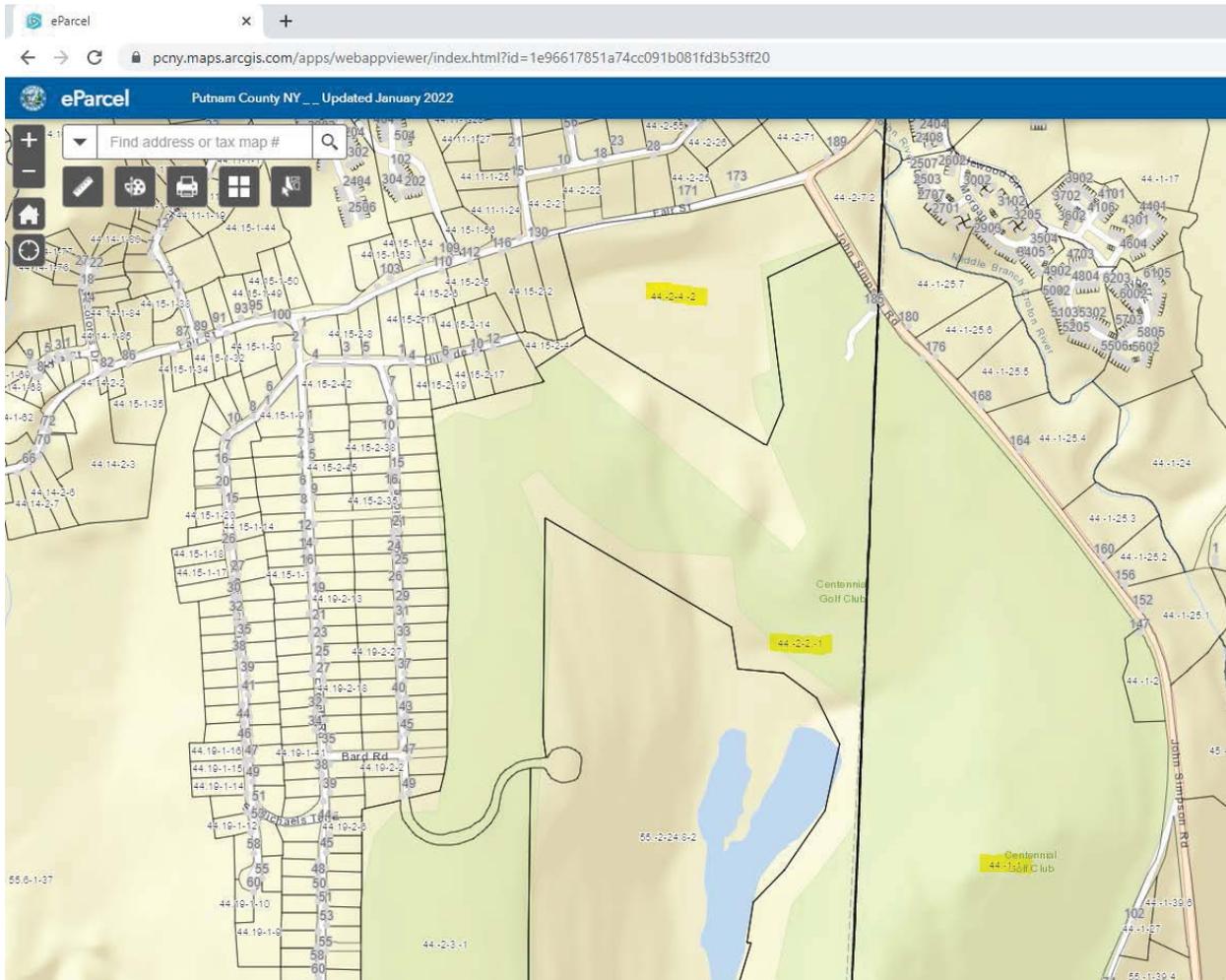
***Response: There is now a table on sheet C130 that includes a calculation for recreation space.***

### **Comments Director of Code Enforcement – Centennial Lot Line Adjustment**

#### **Tm#44.-2-4.2 and 2.1**

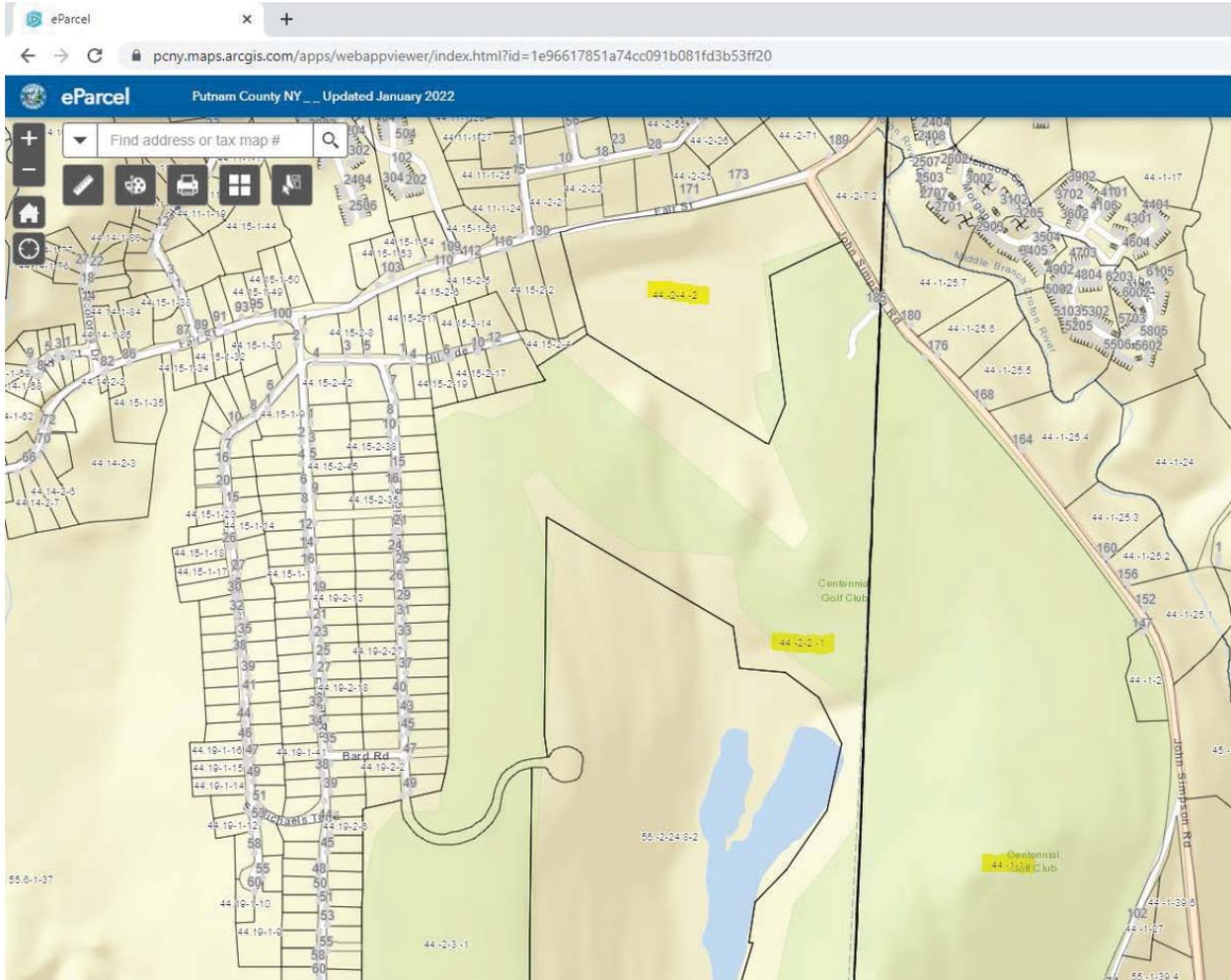
The applicants propose to swap 11.84 acres from 44.-2-4.2 to 44.-2-2.1 and 7.65 acres from 44.-2-2.1 to 44.-4.2 (INCORRECT TM#'s). The Lot Line Adjustment must be approved and filed before the Amended Site Plan(s) for the multi-family development and golf course.

***Response: All Tax I.D. #'s were found via the Putnam County GIS application (updated January 2022). Refer to the snip below. All Tax I.D. #'s have been updated.***



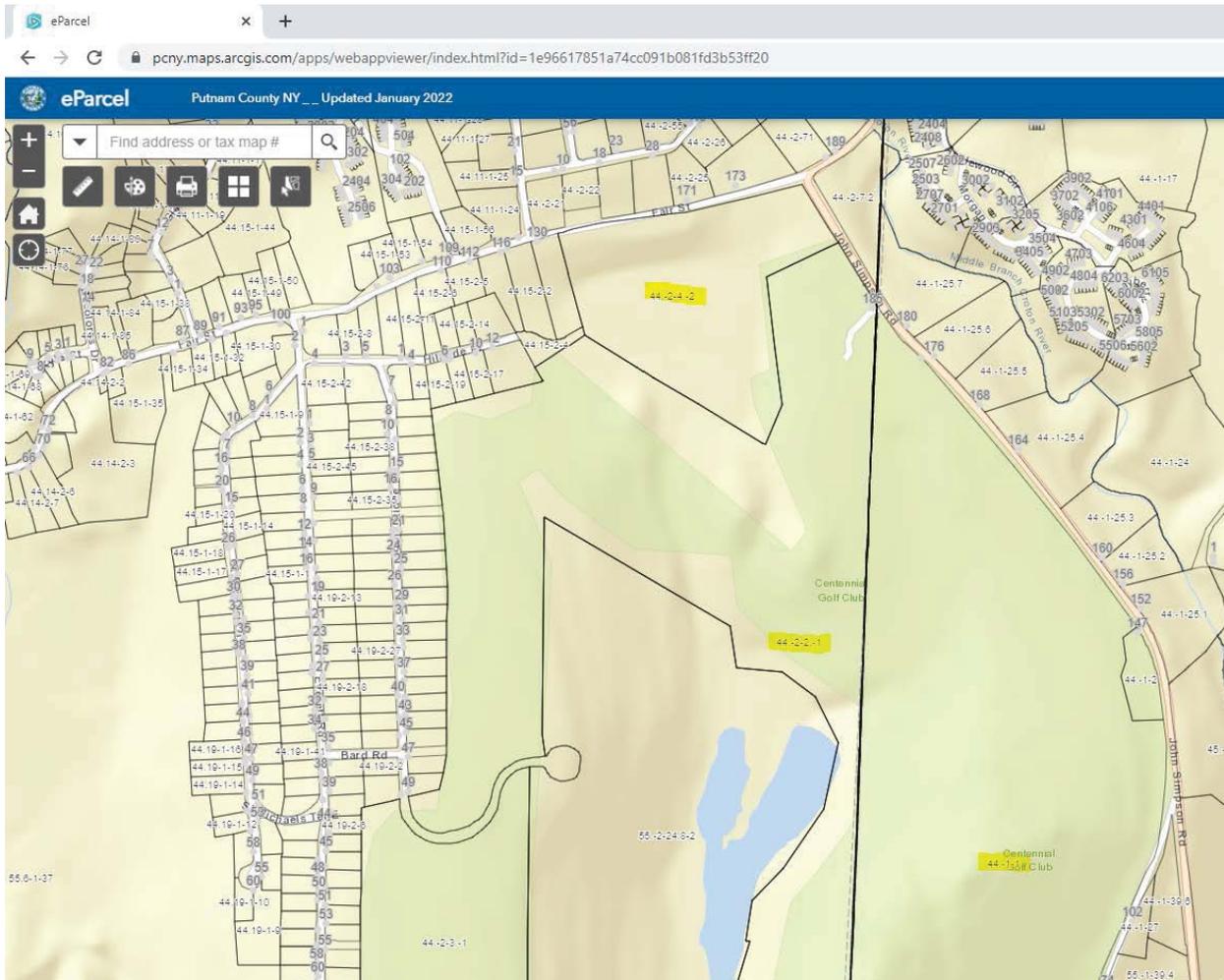
The small lot is labelled 44.2-4.2, that is incorrect, it is 44.-2-4.1.

***Response: All Tax I.D. #'s were found via the Putnam County GIS application (updated January 2022). Refer to the snip below. All Tax I.D. #'s have been updated.***



The larger lot is labeled 44.2-2.1, that is incorrect, it is 44.- 2-2.2.

**Response:** All Tax I.D. #'s were found via the Putnam County GIS application (updated January 2022). Refer to the snip below. All Tax I.D. #'s have been updated.

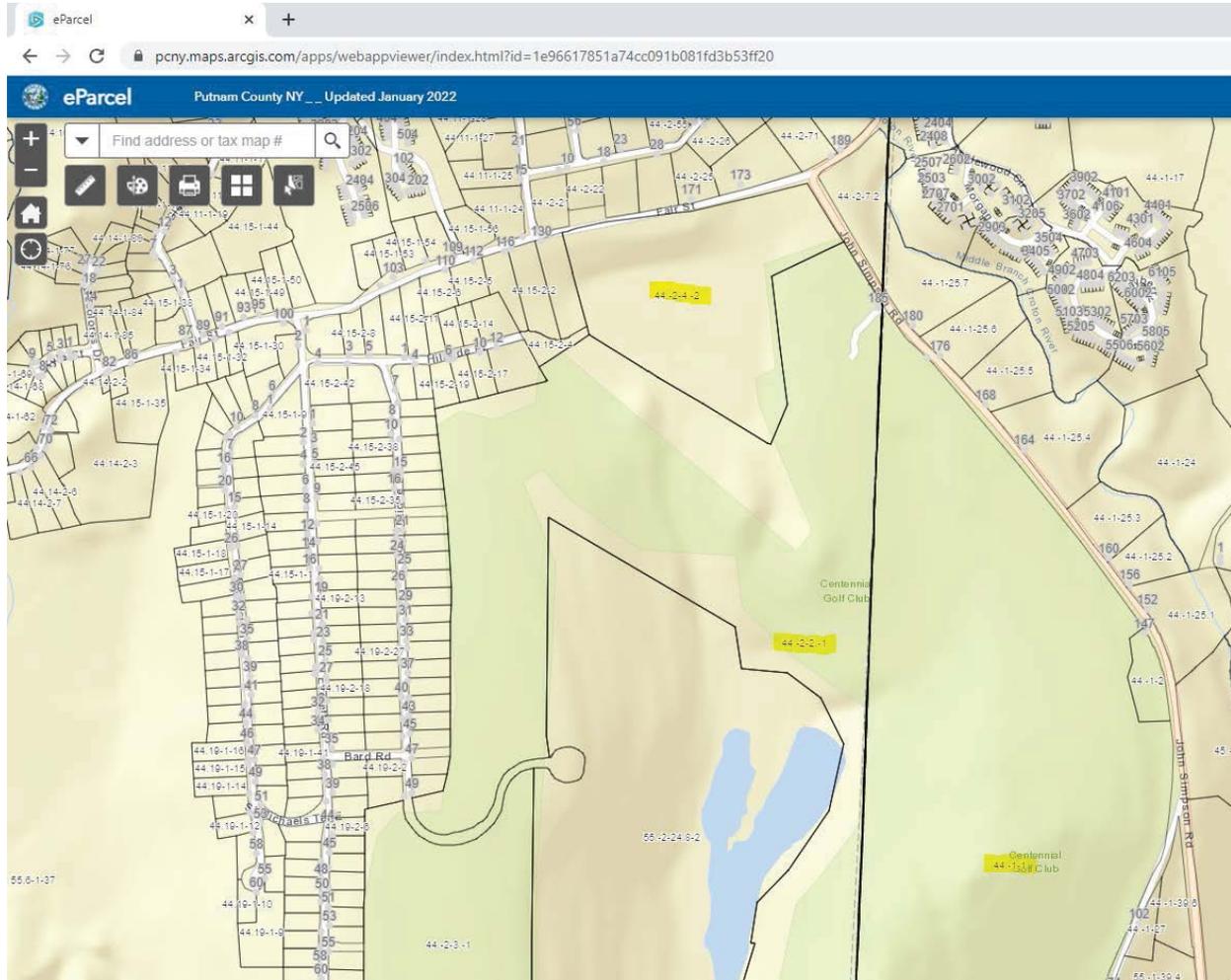


The Lot line adjustment law only allows for the transfer of 20% or 20,000 sq. ft. of lot area. This submission does not comply. Variance required from the ZBA. This type of project is not the intent of the Town Lot Line Adjustment Law. It is to correct any encroachment, and to allow residents to trade properties so they can build an addition, deck, etc., not for a full development.

**Response:** The above comment has been noted. An application will be submitted to the ZBA.

Before anything is referred to the ZBA, all tax I.D. #'s need to be corrected on the plat and verified.

*Response: All Tax I.D. #'s were found via the Putnam County GIS application (updated January 2022). Refer to the snip below. All Tax I.D. #'s have been updated.*



### **Town Engineer Comments**

#### **ASP Centennial Golf Club TM 44.-2-4.2, 2.1**

Please note that the documents reviewed as part of this submittal are in standard font (i.e., black) and the documents in lighter font were previously provided by the applicant and not reviewed as part of this submission. The Board and the applicant should note that a complete submittal package of the approved drawings and document must be submitted to the Planning board office as part of final approval.

Based upon our review of this submittal, the Engineering Department offers the following preliminary comments:

#### **I. General Comments**

1. The following referrals are required:

- a. New York State Department of Environmental Conservation (NYSDEC)
- b. Putnam County Department of Highways and Facilities(PCDHF)
- c. New York City Department of Environmental Protection (NYCDEP)
- d. The Town of Carmel Environmental Conservation Board (ECB).
- e. Carmel Fire Department

**Response:**

- 2. The following permits are required:
  - a. NYSDEC - for stormwater and wetlands;
  - b. NYCDEP - for stormwater
  - c. ECB for wetlands
  - d. PCDHF - Highway Permits

**Response:**

- 3. The FEAF
  - a. Page 3 of 13 D.1.d. calls this a lot line adjustment. This should be corrected.  
**Response: We revised to answer to check “yes” for subdivision, and still note that it is a lot line revision.**
  - b. Page 5 of 13 D.2.c - Applicant will need to provide additional assessment regarding water/sewer. This will minimally include a water/wastewater report.  
**Response: This section has been updated and a water & wastewater report is included in this submittal.**
  - c. Page 5 of 13 D.2.d. Liquid wastes should include stormwater Applicant will need to provide additional assessment regarding water/sewer This will minimally include a water/wastewater report.  
**Response: A water & wastewater report is included in this submittal.**
  - d. Page 7 of 13 D.2.j. Applicant has provided traffic generation findings. This should be reviewed by a traffic consultant.  
**Response: Comment noted.**
- 4. The applicant must provide a water/wastewater report. It is suggested that the applicant meet with the Engineering Department to discuss this further.  
**Response: A preliminary engineering report is provided in this submission.**
- 5. Wetland mapping and delineations provided needs to be verified by the NYSDEC and the Town of Carmel Wetlands Inspector. Note on Site Plan Drawing C130 indicates wetlands on the site. These should be shown on the drawing.  
**Response: The wetland delineations are shown on all sheets, consisting of the 100’ wetland buffer line and the wetland boundary line. We are awaiting NYSDEC verification.**

6. The area of disturbance for the work as provided is 19 acres sf. The threshold criteria of disturbances for the NYSDEC stormwater regulation are between 5,000 square feet and one (1) acre and over one (1) acre. The project will require coverage under the NYSEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and the development of Stormwater Pollution Prevention Plan (SWPPP) that has permanent stormwater controls.

***Response: The comment above has been noted.***

In addition, the applicant should note that a SWPPP will be required by the NYCDEP.

***Response: The comment above has been noted.***

7. All re-grading required to accomplish the intended development should be provided. It is unclear from the drawings provide the extent of cut and fill proposed for the site.

***Response: The grading plan now includes a note specifying the amounts of cut and fill proposed.***

The applicant has provided a grading plan. The amount of fill, if any, being brought to the site should be provided.

***Response: The grading plan now includes a note identifying the amounts of cut and fill proposed.***

All fill brought to the site must be certified per NYSDEC regulations and manifests/certification of the fill material being delivered should be provided. A note should be added to the drawing.

***Response: The grading plan now includes a note reflecting the comment above.***

8. Traffic and Vehicle Movement Plans should be provided which provide the following:

- a. Graphic representation of vehicle movements through the site should be provided to illustrate that sufficient space exists to maneuver vehicles on the site.

***Response: Graphic representation of a fire truck maneuvering through the site has been included in the Traffic and Vehicle Movement Plan.***

- b. All turning radii for the site should be graphically provided. This includes the turning radii into the site entrance.

***Response: The Traffic and Vehicle Movement Plan includes turning radii throughout the site.***

- c. Slopes at the entrance way need to be defined. It is suggested that slopes of less than 6% be used for the first 20 feet of entry and that slopes of no greater

than 8% be used entering the site. Please refer to AASHTO guidelines for commercial properties.

***Response: Entrance profiles are included in this submittal.***

- d. Roadway and driveway profiles should be provided.

***Response: Refer to the Profiles on sheet C160 for roadway profiles.***

- e. The applicant needs to specify if the roads are intended to be dedicated to the Town of Carmel.

***Response: All proposed roadways are to be private.***

9. The applicant will be required to supply a stormwater maintenance agreement and maintenance guarantee per Town Code (§156-85 and §156-87 B respectively).

***Response: The above comment has been noted.***

10. Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work. The applicant will need to develop a quantity take off for bonding purposes. 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 §156-61 J and K of the Town Code for additional information.

***Response: The above comment has been noted.***

## II. Detailed Comments:

1. A landscaping plan has been provided. The applicant should add a note that all plantings shall be installed per §142 of the Town of Carmel Town Code.

***Response: The above note has been added to the landscaping plan.***

2. Adequate protection should be provided in the stormwater management practice (SMP) areas to minimize disturbance during construction. Details should be provided to show how the SMP will be protected during construction.

***Response: A detail for slope stabilization for SMP's has been added per the comment above.***

3. It is unclear if additional electrical utilities are being installed.

***Response: Electric utilities are intended to be below ground. We are in the process of coordinating with NYSEG and will provide schematic routing on the plans at a later date.***

4. The area of disturbance must be shown on the drawing and delineated by orange construction fencing.

***Response: Orange construction fencing is now shown on the grading plan***

***delineating the limit of disturbance.***

5. Sidewalks, manholes and guiderails should be installed per §128 of the Town of Carmel Town Code.  
***Response: A note has been added to the plan specifying the above.***
6. A lighting spill plan must be provided.  
***Response: A photometric spill plan has been added to the plan set, sheet C180.***
7. Typical Town driveway requirements are 8” base, 3” binder and 2” top.  
***Response: The driveway detail on sheet C230 has been updated per the comment above.***
8. All sewers must meet the Town of Carmel Town Code § 120-29.  
***Response: The above note has been added to the utility plan on sheet C140.***
9. Additional information should be provided as to potential location of the electrical service entering the development. The applicant should note that all electric utilizes should be underground.  
***Response: Electric utilities are intended to be below ground. We are in the process of coordinating with NYSEG and will provide schematic routing on the plans at a later date. Final design will be by NYSEG or MEP consultant.***
10. Drawing C130 indicates that water/sewer/wetlands for site. These should be provided on the drawing.  
***Response: See utility plan on sheet C140 for proposed water and sanitary sewer locations.***
11. The applicant should note the no irrigation will be provided through the Town of Carmel's public water supply. A note should be added to the drawing.  
***Response: The above note has been added to the utility plan on sheet C140.***
12. All water service connections must be K-copper.  
***Response: The above note has been added to the utility plan on sheet C140, and details have been updated.***
13. Details for the proposed connection into the existing water system must be provided.  
***Response: A detail depicting proposed connection to the existing water main has been added to sheet C240.***
14. Gate valves shall be AWWA non-rising stem type, as manufactured by Mueller Company, Model A-2360-23, or approved equal, conforming to the latest AWWA Standard for Gate Valves - 3" through 48" - for Water and Other Liquids, AWWA Designation C-509.  
***Response: The above note has been added to the utility plan on sheet C140, and details have been updated.***

15. Sizes up to and including 12" shall be 250 psi working pressure. The valve body and bonnet shall be ductile iron. All interior and exterior metal surfaces shall be coated with a two-part thermosetting epoxy complying with AWWA C550.

***Response: The above note has been added to the utility plan on sheet C140, and details have been updated.***

16. Valves shall have dual "O" ring seals, inside screw, resilient wedge seats in accordance with AWWA Designation C-550 and shall be constructed so as to provide unobstructed full port clearance when full open and immediate complete closure when closed. The ends of the valves shall be mechanical joint.

***Response: The above note has been added to the utility plan on sheet C140, and details have been updated.***

17. All valves shall be arranged to open in counterclockwise direction unless otherwise specifically indicated and operating nuts shall be 2" square.

***Response: The above note has been added to the utility plan on sheet C140, and details have been updated.***

18. Valves shall be tested to a pressure of not less than two times the working pressure.

***Response: The above note has been added to the utility plan on sheet C140, and details have been updated.***

19. All hydrants shall be six inches in size with six-inch mechanical joint inlet connection and shall be equal to the Mueller Centurion A-421, with one (1) 4 1/2" pumper nozzle and two (2) 2 1/2" hose nozzles.

***Response: The above note has been added to the utility plan on sheet C140.***

20. Water Service Sells shall be equal to those manufactured by Mueller, Model 7 1/2" x 1" SS Series Stainless Steel Saddle, Double Stud.

***Response: The above note has been added to the utility plan on sheet C140.***

21. Corporation stops shall be equal to those as manufactured by Mueller Company, Model B-25000 Series, NRS and of the size required. Such corporation stops shall meet the requirements of AWWA Specification No. C800.

***Response: The above note has been added to the utility plan on sheet C140.***

22. Curb valves (stop) shall be equal to those as manufactured by Mueller Company, Model H-15214 and shall conform to AWWA Specification No. C800.

***Response: The above note has been added to the utility plan on sheet C140.***

23. Curb boxes shall be equal to those as manufactured by Mueller Company and similar to Mueller extension type with arch pattern base model H-10314 all extension rods shall be stainless steel.

***Response: The above note has been added to the utility plan on sheet C140.***

24. All fire hydrants shall be the approved AWWA type fire hydrants in conformance with the American Water Works Association Standard for Fire Hydrants for Ordinary Water Works Service, AWWA Designation C502, and shall have a 5-1/4" valve opening, a 6" mechanical joint inlet complete with an auxiliary gate valve (close coupled), a 6" mechanical joint show, and all appurtenances.

*Response: The above note has been added to the utility plan on sheet C140.*

25. Fire hydrants shall be rated for a working pressure of 250 Psi. Fire hydrants shall be sized for a 4'-6" bury.

*Response: The above note has been added to the utility plan on sheet C140.*

### **Town Engineer Comments**

#### **LLA Centennial Golf Townhomes TM 44.-2-4.2, 2.1**

The Town of Carmel Engineering Department does not have any comments regarding the lot Line adjustment being proposed.

*Response: Comment noted.*

The applicant should note the following, per §156-61 M. of the Town of Carmel Town Code:

- Copies of any restrictions or easements on the land (copy of deed).
- Key map at a scale of one-inch equals 800 feet, showing the relation of the portion to be subdivided to the entire tract and the relation of the entire tract to its neighborhood for at least 1,000 feet beyond its boundaries
- The location of proposed setback lines (setback envelope).
- Existing or proposed covenants or deed restrictions applying to the site.
- Location, composition, and approximate size of all monuments.
- Signature block for Planning Board Chairman to endorse approved plat.
- Label "old" and "new" property lines.

*Response: The above items have been added to the Lot Line Adjustment Plan.*

### **Comments Cleary Consulting – dated January 13, 2022**

#### **Lot Line Adjustment Review, Amended Site Plan – Golf Course, Amended Ste Plan Review – Townhouses - Tm# 44.-2-2.1 and 4.2:**

#### **PROPOSED PROJECT:**

The proposed project involves reconfiguring the existing Centennial Golf Course to allow for the development of 63 town homes. In order to allow for this development, three separate actions are necessary:

1. **Lot Line Adjustment** - A lot line adjustment is proposed that would transfer 11.84 acres from the parcel where the townhomes are proposed, to the golf course, and a transfer of 7.65 acres from the golf course parcel to the townhome parcel. These transfers would realign the parcels to accommodate the proposed development.

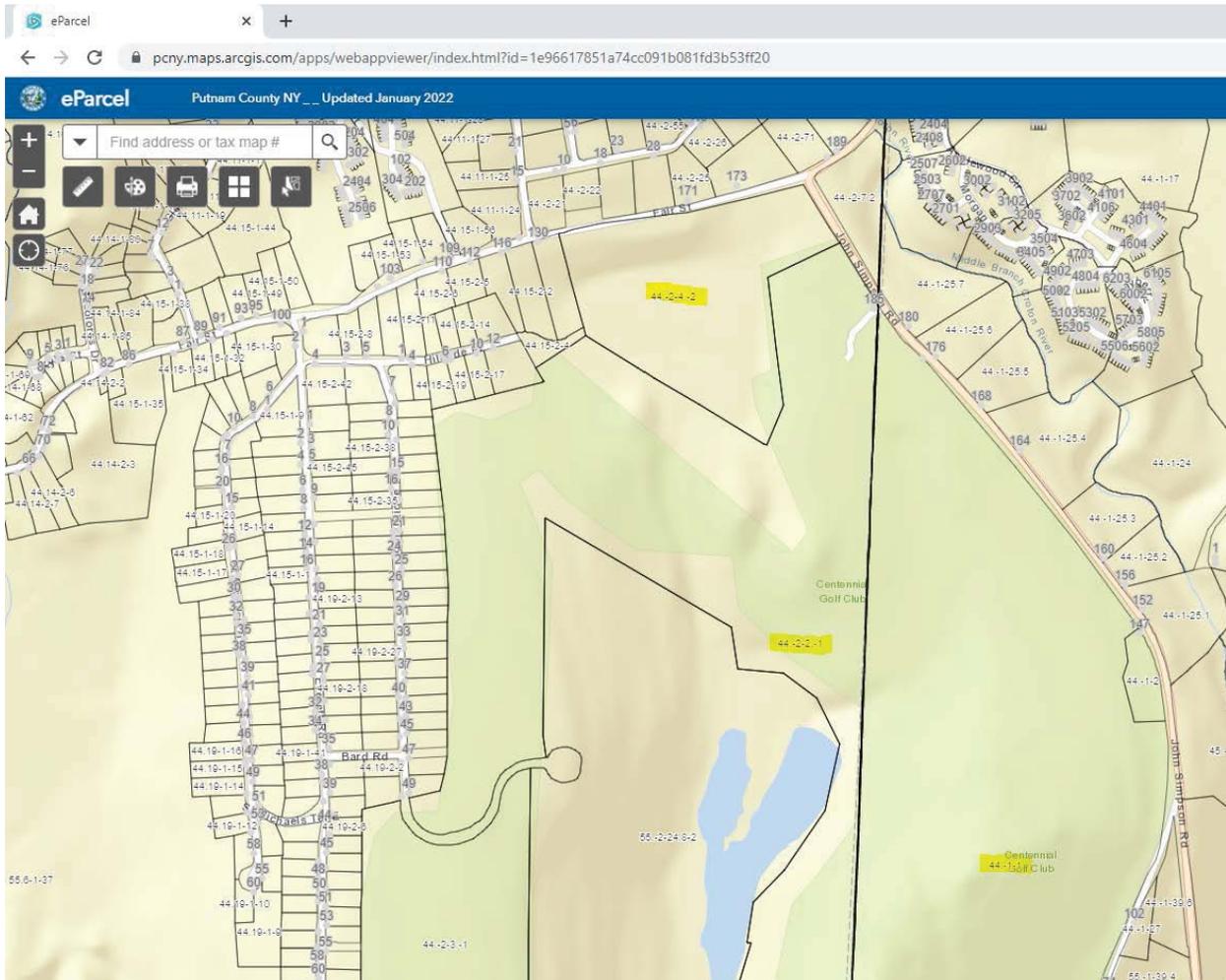
2. **Site Plan Amendment - Golf Course Realignment** - Two of the three existing nine-hole golf courses are proposed to be modified. The northern portion of the "Lakes" and "Meadows" courses would be modified, new cart paths created, and the existing parking lot relocated to a portion of the course located in the Town of Southeast.
  
3. **Site Plan Amendment - Townhouse Development** - The lot line adjustments and golf course realignment are being done to accommodate the development of a new 63-unit townhouse community. All of the units would support three-bedrooms. 51 of the units are proposed in the area of the existing parking lot. The primary access would be provided from John Simpson Road, with a secondary access from Fair Street. A new clubhouse and pool are proposed in this area as well. 12 of the units would be constructed further west, accessed from Fair Street.

The proposal calls for infrastructural connections to Carmel Water District #2 and Carmel Sewer District #2. New stormwater management and associated site improvements are also proposed.

***REVIEW COMMENTS:***

1. **Lot Line Adjustment**

- The Lot Line Adjustment Plan is difficult to understand. Instead of the cross-hatching, can colors be used to differentiate the sending and receiving parcels?  
*Response: Colors are now used to differentiate the parcel exchange.*
  
- The tax map identification numbers appear to be incorrect.  
*Response: All Tax I.D. #'s were found via the Putnam County GIS application (updated January 2022). Refer to the snip below. All Tax I.D. #'s have been updated.*



## 2. Site Plan Amendment - Golf Course Realignment:

- Clarify how the modifications to the Lakes and Fairways courses (moving tee locations, adjusting fairways, moving traps, etc.) will affect or change the "playability" of the courses.

***Response: 1 Lakes will reduce from par 5 to par 4 due to the relocation of the tee boxes. 1 Meadows will remain a par 5 but will be slightly shortened due to the relocation of the tee boxes. Overall, there should be no impact to the playability of the course.***

- The existing 271 space off-street parking lot is proposed to be relocated to a portion of the site located in the Town of Southeast. Is a concurrent site plan amendment be processed in Southeast as well?

***Response: Yes. We have made an application to the Town of Southeast.***

- Relocating the parking lot from the Carmel portion of the site not only changes how the parking operates, but it also creates a zoning deficiency (i.e., the required off-street parking is no longer located in the Town of Carmel), in violation of §156-42 A. (7). ***A variance is required.***

***Response: A variance application will be provided to the ZBA.***

- Aside from the zoning compliance issue, how will the elimination of 90 parking spaces affect the operation of the golf course and club. Are peak hour parking occupancy rates available for comparison?

***Response: The Southeast parking lot has been extended so it now includes a total of 228 parking spaces. This satisfies the minimum amount of 137 parking spaces per Town of Southeast Town Code.***

***Per Scott W. Klemme, General Manager/Director of Instruction***

***“We currently have 270 parking spaces here at Centennial Golf Club located at 185 Simpson Road, Carmel, NY 10512. Out of the 270 parking spaces we currently have, 20 spaces are occupied with sand or other maintenance materials. An additional 20+ spaces have been occupied by Nelson Tree company for the past 3+ years.***

***During 22 years of my employment here at Centennial we have never been short on parking spaces. In addition, once the parking lot is moved to the new location and the housing project begins we will no longer host the Dave Pelz Short Game golf school which occupies roughly 10 - 15 parking spaces each day during the golf season.”***

### **3. Site Plan Amendment - Townhouse Development:**

- The project site is located in the R - Residence zoning district. The applicant has indicated that they are submitting this application in accordance with the interpretation of the ZBA (5/27/2021) - as a Multi-Family Development (§156 -28).

***Response: Correct, the application is submitted as a Multi-Family Development compliant with §156 -28 of the Town of Carmel Town Code.***

- Ideally, a single development footprint would be preferred instead of the two areas supporting 51 units and 12 units (with their respective curb cuts, driveways and associated infrastructural improvements). As lot line adjustments are proposed to create this development parcel, are modifications to the proposed lot lines possible to allow for a single development footprint?

***Response: It is not likely that we could do this unless we disturb the wetlands. NYSDEC would need allow wetland disturbance. We have***

*put in a pre-application meeting request and will have a discussion with them about it.*

- It appears that on-site wetlands (federal, state and locally regulated) are constraining and dictating the proposed configuration of the project. It appears that encroachments into wetland buffer areas are proposed for grading and stormwater measures. Are additional encroachments potentially possible that would improve the layout and configuration of the project – that could be justified through a new wetland restoration and mitigation plan?

***Response: Encroachments onto wetlands are avoided, and the wetland buffer area provides sufficient space for the project. The wetland buffer is currently lawn, so stormwater management practice plantings will improve the quality of the buffer.***

- The location of the new clubhouse and pool are proposed at the end of a new dead-end roadway, at the edge of the development. These types of amenities are more commonly located in the front of developments such as these (or in a more centralized location). Because a new "emergency access road" extends this dead-end road out to Fair Street, it is conceivable that in the future, the residents of this development may wish to open up this emergency driveway to more conveniently access the clubhouse. Would it be possible to flip the clubhouse to the opposite end of the new roadway, so it is located more in the center of the development, instead of out on the edge?

***Response: The clubhouse is centrally located because of the network of pedestrian sidewalks and trails. The walking distance from the clubhouse to the furthest unit on Fair Street is 1,160 ft, less than ¼ mile, which is considered walkable. Keeping the clubhouse in this location makes a walkable community for all residents.***

- Sight distance analyses should be provided for the new driveways on Fair Street.

***Response: Sight distance analyses are provided for the new driveways on Fair Street as seen on sheet C130.***

- The Landscaping & Lighting Plan should be revised to depict illumination levels (in footcandles), particularly along the property lines.

***Response: 0.5 and 1.0 footcandles are shown for all light fixtures in the Landscaping & Lighting Plan.***

- The applicant is requested to revisit the landscaping plan to try to meet the goal of 75% native species.

***Response: The landscaping plan has been revised accordingly, and a column has been added to the planting schedule that specifies whether the species is native or not.***

- Explore turnarounds (such as hammer heads or other designs) at the end of each dead-end roadway.

***Response: We have explored options and recommend the current layout. A vehicular maneuvering plan is provided.***

- Clarify the provision of guest parking. Is the number proposed sufficient? Is the distribution equitable?

***Response: Each unit has garage parking as well as driveway spaces for guests. Additional parking spaces have been provided by the clubhouse as well as on Road "B".***

- The adequacy of the water and sewer connections must be verified.

***Response: A water & wastewater report has been provided with this submittal. The Town can review our findings and verify.***

- In accordance with the ZBA's recent decision, Multi-Family Developments are governed by the provisions §156-28. The following documents the projects compliance with these provisions.

*1. The site of the development shall be at least 10 acres.*

***Response: The site is 25.26 acres. This provision is complied with.***

*2. The maximum permitted density shall not exceed five units per acre in a R-MF and 3.4 units per acre in an R-MFA Zone.*

***Response: These zoning districts no longer exist. however, the proposed density is 2.58 units/acre, which would comply with both density thresholds.***

*3. For each housing unit there shall be provided a minimum of two on-site parking spaces as defined in this chapter. However, for multifamily developments (no apartment) that are designated for occupancy by the elderly exclusively, there shall be a minimum of 1.5 on-site parking spaces for every dwelling unit. No parking space shall be located in a front setback area or within 10 feet of any side or rear lot line.*

***Response: 2 off-street parking spaces are provided for each dwelling unit (for a total of 126 spaces) and 17 visitor spaces are also provided. All spaces meet the setbacks. This provision is complied with.***

*4. The building height shall not exceed 35 feet.*

***Response: The buildings do not exceed 35' in height. This provision is complied with.***

*5. Coverage of the lot by buildings shall not exceed 30%.*

***Response: The proposed building coverage is 10%. This provision is complied with.***

6. *There shall be a distance of at least 50 feet between all buildings.*

***Response: A minimum of 51' is maintained between all buildings. This provision is complied with.***

7. *No building shall exceed a length of 200 feet.*

***Response: The longest building is 160'. This provision is complied with.***

8. *There shall be a perimeter building setback area of at least 100 feet on all sides of the site.*

***Response: The minimum building setback is 101'. This provision is complied with.***

9. *A total of not less than 300 square feet per dwelling unit shall be improved with recreational facilities, such as swimming pools, tennis, basketball and other court games, playground or other recreational equipment for the use of the residents of the site and their guests. Such facilities shall not be operated for profit.*

The 63 dwelling units requires the provision of 18,900 square feet of recreational facilities. The 2,400 square foot clubhouse and adjacent pool do not meet this requirement. It appears that this requirement is not complied with.

***Response: Additional recreational space has been provided to meet this requirement.***

10. *In addition to the required 300 square feet per dwelling unit which shall be provided for recreational facilities for use by the residents of the site, the applicant shall pay to the Town of Carmel an amount to be established annually by the Town Board and on file in the office of the Town Clerk, for each dwelling unit shown on the site plan prior to the issuance of the certificate of occupancy. This amount shall constitute a trust fund to be used by the Town exclusively for park, playground or other recreational purposes, including the acquisition of property.*

This would be established as a condition of approval.

***Response: The required amount of recreational space has been added and accounted for as seen in the table on sheet C130.***

11. *A landscaped buffer area of at least 10 feet in width shall be provided along all property lines and around all parking areas. Such buffer planting shall be maintained at a height of at least four feet to satisfactorily screen the parking area.*

***Response: A buffer generally in excess of 100' is provided. This provision is complied with.***

12. *No multifamily development in a R District shall contain more than 150 dwelling units.*

***Response: 63 units are proposed. This provision is complied with.***

13. Adequate water supplies shall be made available the entire year for fire protection purposes. These sources may be pressured systems, cisterns or dry hydrants. The quantity available must meet NFPA Standard 1231 entitled "Standard on Water Supplies for Suburban and Rural Fire Fighting," primarily Tables 5-1.1(a) and (b). All water supply distribution points shall be readily accessible and so located that the maximum travel distance for fire-fighting apparatus shall not exceed 1,000 feet from distribution point to farthest delivery point. The applicant must document compliance with this provision.

**Response: NFPA 1231 was withdrawn in Annual 1999 and incorporated into NFPA 1142. NFPA 1142 generally follows the same principals as ISO, which is referred to in the Residential Building Code. Since NFPA is based on the total volume of structure, which is still being designed, we provided ISO calculations based on occupancy hazard classification number and construction classification number. According to the Residential Building Code, automated sprinkler systems are not required for a townhome less than three stories. The ISO Guide for determining Needed Fire Flow was used to determine 1,500 gpm of fire flow is required. Based on our model, the existing water system is able to deliver 1,500 gpm without impacting residual pressures below the required 20 psi. Please refer to the water & wastewater report which is included in this submittal.**

#### 4 . **SEQR:**

The Centennial Golf Club was the subject of a full Environmental Impact Statement review in the mid 1990's. A Finding Statement was adopted in February of 1996.

The current action is subject to SEQR, and it is recommended that the Planning Board designate its intent to Serve as Lead Agency for this action. A coordinated review must be conducted as other agencies are involved, as is the Town of Southeast.

**Response: Comment noted.**

It is recommended that the applicant submit an analysis of how the current project complies with 1996 Findings Statement.

**Response: A comparison of the 1996 Findings Statement to the proposed project is provided in this submittal.**

The applicant has submitted a brief traffic trip generation letter, which indicates that the morning AM peak hour would increase by 29 trips and the PM peak hour by 36 trips. Additionally new curb cuts are proposed. The Board should determine if an independent traffic review is necessary.

**Response: Comment noted.**

A Fiscal analysis was also submitted which addresses the new coat of municipal services

compared to the projected tax revenues (and demonstrates a net surplus). This analysis does not address the economic issues facing the golf club.

***Response: This is correct. The purpose of the study is to assess the impacts to the Town of Carmel.***

A school impact analysis must also be provided, as the impact of school children generated by the new residences is a new impact that must be addressed.

***Response: Please refer to page 4 of the Storrs Report. The report has been resubmitted with this package.***

A community service impact analysis should also be provided documenting impacts on police, fire and EMS services.

***Response: Please refer to page 10 of the Storrs Report. The report has been resubmitted with this package.***

#### **5. February 18, 2022 Engineering Comments via E-mail**

The project is located in the East of Hudson Watershed as such it must meet the following stormwater (SW) criteria:

- GP-0-20-001 – part 1C 2 b.  
***Response: A SWPPP will be included in future submittals.***
- Part 10.3 of the 2015 SW design manual  
***Response: A SWPPP will be included in future submittals.***
- Need to show silt fence along Fair street  
***Response: Silt fence is shown around Fair Street.***
- NYCDEP watershed rules and regulations.  
***Response: A SWPPP will be included in future submittals. It will also be submitted to NYSDEC.***

#### Roads

- Provide a cul-de-sac on Road B  
***Response: A turnaround has been provided on Road B. A vehicular maneuvering plan has been added to the plan set.***
- You may need to eliminate Fair street access points (Roads A and Road D).  
***Response: Per our meeting with NYSDEC the removal of access points by connecting Road A and Road D is not desired. To permit wetland disturbance the NYSDEC requires an alternative analysis to attempt to avoid the disturbance. They consider our current plan to be that alternative analysis. We will provide the current plan to the County for comment.***
- Road slopes should not exceed 10%  
***Response: Road slopes do not exceed 10%.***

#### Water

- Mains should be PVC  
***Response: Water mains are now shown as PVC.***
- Add additional hydrants (only one shown on Road C along with existing hydrant)

on site)

**Response: The existing dry hydrant will remain in this area.**

- Three (3) valve sets are required (two in Fair St and one on Road A)
- Create loop

**Response: A loop is not proposed.**

- Each residence to be individually metered

**Response: Comment noted.**

- Spec for tapping saddle – PVC pipe must use a SS strap – double stud by mueller or equal

**Response: Detail has been revised accordingly.**

- Use different thrust block – do not encase pipe in concrete

**Response: Vertical thrust block detail has been removed.**

- Drawing C214 – blow off saddle – fix note – who is MCWA

**Response: This note has been corrected.**

#### Sewer

- Piping should be ADSN-12

**Response: ADS N-12 is proposed for storm sewer usage.**

- Fair street has 6” line connected to 4” line. This need to be clarified

**Response: We’ve revised the 6” line, it is now shown as 4” diameter.**

- Additional information needed on pump station (PS). The updated PS should mimic existing CSD PS.

**Response: We are in the midst of verifying the existing force main and pump station. A detailed design will be provided in the future.**

- Clearly locate the force main.

**Response: The force main is shown on the plan based off record drawings.**

**The force main will continue to be verified to the point of the discharge.**

- Sheet C210

- Note 2 SDR 35

**Response: Note has been revised.**

- Note 9 – No floor drains to sanitary

**Response: Note has been removed.**

#### Storm

- Sheet C210

- Note 2 SDR 35?

**Response: Note has been revised.**

- Note 3 – no sumps

**Response: Note has been revised.**

Note 4 Air tests (not lamped)

**Response: Note has been revised.**

#### Municipal Refuse

- Cluster/Container - including Condos, Town House, Co-Op and other cluster, and Apartment Buildings (Three Family or Greater). This is Special District

RG006 – Carmel Refuse Dumpster

- Separate dumpster areas required for the site.

*Response: There will not be central garbage. We've provided a letter in this submittal with our interpretation of the Town Code.*

Sincerely,



Chris LaPorta, PE, CDT  
Hudson Valley Office Manager

CC: Michael Carnazz  
Richard Franzetti, PE



March 1, 2022

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

**Re: Centennial Golf Properties and Toll Brothers  
Centennial Golf Club Modifications and Townhouse Development  
Town of Carmel - 185 John Simpson Road (44.-2-2.1) and John Simpson  
Road (44.-2-4.2)  
Town of Southeast - 8-15 Centennial Lane (44.-1-1)  
Project Compliance with Centennial Golf Club SEQR Findings Statement (1996)**

Dear Mr. Paepre and Member of the Planning Board:

In response to comments from Mr. Patrick Cleary, AICP, to the Town of Carmel Planning Board on January 13, 2022, we respectfully submit this letter in response to Item #4, page 6, regarding SEQR.

The State Environmental Quality Review Act (SEQRA) identifies that the evaluation of a project or project area which was the subject of an environmental impact statement (EIS) requires the lead agency to evaluate and consider all new project information to be certain that all relevant issues have been covered in enough detail such that there are no new significant environmental impacts to be evaluated which exceed the scope of the original EIS Findings Statement.

### **Centennial Golf Club History**

The Centennial Golf Club (“the Project”) was developed in the mid 1990’s, and was the subject of an environmental impact statement (EIS). The Project consisted of the development of 321 acres in the Towns of Carmel and Southeast as a 27-hole golf course, including a clubhouse with a pro shop and other amenities, a pavilion, a cart storage building and parking areas. The Findings Statement was issued in February 1996.

This Project received the following approvals:

1. Site Plan, Subdivision, Tree Conservation Law, and Wetland Approvals, and an Earthwork Operations Permit from the Town of Carmel.

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Centennial Golf Properties and Toll Brothers  
Project Compliance with Centennial Golf Club SEQR Findings Statement (1996)  
March 1, 2022  
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2. Special Permit, Site Plan, Subdivision, and Wetland Approvals from the Town of Southeast.
3. Curb Cut, Highway Work Permit, and Sewer System Design Approvals from Putnam County.
4. A Protection of Waters, Dam, and State Pollutant Elimination Discharge System Permits (SPDES) from New York State Department of Environmental Conservation.
5. A Section 404 Nationwide Permit from the US Army Corp of Engineers.

The EIS evaluated significant environmental impacts associated with the construction of the Project. Notable concerns were:

- blasting to aid in earth removal;
- excavation and grading of approximately 28.8 acres within the 15 to 20% slope category;
- groundwater aquifer and well protection, including capacity and potential impairment concerns for neighboring wells requiring water quality monitoring for 10 years after completion of the project;
- vegetation removal of 92 acres of Woodlands, 27 acres of Old Field, 78 acres of Field/Residential, and 0.6 acres of Wooded Swamp;
- a traffic impact study;
- a fiscal impact analysis; and
- the extension of the water and sewer districts to adequately serve the project.

**Proposed Project (2022)**

Unlike the Project and its approval in the mid-1990's, the Proposed Project involves development on land already improved. The Proposed Project includes the construction of a 63-unit townhouse development, the relocation of parking to serve Centennial Golf Club from the Town of Carmel to the Town of Southeast, and modifications to the golf course in each of the towns.

The following approvals are required to facilitate this development proposal:

Town of Carmel:

- Modification of the approved site plan for Centennial Golf Course;
- Site plan approval for the construction of a 63-unit townhome project to replace an existing surface parking lot;
- Subdivision approval to create a new parcel to facilitate the townhouse development project;

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- Area variance approval for the transfer of land which exceeds the 20% maximum allowance during subdivision;
- Area variance for not providing the required number of parking spaces in the Town of Carmel to serve the Centennial Golf Course.

Town of Southeast:

- Modification of the approved site plan for Centennial Golf Course;
- Site plan approval for the construction of a new 220-space surface parking lot to serve Centennial Golf Course.

**State Environmental Quality Review Act (SEQR)**

Based on answers provided in the Part 1 Full Environmental Assessment Form (FEAF), and following the order of the 18 questions found in the Part 2 FEAF for the 2022 development proposal, we offer the following information as it relates to the 1996 EIS Findings Statement for development of the Centennial Golf Club in the Towns of Carmel and Southeast.

- 1. Impact on Land.** The FEAF Part 1 and supporting documentation identify:
  - a. There is no construction on the property where the depth to the water table is less than 3 feet.
  - b. 97% of the Project area contains 10% or less slope.
  - c. There are no bedrock outcroppings.
  - d. The Proposed Project will not remove more than 1,000 tons of natural material from the site.
  - e. Construction will not continue for more than one year or in multiple phases.
  - f. The Proposed Project will not result in increased erosion.
  - g. The Proposed Project is not located within a Coastal Erosion Hazard area.
  - h. Other: Blasting is not proposed.
- 2. Impact on Geologic Features.** The Proposed Project does not involve modification or destruction of, nor does it inhibit access to, any unique or unusual landforms on the site.
- 3. Impacts on Surface Water.** The Proposed Project does not involve the creation of a new waterbody; dredging or installation of intakes for water withdraws or outfalls for discharges; the use pesticides or herbicides in or around a waterbody; or new or extensions of an existing wastewater treatment facility.

## **Wetlands**

New York State wetlands are located near the center of the property, which is also the western limits of the area of disturbance. There is a wetland delineation in proximity to the majority of the development area which was completed in 2019 by Ecological Associates and the 100-foot buffer is identified on the site plan. Currently, the golf practice area consisting of tees, traps, fairways and greens, and a former pasture are located within the 100-foot buffer. Regrading is necessary within the buffer to remove the golf practice area and pasture to construct the stormwater management areas.

## **Stormwater**

Located within the New York City Department of Environmental Protection (NYCDEP) watershed, the Proposed Project includes the disturbance of 15+/- acres, which is subject to coverage under the State Pollution Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared in conformance with the most current version of the New York State Stormwater Management Design Manual and New York State Standards and Specifications for Erosion and Sediment Control. Review of the SWPPP by the NYSDEP is required. An Erosion and Sediment Control Plan will be employed before construction begins, and properly maintained throughout construction to minimize adverse effects associated with sedimentation and erosion on adjacent land and water resources.

- 4. Impact on groundwater.** The Proposed Project will be connected to existing municipal water supply and sewer and will not have any significant impacts on groundwater or an aquifer, nor will it introduce contaminants to groundwater, as follows:

## **Water and Sewer**

The site is served by municipal water (Carmel Water District #2) and municipal sewer (Carmel Sewer District #2). The sewer system will connect to the clubhouse gravity main where it will be conveyed to a new pump house near Fair Street. From there it will be conveyed to the existing forcemain in the Fair Street right-of-way. A new 8" water service will be connected to the existing watermain in the Fair Street right-of-way.

Water usage at the existing golf course and country club based on actual usage records during the spring to summer period is 132 gallons per day (gpd). This was drawn from billing records from the clubhouse, cart barn and kitchen.

According to the New York State Department of Environmental Conservation (NYSDEC) Design Standards for Intermediate Sized Wastewater Treatment Systems, March 2014, a residential use is expected to have a water demand and wastewater generation of 110 gpd per bedroom for post-1994 plumbing fixtures.

The 63-unit townhouse development (a total of 189 bedrooms) has a demand of 20,790 gpd for water and will generate liquid waste to the municipal sewer system at the same rate. There is adequate water and sewer infrastructure and capacity to support the 63-unit residential development.

5. **Impacts on Flooding.** The Proposed Project is not in area that is prone to flooding.
6. **Impacts on Air.** The Proposed Project does not include a state regulated air emission source.
7. **Impacts on Plants and Animals (Endangered, Threatened and Rare Species and Significant Habitats):**

According to the NYSDEC EAF Mapper's automated response, there are no known plant species of significance, however there are known occurrences of the northern long-eared bat in the vicinity of the site. The US Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) system was used to generate an Official Species List and final designated critical habitat analysis. The IPaC, (Exhibit E, FEAF Part 1), identifies the Indiana bat (State and Federally endangered), the northern long-eared bat (State and Federally threatened), and the bog turtle (State endangered and Federally Threatened) as species in the vicinity of the Project site. However, the USFWS also concluded that there are no critical habitats within the Proposed Project area under their jurisdiction that would support these species.

There is minimal tree removal required. Most of the trees are located on the golf course with some clearing anticipated in the 100-foot wetland buffer. CGC proposes to mitigate the potential impacts to the bat species by limiting tree removal to the period between November 1<sup>st</sup> and March 31<sup>st</sup>, as during this time, the bats would be hibernating and not present on site. If the bog turtle were to exist on the site, the species would most likely be located within the wetland area, which will not be disturbed.

8. **Impact on Agricultural Resources.** There is no impact on agricultural resources.
9. **Impact on Aesthetic Resources.** There are no scenic or aesthetic resources in the area that will be impacted by the Proposed Project.
10. **Impacts on Historic and Archeological Resources.** There are no cultural, historic or archeological resources impacted.
11. **Impact on Open Space and Recreation.** The Proposed Project will not result in the loss of recreational opportunities or a reduction of an open space resources. In fact, there is a benefit to the community by eliminating an underutilized and outdated surface parking lot with old style non-energy efficient lighting, and replacement with a new, modern townhome development, and a new parking lot to serve the golf club which will include dark-sky compliant lighting and generous landscaping. These improvements will realize an increase in tax revenue for the benefit of the school district and the Towns of Carmel and Southeast.
12. **Impacts on Critical Environmental Areas (CEA).** No impact.
13. **Impact on Transportation.** The Proposed Project will not result in impacts to the transportation network or on-site parking facilities, as follows:

#### **Traffic**

Putnam County required the installation of a left turn lane at the main entrance of CGC on John Simpson Road when the golf course was constructed. The entrance to the Townhouses will use this main entrance and will benefit from the left turn lane.

According to the SEQR Findings Statement, the 27-hole golf course was projected to generate 87, 91 and 124 vehicle trips during the weekday morning, weekday afternoon and Saturday midday peak hours, respectively.

Passero Associates prepared a Traffic Generation letter, dated November 8, 2021, Exhibit A of the Full Environmental Assessment Form (FEAF), analyzing the existing 27-hole golf course, and the addition of 63 residential units. The Institute of Transportation Engineers (ITE) Trip Generation 10<sup>th</sup> Edition Manual Research Data (2017) was used for this analysis.

ITE Trip Generation data has improved over the years based on actual traffic data and scenarios for nearly every type of land use. The 1994 trip generation data provided for the 27-hole golf course is significantly higher than the current ITE 10<sup>th</sup> Edition Manual Research Data for the same land use.

The peak weekday morning trips for a 27-hole golf course decreased from 87 trip to 48 trip between 1994 and 2017, a 44% decrease. The peak weekday evening trips decreased from 91 to 79 trips between 1994 and 2017, a 13% decrease.

The analysis using 2017 ITE data concluded that the proposed 63 residential units will generate roughly 29 more trips during the weekday morning peak hour and 36 more trips during the weekday evening peak hour. Comparing the 1994 approval to the Proposed Project there will be 10 less trips during the weekday morning peak hour and 24 more trips during the evening peak hour. These projections are similar to the 1994 projections for the development of a 27-hole golf course with clubhouse, which necessitated the installation of a left turn lane on John Simpson Road northbound at the entrance driveway, an additional approach lane on John Simpson Road at the intersection of Fair Street, and a traffic signal at the intersection of John Simpson Road and Fair Street. These improvements, designed and implemented by Putnam County, required a contribution by CGC for its fair share of the improvements to ensure the traffic generated by the golf course would not exacerbate traffic flows on the existing transportation network.

The general industry practice for many municipalities is that an intersection should be analyzed for impact when a proposed development generates 100 or more new trips through an intersection. Although the traffic patterns will likely be altered it is not anticipated that the proposed development will increase the traffic volumes by 100 or more vehicles during the peak hour at any specific intersection. Therefore, it is Passero Associates' opinion that no further traffic impact analysis is required as a result of traffic that would be generated by the proposed development.

### **Parking**

Each townhouse will be constructed with an attached 2-car garage with space in the driveway for two guests to park. This townhouse community also includes a 2,400 sq. ft. clubhouse with a pool. The parking requirement for a townhouse is two spaces per dwelling. There is no parking requirement for the tenant clubhouse and pool.

The townhouse units require 126 spaces, and an additional 18 spaces are provided throughout the community for guests and users of the clubhouse and pool; a total of 144 spaces. There is sufficient on-site parking to accommodate the 63-unit townhouse community.

A 220-space parking lot will be constructed in the Town of Southeast to accommodate Centennial Golf Club, including eight handicapped spaces near

the Golf Course Clubhouse in the Town of Carmel. The new parking areas will occur in areas previously disturbed as part of the original golf course development.

- 14. Impact on Energy.** The Proposed Project does not require the upgrade to an existing electric substation, the extension or creation of an energy transmission or supply system, it will not generate more than 2,500 MWhrs per year of electricity, nor does it result in the heating or cooling of 100,000 square feet of building area upon completion.
- 15. Impacts on Noise, Odor and Light.** A 63-unit residential community and the replacement of a surface parking lot are not anticipated to cause an increase in noise, odor or light above existing conditions. In fact, the existing parking lot is underutilized, outdated, and in need of repair. The residential community and the proposed parking lot will meet all current building code and energy code requirements relating to energy efficient appliance and lighting, including dark-sky compliant lighting in the proposed parking area.
- 16. Impact on Human Health.** There is no threat to human health; the site is not in or near a site with known contamination, past or present remediation, or the source of solid or hazardous waste.
- 17. Consistency with Community Plans.**

#### **Town of Carmel Comprehensive Plan**

The Town of Carmel Comprehensive Master Plan 2000 focuses on population characteristics, the environment, transportation and community facilities. Chapter 8 summarizes the policies and goals of the community to protect the existing development pattern, tax base, and commercial areas, while further protecting the natural environment. The Proposed Project is in conformance with the following goals of the Comprehensive Plan:

**Land Use:** *Carmel should establish a balance among protection of the natural environment and resources, maintaining quality neighborhoods, providing necessary community services and insuring a sound economic base.*

It is the desire of the community to balance the protection of natural resources with the high quality of life for its residents, including the desire for a diverse housing stock. Construction of a 63, three-bedroom, market-rate townhomes community in an area of the property that has been previously developed and contains existing impervious surfaces contributes to creating a quality neighborhood

**Environmental Protection:** *Carmel should preserve its natural resources and protect the quality of drinking water supplies.*

This goal recognizes the need to protect watercourses, wetlands, steeply sloped lands and an integrated open space system. Approximately 97% of the Project site have slopes of 10% or less. Slopes up to 15% can be found in the northwest corner of the property. This area and the adjacent wetlands will not be disturbed by the Proposed Project. Stormwater management and bioretention areas will be designed to manage on-site runoff relative to water quality and quantity in compliance with the New York State and New York City Department of Environmental Protection Stormwater Management regulation.

**Infrastructure:** *Carmel should support its existing settled neighborhoods and commercial and industrial areas by maximizing existing public sewer capabilities, ensuring sound environmental operation of private septic systems, and constructing or expanding sewer districts.*

This goal is an extension of the environmental protection goal in that it is the desire to ensure there is adequate water and sanitary sewer collection, distribution, and treatment facilities to support the needs the Town hamlet centers. It is also stated that Carmel should take appropriate action to continue to protect its water supply from contamination and expand potable water districts as the need arises.

It should be noted that CGC has contributed \$3M+ in capital costs over the past 25+ years to the Town of Carmel for improvements to the infrastructure and capacity of CSD#2 for the benefit of the golf course, and anticipated residential developments on the property(ies) that never came to fruition. It is anticipated that there is adequate infrastructure and capacity at the street to support the 63-unit townhouse development.

**Economic Development:** *Carmel should sensitively develop its economic sector so as to strengthen its tax base consistent with the other goals of this plan.*

CGC is an economic generator in the Hudson Valley, offering 27 holes of golf, golf school and camp, private lessons, hosting special events and fundraisers, and is home to the Annual Centennial Troon Challenge. A greater focus will be on supporting the existing offerings at CGC, such as the Centennial Troon Challenge, and TroonFit, which raises awareness of the health benefits related to playing golf and promotes non-golf fitness activities such as yoga and running. The townhouses will provide a housing choice that is complementary to the community character, and it will add to the Town's tax base with minimal impact on public services, infrastructure, and the environment. The Project is

likely to stimulate economic growth in the town by providing new services to support the residential development. Refer to the Fiscal Analysis Report prepared by Storrs Associates, LLC, dated October 18, 2021.

### **Town of Southeast Comprehensive Plan**

There are no specific references to the Centennial Golf Club in the Town of Southeast Comprehensive Plan. CGC is located in the northwest corner of the Town identified as Middle Branch Basin. However, the 2014 Comprehensive Plan recommends specific screening and lighting requirements for parking lots, which is supported by the Town of Southeast Zoning Code. Generally speaking, parking is to be subordinate to the buildings they serve, they are required to be screened along public rights-of-way and setback, internal landscaping is required, lighting must be dark-sky compliant, and they must be property designed to manage stormwater runoff.

### **Fiscal Analysis**

A Fiscal Analysis was conducted by Storrs Associates, LLC, October 19, 2021, and is included with the Project materials. The report concludes that the increase in assessment results in an increase in annual tax revenue of \$845,998, shared by the Carmel Central School District, Reed Library, and ambulance and fire service. Over a period of ten years, this adds \$8,459,976 in new tax revenue.

If you have any questions or require any additional information, I may be reached at 585-455-0157 or [claporta@passero.com](mailto:claporta@passero.com).

Sincerely,



Chris LaPorta, PE, CDT  
Hudson Valley Office Manager

Enc.

OCTOBER 18, 2021

# Centennial Golf Club, Carmel, NY

FISCAL ANALYSIS FOR PROPOSED RESIDENTIAL DEVELOPMENT



# EXECUTIVE SUMMARY

The ownership of the Centennial Golf Club in the Town of Carmel, Putnam County, NY, proposes to create a 63-unit condominium community on a portion of its existing 27-hole golf course. The new community responds to demand for well located, high-quality residences for households who choose to own, but prefer the convenience and amenities of a condominium to maintaining a detached, single-family home. Only 3% of housing in Carmel meets this demand.

Centennial Golf Club offers players a clubhouse and grill room, instruction, and special events on a 340-acre layout of three nine-hole sets. The size and configuration of the course enables a portion of the property to be developed as housing while maintaining the benefits of the course for players.

The property is situated in both the Town of Carmel and the Town of Southeast. The majority of the golf facility will remain in the Town of Southeast, and the residential community will be built on land in the Town of Carmel.

## PURPOSE OF THIS ANALYSIS

Storrs Associates, LLC was engaged by Centennial Golf Club to provide an objective, third-party estimate of certain fiscal impacts of the proposed development on the Town of Carmel and, to a lesser extent, on the Town of Southeast. The Town of Carmel, where the housing will be built, is estimated to attract 167 new residents, who will need general municipal services and enroll children in the Carmel Central School District.

Municipalities frequently ask developers of a new residential community to provide estimates showing the balance of new real property taxes with the incremental cost of services to new residents. Because the proposed homes at Centennial Golf Club will be condominiums, where the household owns the unit but not the land underneath, the assessed value and therefore the real property tax is likely to be lower than for a similarly-sized single family home. Understanding the degree to which the “reduced” taxes cover the costs of incremental services is therefore important for evaluating the proposed project.

## RESULTS

The Project produces surplus revenue compared with the cost of new services.

- ✓ \$845,998 increase in annual tax revenue, including \$621,480 to the Carmel Central School District and \$115,796 to the Town of Carmel.
- ✓ Surplus taxes for Carmel schools: new taxes support 29 students, but only 13 are expected to enroll.
- ✓ Surplus of new revenue over incremental costs of Town of Carmel services: \$227 per resident for 167 residents.

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# ANALYSIS

The analysis for the Centennial Golf Club development (Project) includes the following components:

- Residential Unit Mix and New Household Composition
- Estimated New Taxes and Comparison
- Estimated Cost of Services to New Households
- Effects on Town of Southeast

## RESIDENTIAL UNIT MIX AND NEW HOUSEHOLD COMPOSITION

This analysis estimates the number and type of households expected to move into the Project, which will then be used to identify the need for additional municipal services.

It is anticipated that most households will come from either other parts of Putnam County or, more frequently, from Westchester County, and a majority are expected to be “empty nesters” or households downsizing from single-family homes. The

configuration and cost of the units significantly affects the households they will attract, and therefore the demand for services, especially for public education.

### SERVICE DEMAND FACTOR 1: INCOME & ORIGIN

The Project proposes 63 units, each with three bedrooms, including a master suite. Base prices are anticipated to be \$699,000 for a first-floor master suite and \$599,000 for a second-floor master suite. Optional upgrades are anticipated to be an additional \$50,000 per unit.

Table 1, below, shows unit configuration, anticipated sale price, and estimated assessed value, along with estimated yearly costs to own the unit and pay Homeowners' Association, or HOA, fees.

It is estimated that households must earn at least \$150,000 annually to be able to afford to purchase a unit and pay ongoing ownership costs. \$150,000 is the lower threshold of a US Census income bracket and is used to segment the potential market by income. Median income is \$104,486 for Putnam County and \$96,610 in Westchester.

**Table 1: Unit Configuration and Cost, and Household Income Needed to Purchase and Own**

Unit Type	Number of Units	Anticipated Base Price per Home	Anticipated Upgrades per Home	Estimated Assessed Value at 65% (2)	Estimated Annual Mortgage Cost (1)	Estimated Annual Taxes	Annual Mortgage and Taxes	Estimated HOA Fees, Annual	Required Income (3)
First Floor Master BR	12	\$699,000	\$50,000	\$486,850	\$34,104	\$17,289	\$51,393	\$4,800	\$187,311
Second Floor Master BR	51	\$599,000	\$50,000	\$421,850	\$29,551	\$14,981	\$44,532	\$4,800	\$164,439
	63								

### Results

Units can be anticipated to attract households earning \$150,000 to \$199,999 and \$200,000 or more

(1) Assumes 10% owner equity, 30-year term, 3% interest, no PMI.

(2) Condominiums are assessed at a discount to market value; 65% estimate is from an informal conversation with the Town of Carmel Assessor.

(3) Income required for no more than 30% to be spent on mortgage, HOA fees, and taxes.

Sources: Centennial Golf Club, Toll Brothers, Town Assessor. Mortgage and tax calculations by Storrs Associates.

As shown in Table 2a, 116,822 households earn at least \$150,000. Subtracting the number already in Carmel (3,655) provides an estimate of households that would potentially move into the town from outside. Households originating outside of Carmel increase the demand for local services.

Given the high number of households outside of Carmel, 96.7% of units are expected to be demanded by residents new to the town. 60 of the 63 units are likely to be occupied by these new households.

Allocating municipal services on a per-capita basis is a standard method of determining the incremental cost of new residents. Table 2b reviews the housing occupancy patterns of the study area, and calculates an average household size of 2.77 persons<sup>1</sup>. This predicts 167 residents, rounded down to the nearest person.

With 60 of the units purchased by households new to Carmel, the increase in residents as a result of the Project is expected to be 167, or 2.77 x 60, rounded up to the nearest person.

**Table 2a: Demand for Units at Required Income Level in Putnam and Westchester Counties**

Income Range	Households	Potential			Potential Relocations within Carmel
		Less: Carmel Households	New Households	Potential New Households, %	
\$150,000 to \$199,999	43,529	1,743	41,786	96.0%	4.0%
\$200,000 or more	<u>73,293</u>	<u>1,912</u>	<u>71,381</u>	97.4%	2.6%
	116,822	3,655	113,167		

**Results**

Average potential new households as a percent of available units	96.7%
Estimated number of new households ( <u>not</u> relocating in Carmel)	60

Sources: American Community Survey.

**Table 2b: Regional Housing Ownership and Household Size**

Ownership Type	Carmel		Putnam County		Westchester County	
	% of Units	Household Size	% of Units	Household Size	% of Units	Household Size
Owner Occupied	80.30%	2.99	79.20%	2.90	61.40%	2.80
Renter Occupied	19.70%	<u>2.06</u>	20.80%	<u>2.35</u>	38.60%	<u>2.54</u>
Weighted Average		2.81		2.79		2.70

**Results**

Household size anticipated for units is 2.77 Persons

With 63 Units, 174 persons are expected

Based on Table 2a, 60 units, and 167 persons, are expected to be new to the Town of Carmel

Sources: American Community Survey.

<sup>1</sup> A weighted average is calculated because owner occupied units are significantly more common and therefore these occupancy patterns are assumed to have a stronger effect on the Project.

SERVICE DEMAND FACTOR 2: SCHOOL AGED CHILDREN

The number of school aged children is determined by the number of new households that meet the income requirements and have children in school. Multiplying the two demographic factors estimates that 4.88% of households meet both requirements<sup>2</sup>.

The next step is to calculate a demand ratio for each unit based on the relative number of households with and without school-aged children. For each of the 63 units, approximately 6.4 households without children will seek to purchase for each household with children. This is rounded up to 9 units with school aged children.

The demand ratio of 6.4 to 1 predicts that 54 of the units will be purchased by households without school-aged children, and only 9 by those with children. The US average number of children per household is 0.86<sup>3</sup>, and rounded up this predicts 13 school-aged children in the Project.

For comparison, a 9-unit single-family detached project with the exact same configuration and cost would be estimated to add 1 child. Four or more bedrooms, which are a more likely configuration, would attract larger families.

**Table 2c: Demand for Units by Households with School Aged Children**

	Percent	Number
Total Households in Region	100%	384,146
A = All Households Earning at least \$150,000 per Year	31.40%	120,622
B = All Households with School Aged Children	15.55%	59,735
C = A x B = Percent with Schoolchildren <u>and</u> Affording Units	4.88%	18,746
Demand Ratio: Units without Children per Unit with Children		6.4
U.S. Average Number of Children per Household	0.86	
<i>Results: Number of Units with and without School Aged Children</i>		
Number of Units Demanded by Households with Children (rounded)		9
Number of Units Demanded by Households w/o Children (rounded)		54
School Aged Children at 1 per Household with Children (rounded)		9

Sources: American Community Survey, US Census Historical Household Tables

<sup>2</sup> Assumes that households at all income levels are equally likely to have school-aged children.

<sup>3</sup> US Census historical tables. The Census does not report children per household for states or local municipalities.

SUPPLEMENTAL INFORMATION ON HOUSING

Four supplemental tables were created to provide context about housing type, price to purchase, and age.

- Households seeking communities with 3-4 units per building are underserved. Carmel and Putnam County housing is more than 84% single-family. Units similar to those proposed for the Centennial Golf Club are currently only 3-4% of total housing, and 8% in Westchester. (2d)
- 3-4 bedroom units are in demand, and comprise a majority of Carmel and Putnam County housing stock, indicating strong demand. (2e)
- Units at Centennial Golf Club are estimated to have base prices of \$599,000 and \$699,000, plus approximately \$50,000 in upgrades per home. This is near the upper range for the region and above the medians. (2f)
- Regional housing stock is aging. Only 22% of Carmel housing was built since 1990. 180 units new units in Carmel, and 626 in Putnam County, were reported between 2015 and 2019. This averages 125 per year countywide. 63 new units from the Project is a significant addition. (2g)

Supplemental tables 2f and 2g are on the next page.

**Table 2d: Supplemental Data: Single Family and Multifamily Units by Size**

	Carmel		Putnam County		Westchester County	
<b>Total housing units</b>	<b>12,930</b>		<b>38,711</b>		<b>374,923</b>	
Single Family	9,700	75%	29,254	76%	164,836	44%
Single Family Attached	959	7%	3,043	8%	21,560	6%
<u>Mobile home</u>	<u>159</u>	<u>1%</u>	<u>573</u>	<u>1%</u>	<u>602</u>	<u>0%</u>
<i>Total Single Family</i>	10,818	84%	32,870	85%	186,998	50%
2 units	439	3%	1,387	4%	31,680	8%
3 or 4 units	395	5%	1,683	4%	30,776	8%
5 to 9 units	356	3%	438	1%	19,663	5%
10 to 19 units	389	3%	860	2%	16,328	4%
<u>20 or more units</u>	<u>533</u>	<u>4%</u>	<u>1,473</u>	<u>4%</u>	<u>89,389</u>	<u>24%</u>
<i>Total Multifamily</i>	2,112	16%	5,841	15%	187,836	50%

Sources: American Community Survey.

**Table 2e: Supplemental Data: Housing Units by Bedroom Count**

	Carmel		Putnam County		Westchester County	
<b>Total Housing Units</b>	<b>12,930</b>		<b>38,711</b>		<b>374,923</b>	
No Bedroom	180	1%	571	1%	16,025	4%
1 bedroom	1,161	9%	4,245	11%	71,316	19%
2 bedrooms	2,620	20%	9,798	25%	93,481	25%
3 bedrooms	5,434	42%	15,454	40%	103,441	28%
4 bedrooms	2,816	22%	7,202	19%	62,151	17%
5 or more bedrooms	719	6%	1,441	4%	28,509	8%
<b>Total: 3-4 bedrooms</b>	<b>8,250</b>	<b>64%</b>	<b>22,656</b>	<b>59%</b>	<b>165,592</b>	<b>44%</b>

Sources: American Community Survey.

Supplemental tables continued:

**Table 2f: Supplemental Data: Owner-Occupied Housing Unit Values**

	Carmel		Putnam County		Westchester County	
<u>Owner-Occupied Prices</u>	<u>9,717</u>		<u>27,311</u>		<u>214,474</u>	
Less than \$50,000	156	2%	288	1%	2,514	1%
\$50,000 to \$99,999	62	1%	169	1%	4,588	2%
\$100,000 to \$149,999	156	2%	928	3%	7,663	4%
\$150,000 to \$199,999	254	3%	962	4%	8,241	4%
\$200,000 to \$299,999	1,602	16%	6,580	24%	17,460	8%
\$300,000 to \$499,999	5,281	54%	12,254	45%	57,380	27%
\$500,000 to \$999,999	2,119	22%	5,595	20%	85,562	40%
\$1,000,000 or more	<u>87</u>	<u>1%</u>	<u>535</u>	<u>2%</u>	<u>31,066</u>	<u>14%</u>
Median (dollars)	\$379,300	100%	\$362,700	100%	\$540,600	100%

Sources: American Community Survey.

**Table 2g: Supplemental Data: Year Built for All Housing Units**

	Carmel		Putnam County		Westchester County	
<u>Year Built</u>	<u>12,930</u>		<u>38,711</u>		<u>374,923</u>	
2015 and Later	180	1%	626	2%	3,057	1%
1990 - 2014	2,710	21%	6,866	18%	42,412	11%
1960 - 1989	5,902	46%	14,164	37%	115,305	31%
Before 1960	4,138	32%	17,055	44%	214,149	57%

Sources: American Community Survey.

## ESTIMATED NEW TAXES AND COMPARISON

### REAL PROPERTY TAX EFFECTS

Condominium communities in the Town of Carmel, and many other taxing jurisdictions nationwide, are assigned an assessed value that reflects the fact that unit owners do not also own the underlying land, as they do with a single-family home or other fee simple arrangements. Units in the Project would therefore be assessed for tax purposes at a lower value. With 63 selling at the prices estimated in Table 1, anticipated market value is \$42,087,000.

Based on historical information and a sampling of condominium sale and assessed values from the town's tax rolls, this analysis conservatively assumes that each unit would be assessed by adjusting the sale value by a "condo valuation factor" of 0.65, with the units assessed at 65% of market value, or \$27,356,550.

As shown in Table 3a, even with the condo valuation factor, the Project adds \$23,823,050 to the value of the parcels in Carmel, a 674% increase in value over current use.

Table 3b calculates the Project's tax revenue contribution to each jurisdiction, including library, ambulance, and fire. This estimate assumes the Project is taxed at 2021 rates, to simplify the presentation.

The increase in assessment results in an annual increase of \$845,998 in tax revenue, compared with maintaining the current use of the parcels. Over a period of ten years, this adds \$8,459,976 in new tax revenue.

The chart on the next page illustrates the increase.

**Table 3a: Real Estate Value Increase in Carmel**

	Current Use	After Project
Market Value	\$3,533,500	\$42,087,000
Condo "Valuation Factor"	n/a	0.65
Taxable (Assessed) Value	\$3,533,500	\$27,356,550
Increase in Value		\$23,823,050
Percent Increase		674%

Sources: Market Value from Centennial Golf Club, Condo factor from informal conversation with Assessor

**Table 3b: Levy Increase with Project, Using 2021 Tax Rates**

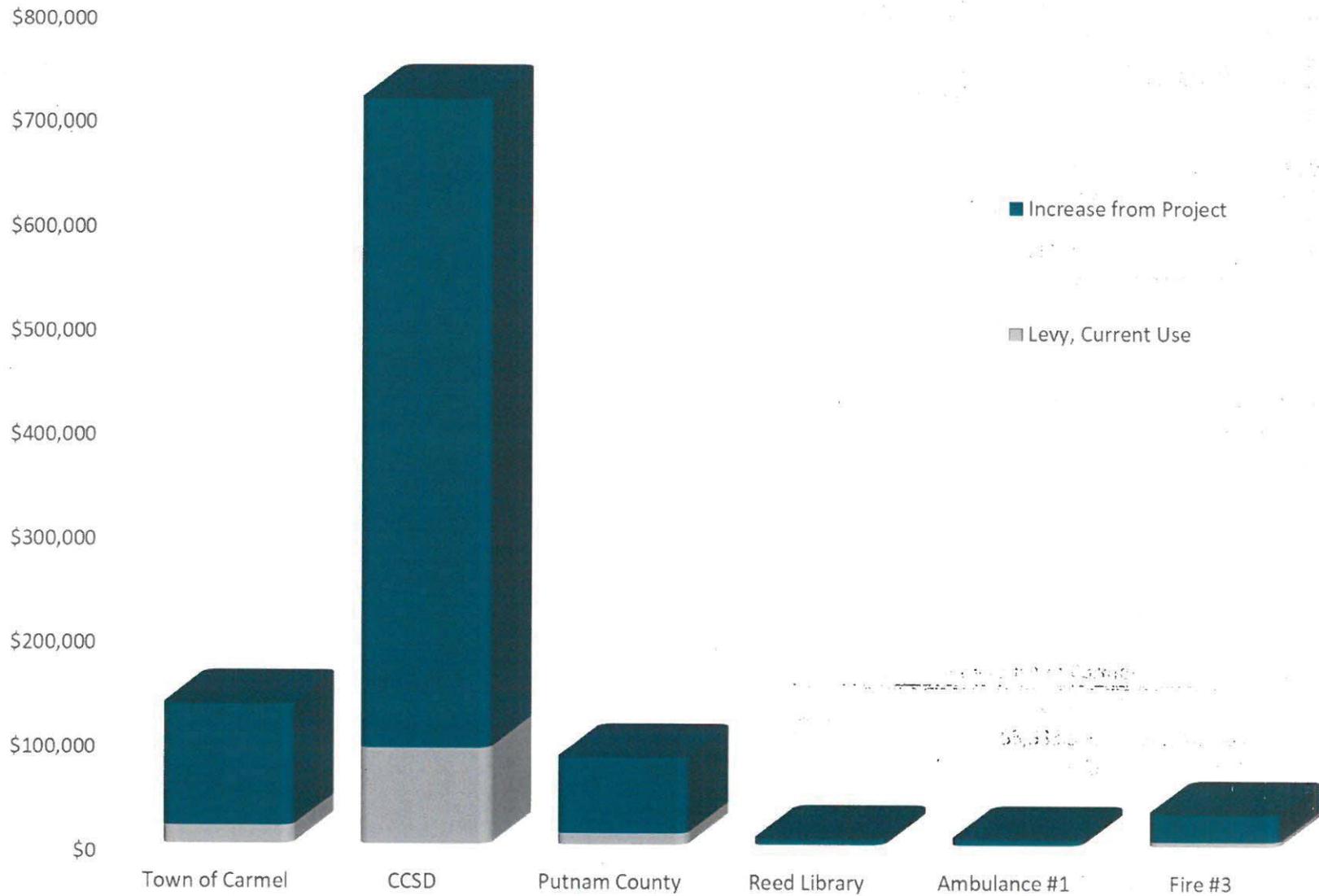
	Current Rate per \$1,000	Levy, Current Use	Levy, after Project	Increase from Project
Town of Carmel	4.8607	\$17,175	\$132,971	\$115,796
CCSD	26.0873	92,180	713,660	621,480
Putnam County	3.0297	10,706	82,883	72,178
Reed Library	0.2189	773	5,987	5,214
Ambulance #1	0.2002	707	5,477	4,770
Fire #3	1.1149	3,939	30,500	26,560
<b>Total</b>	<b>35.5117</b>	<b>\$125,481</b>	<b>\$971,478</b>	<b>\$845,998</b>

Sources: Table 4a, "Putnam County 2021 Tax Rates" at Putnamcountyny.gov

### SALES TAX EFFECTS

Putnam County collects sales and use taxes but has no agreement to share receipts with any municipalities. Sales taxes collected by new resident spending are therefore not included as a fiscal benefit to the Town of Carmel.

### Increase in Tax Levies from Centennial Golf Club Residential Community



## ESTIMATED COST OF SERVICES TO NEW HOUSEHOLDS

The incremental costs of services are divided into two categories: public school spending per child attending, and general municipal spending, which includes town staff, public safety, resident services, and the highway fund. Special district services are not included.

### SCHOOL DISTRICT COSTS PER STUDENT AND TAX SURPLUS

A standard, conservative calculation of the cost of new students is to distribute the annual school budget over the number of students enrolled. School districts in New York receive other funds than local real property tax payments. To estimate the effect of new students on the school district, the Tax Levy, as reported to the state by each district, is divided by enrollment.

Carmel Central School District (CCSD) has experienced declining enrollment at least since the 2017-2018 school year, while the total budget and often the tax levy increased each year. In 2021, town

**Table 4a: Estimated Carmel Central School District Costs and Tax Levy per Student**

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Total Budget	\$123,115,443	\$125,596,489	\$127,657,650	\$130,541,386	\$131,916,386
Tax Levy	91,918,443	93,674,489	96,095,650	98,594,386	97,468,276
Current Students	4,182	4,115	4,052	4,027	3,876
Students from Project	-	-	-	-	13
Total Students	4,182	4,115	4,052	4,027	3,889
Levy per Student	\$21,980	\$22,764	\$23,716	\$24,483	\$25,063

Sources: Carmel Central School District Property Tax Report Cards, 2018 through 2021, and 2021-2022 contingency budget.

<sup>4</sup> Assumes no changes in levy or assessments.

residents twice voted down the proposed 2021-2022 budget, and CCSD announced it will adopt a contingency budget.

Because of the complex interaction of enrollment, budget, and levy changes, the estimated incremental costs of new students assumes they will enroll for the 2021-2022 school year.

The Residential Unit Mix and Household Composition analysis predicts 13 school-aged children in the Centennial Golf Club residences, all new to CCSD.

The result, in Table 4a, is \$25,063 to be raised by the tax levy for each student. Table 4b shows the Project would produce surplus taxes for the 2021-2022 school year. New taxes are enough to pay for the anticipated 13 new students, plus an additional 16 students.

### Results:

**\$400,564 annual surplus tax revenue, \$4,005,640 over ten years<sup>4</sup>.**

**13 students from the Project plus 16 additional students supported by new school tax revenue.**

**Table 4b: Incremental Effect of Project on School District**

Levy per Student, 2021-2022	\$25,063
New Students from Project	13
New Student Costs from Project	325,813
New Taxes to CCSD from Project	726,377
<b>2021-2022 Surplus to CCSD</b>	<b>\$400,564</b>

MUNICIPAL COSTS PER CAPITA AND TAX SURPLUS

Table 5 calculates the total and incremental costs of providing town municipal services to residents. This analysis is solely for the Town of Carmel General Fund and does not include library, ambulance, or fire district incremental costs. As shown in Table 3b, above, each of these special districts does gain new revenue as a result of the Project.

Table 5 calculates municipal costs and cost per capita as follows:

1. Report the 2021 Town of Carmel tax levy
2. Report the number of parcels and calculate the percent of taxable parcels that are residential: 84%
3. Report the total assessed value with the increased value from the Project and calculate the percent of value attributable to residential properties: 76%
4. Average 84% and 76% and assume the share of town share of expenditures attributable to residents is 80%, or \$19,493,597 (Measure A)
5. Report the number of residents in 2019, and decrease it by the average annual decline since 2010 to estimate 2021 residents. Add 167 new residents from the Project to determine the number of residents. (Measure B)
6. Calculate the cost of municipal services per resident by dividing residential costs by estimated residents: Measure A ÷ Measure B = \$569 municipal cost per resident.
7. Calculate the surplus for the town by subtracting incremental costs (167 residents x \$569 costs) from town tax revenue reported in Table 4b.

**Result: \$37,902 annual surplus, equal to \$227 per new resident and \$379,020 over ten years.**

**Table 5: Municipal Costs per Household and New Town Revenue**

2021 Town of Carmel Tax Levy	\$24,405,122
<u>Taxable Parcels</u>	
Total Parcels, Including 51 for New Units	13,053
Residential Parcels, Including 51 for New Units	10,925
Residential Parcel Percentage	84%
<u>Assessed Value</u>	
Total Assessed Value	\$5,037,096,246
Residential Parcel Assessed Value	\$3,836,558,332
Residential Value Percentage	76%
<u>Municipal Costs Attributed to Residents, Based on Parcel Count and Value</u>	
Estimated Share of Residential-Associated Expenditures	80%
A = Estimated Municipal Residential-Associated Expenditures	\$19,493,597
<u>Distribution of Costs over Current and Estimated Carmel Residents</u>	
2019 Residents	34,106
Estimated 2021 Residents, 0.04% Annual Decline	34,076
New Residents from Project	167
B = Estimated 2021 Residents, Total	34,243
A ÷ B = Municipal Cost per Resident	\$569
Town Tax Revenue from Project	\$132,971
Incremental Town Costs for Residents	<u>\$95,069</u>
Surplus/(Gap) of New Revenue from the Project	\$37,902
Town Tax Revenue per New Resident	\$796
<u>Excess or Gap of New Revenue over Costs per Resident</u>	<u>\$227</u>

Sources: American Community Survey, NYS Comptroller, Putnam County

## EFFECTS ON THE TOWN OF SOUTHEAST

The Centennial Golf Club has a footprint in the Town of Carmel and the Town of Southeast, both in Putnam County. As noted above, the residential development will be solely in the Town of Carmel.

The Town of Southeast parcels include 16 holes for golf, with an additional two holes still in the Town of Carmel. Together, the 18 holes comprise a full course, plus the clubhouse, golf shop, event space, and Grille Room restaurant. This facility is expected to serve the same or an increased number of golfers, shoppers, and diners after completion of the residential project, and realize continuing revenue from these operations.

The Project will include a 181-space surface parking lot in the Town of Southeast. Surface parking is not expected to have a measurable fiscal impact on the Town of Southeast.

The Centennial Golf Club pays taxes to the Town of Southeast, the Brewster Central School District, and special districts as a commercial enterprise, and its assessment for real property taxes is therefore based on the net income of the facility. The Project is not expected to alter the real property taxes payable to the Town of Southeast.

# ABOUT STORRS ASSOCIATES

Storrs Associates, LLC is a partner and advisor to public and private entities seeking to encourage economic growth and to make direct public and private investments. We deliver client-driven, high quality advice, customized analyses and reports, public speaking and learning sessions, and transaction management. Victoria Storrs, the company President, founded the firm in 2021 to provide direct, responsive service to municipal governments and the public and private organizations who work with and for them. She has worked with municipal governments for more than 20 years, beginning as an investment banker at First Albany Corporation and managing debt financings for state public authorities. She taught money and capital markets at the State University of New York at Albany School of Business, and has been a development finance and economic development consultant for more than seven years, including five years at Camoin Associates of Saratoga Springs, NY, where she became the firm's first Development Finance Practice Leader.

Storrs Associates, LLC is located in Albany County, NY, and serves clients throughout New York and the Northeast. Learn more at [www.storrsassociates.com](http://www.storrsassociates.com) and on [LinkedIn](#).

This report was prepared by Victoria Storrs, President and Founder.

Vstorrs@storrsassociates.com

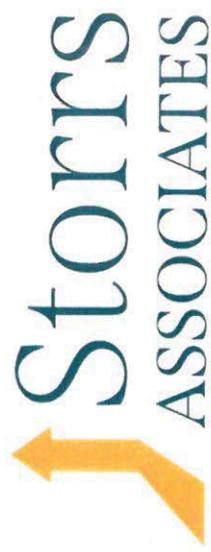
(518) 512-9537

## *Terms of Use*

This report was created for the Centennial Golf Club of Carmel, New York, for its sole and exclusive use, which includes sharing with the Town of Carmel and the Town of Southeast and related approving bodies to assist in review and approval of the proposed Project, and publication by the Town of Carmel and the Town of Southeast in connection with that review.

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Prepared by Storrs Associates, LLC for the  
Centennial Golf Club, Carmel, NY  
October 15, 2021



STORRS ASSOCIATES, LLC  
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CARMEL, NY 12148  
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WWW.STORRSASSOCIATES.COM

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

**REVISED 03-03-2022**

**Instructions for Completing Part 1**

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

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

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

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

Name of Action or Project: Centennial Golf Club Townhomes		
Project Location (describe, and attach a general location map): 185 John Simpson Road ,Tax ID #44.-2-2.1 and Tax ID # 44.-2-4.2 (Town of Carmel); and 175 John Simpson Road, Tax ID # 44.-1-1 (Town of Southeast)		
Brief Description of Proposed Action (include purpose or need): To construct a <b>52-63</b> -unit townhome development with a clubhouse and pool for the residents at the southwest corner of John Simpson Road and Fair Street (Co. Rt. 40) on lands known as the Centennial Golf Club (CGC). CGC offers three 9-hole golf courses identified as the "Meadows", "Lakes" and "Fairways". Fairways is located in the Town of Carmel, Meadows is in the Town of Southeast, and Lakes is located in both towns. The Project area is located at the northern tip of the Lakes and Meadows courses, north of the existing clubhouse and pavilion. The golf practice area, 9 holes of golf known as Fairways, and an underutilized 271-space surface parking lot will be eliminated to facilitate this Project. The townhomes will be constructed where the existing parking lot is located, and a former pasture north of the parking lot. The Project includes the realignment of driveways and installation of new private drives for the townhomes, new water and sewer lines, replacement of a pump station, on-site stormwater management, a partial demolition of a portion of the existing cart barn, new/realigned cart paths, reconfiguration of the Lakes and Meadows courses, and the installation of a new, modern <b>183 220</b> -space surface parking area in the Town of Southeast for CGC guests. A lot line <b>revision adjustment</b> is proposed to create a 21 acre parcels and a new emergency access driveway on Fair Street is proposed. Approximately 83% of the proposed 21 acre parcel will be preserved as open-space. <b>Eight handicapped parking spaces will be constructed proximate to the Golf Course Clubhouse.</b>		
Name of Applicant/Sponsor: Centennial Golf Properties and Toll Brothers	Telephone: 845-225-5700	
	E-Mail:	
Address: 185 John Simpson Road		
City/PO: Carmel	State: NY	Zip Code: 10512
Project Contact (if not same as sponsor; give name and title/role): Christopher LaPorta, P.E., Passero Associates	Telephone: 585-455-0157	
	E-Mail: claporta@passero.com	
Address: 19 Front Street		
City/PO: Newburgh	State: NY	Zip Code: 12550
Property Owner (if not same as sponsor): Centennial Golf Club	Telephone: 845-225-5700	
	E-Mail:	
Address: 185 John Simpson Road		
City/PO: Carmel	State: NY	Zip Code: 10512

**B. Government Approvals**

<b>B. Government Approvals, Funding, or Sponsorship.</b> (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
<b>Government Entity</b>	<b>If Yes: Identify Agency and Approval(s) Required</b>	<b>Application Date (Actual or projected)</b>
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	T/O Carmel TB (subdivision, easements)	June 2021
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	T/O Carmel PB (Site Plan Mod) T/O Southeast PB (Site Plan Mod)	June 2021
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	T/O Carmel Water & Sewer; Environmental Conservation Board	June 2021
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Putnam County DOT (right-of-way); Putnam County DOH (water and sewer)	June 2021
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYCDEP	June 2021
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC; NYSDOT; NYCDEP (Water, Sewer and SWPPP)	June 2021
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

<b>C.1. Planning and zoning actions.</b>	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> <li>• <b>If Yes</b>, complete sections C, F and G.</li> <li>• <b>If No</b>, proceed to question C.2 and complete all remaining sections and questions in Part 1</li> </ul>	
<b>C.2. Adopted land use plans.</b>	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s): NYC Watershed Boundary (Middle Branch Reservoir Drainage Basin)	
_____	
_____	
_____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	
_____	
_____	
_____	



f. Does the project include new residential uses?  Yes  No  
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	<u>52 63</u>	_____	_____	_____
At completion of all phases	<u>52 63</u>	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)?  Yes  No  
 If Yes,

i. Total number of structures \_\_\_\_\_  
 ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length  
 iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?  Yes  No  
 If Yes,

i. Purpose of the impoundment: on-site stormwater management areas  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: Surface runoff  
 iii. If other than water, identify the type of impounded/contained liquids and their source. \_\_\_\_\_  
 iv. Approximate size of the proposed impoundment. Volume: 0.514 million gallons; surface area: 1.05 acres  
 v. Dimensions of the proposed dam or impounding structure: \_\_\_\_\_ height; \_\_\_\_\_ length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): \_\_\_\_\_

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both?  Yes  No  
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)  
 If Yes: Regrading and excavation will result in a balanced site.

i. What is the purpose of the excavation or dredging? \_\_\_\_\_  
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?  
 • Volume (specify tons or cubic yards): \_\_\_\_\_  
 • Over what duration of time? \_\_\_\_\_  
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 iv. Will there be onsite dewatering or processing of excavated materials?  Yes  No  
 If yes, describe. \_\_\_\_\_  
 \_\_\_\_\_  
 v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No  
 ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?  Yes  No  
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): State Wetland Adjacent Area (buffer) LC-26

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:  
The golf practice areas and former pasture will be regraded to construct stormwater management areas, which will affect the State 100' wetland buffer. The area of disturbance in the 100-foot buffer is 2.01 acres. No other buffer areas or watercourses will be impacted.

---

iii. Will the proposed action cause or result in disturbance to bottom sediments?  Yes  No  
 If Yes, describe: \_\_\_\_\_

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

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

---

c. Will the proposed action use, or create a new demand for water?  Yes  No  
**A Water and Sewer Report is provided**  
 If Yes:

i. Total anticipated water usage/demand per day: 17,160 gallons/day

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

- Name of district or service area: Carmel Water District #2
- Does the existing public water supply have capacity to serve the proposal?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No
- Do existing lines serve the project site?  Yes  No

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

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

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

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

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

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

---

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

i. Total anticipated liquid waste generation per day: 17,160 gallons/day

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

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

- Name of wastewater treatment plant to be used: Carmel Sewer District #2 WWTP
- Name of district: Carmel Sewer District #2
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed?  Yes  No

• Do existing sewer lines serve the project site?  Yes  No  
 • Will a line extension within an existing district be necessary to serve the project?  Yes  No  
 If Yes:
 

- Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

---

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No  
 If Yes:
 

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):  
 \_\_\_\_\_  
 \_\_\_\_\_

---

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

---

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No  
 If Yes:
 

- i. How much impervious surface will the project create in relation to total size of project parcel?  
 \_\_\_\_\_ Square feet or **2.5 acres** (impervious surface) Chris, this needs to match with E.1.b, which says 1.85 acres  
 \_\_\_\_\_ Square feet or **361 acres** (parcel size)
- ii. Describe types of new point sources. Runoff conveyances to stormwater management areas
- iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?  
on-site stormwater management areas
- If to surface waters, identify receiving water bodies or wetlands: \_\_\_\_\_
- Will stormwater runoff flow to adjacent properties?  Yes  No

---

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

---

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No  
 If Yes, identify:
 

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

---

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:
 

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No
- ii. In addition to emissions as calculated in the application, the project will generate:
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)?  Yes  No

If Yes:

i. Estimate methane generation in tons/year (metric): \_\_\_\_\_

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): \_\_\_\_\_

---

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations?  Yes  No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): \_\_\_\_\_

---

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services?  Yes  No

**See Exhibit A**

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of \_\_\_\_\_ to \_\_\_\_\_.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): \_\_\_\_\_  
183 spaces for golf course & 228 for residential

iii. Parking spaces: Existing 271 Proposed 411 Net increase/decrease +140

iv. Does the proposed action include any shared use parking?  Yes  No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: \_\_\_\_\_

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site?  Yes  No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles?  Yes  No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes?  Yes  No

---

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy?  Yes  No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: \_\_\_\_\_

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): \_\_\_\_\_

iii. Will the proposed action require a new, or an upgrade, to an existing substation?  Yes  No

---

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 7 am to 5 pm _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____ 24/7 _____</li> <li>• Saturday: _____ 24/7 _____</li> <li>• Sunday: _____ 24/7 _____</li> <li>• Holidays: _____ 24/7 _____</li> </ul>
---	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 Heavy equipment used for earthmoving, deliveries, backup beepers during construction \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 The townhouses will have exterior lighting on the dwellings; the new parking lot will have dark sky compliant lighting \_\_\_\_\_  
 \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe the proposed storage facilities: \_\_\_\_\_  
 \_\_\_\_\_

---

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?  Yes  No  
 If Yes:  
 i. Describe proposed treatment(s):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action use Integrated Pest Management Practices?  Yes  No

---

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?  Yes  No  
 If Yes:  
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:  
 • Construction: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_

iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.92	4.77	+1.85
• Forested	10.75	7.39	-3.36
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	10.51	11.16	+0.65
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.19	1.05	+0.86
• Wetlands (freshwater or tidal)	6.79	6.79	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation?  Yes  No  
i. If Yes: explain: Public golf course

---

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?  Yes  No  
If Yes,  
i. Identify Facilities:  
Shining Star Daycare, 64 Duke Drive, Carmel Hamlet

---

e. Does the project site contain an existing dam?  Yes  No  
If Yes:  
i. Dimensions of the dam and impoundment:  

- Dam height: \_\_\_\_\_ feet
- Dam length: \_\_\_\_\_ feet
- Surface area: \_\_\_\_\_ acres
- Volume impounded: \_\_\_\_\_ gallons OR acre-feet

ii. Dam's existing hazard classification: \_\_\_\_\_  
iii. Provide date and summarize results of last inspection:  
\_\_\_\_\_  
\_\_\_\_\_

---

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?  Yes  No  
If Yes:  
i. Has the facility been formally closed?  Yes  No  

- If yes, cite sources/documentation: \_\_\_\_\_

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:  
\_\_\_\_\_  
\_\_\_\_\_
iii. Describe any development constraints due to the prior solid waste activities: \_\_\_\_\_  
\_\_\_\_\_

---

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?  Yes  No  
If Yes:  
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:  
\_\_\_\_\_  
\_\_\_\_\_

---

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?  Yes  No  
If Yes:  
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:  Yes  No  
 Yes – Spills Incidents database Provide DEC ID number(s): \_\_\_\_\_  
 Yes – Environmental Site Remediation database Provide DEC ID number(s): \_\_\_\_\_  
 Neither database  
ii. If site has been subject of RCRA corrective activities, describe control measures: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?  Yes  No  
If yes, provide DEC ID number(s): \_\_\_\_\_  
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):  
\_\_\_\_\_  
\_\_\_\_\_

v. Is the project site subject to an institutional control limiting property uses?  Yes  No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place?  Yes  No
- Explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ >3 feet

b. Are there bedrock outcroppings on the project site?  Yes  No  
 If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site:

Woodbridge Loam	_____	32 %
Paxton Fine Sandy Loam	_____	24 %
Ridgebury Complex	_____	21 %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ 3 feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ 24 % of site  
 Moderately Well Drained: \_\_\_\_\_ 32 % of site  
 Poorly Drained \_\_\_\_\_ 21 % of site

**See Exhibit B**

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ 97.7 % of site  
 10-15%: \_\_\_\_\_ 2.3 % of site  
 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site?  Yes  No  
 If Yes, describe: \_\_\_\_\_  
 \_\_\_\_\_

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)?  Yes  No

ii. Do any wetlands or other waterbodies adjoin the project site?  Yes  No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i. **See Exhibit C for Wetland Maps**

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency?  Yes  No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 864-194 Classification C
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) LC-26 32.9 acres

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies?  Yes  No

If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_  
 \_\_\_\_\_

i. Is the project site in a designated Floodway?  Yes  No

j. Is the project site in the 100-year Floodplain?  Yes  No

k. Is the project site in the 500-year Floodplain?  Yes  No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer?  Yes  No  
 If Yes:  
 i. Name of aquifer: \_\_\_\_\_

m. Identify the predominant wildlife species that occupy or use the project site: \_\_\_\_\_  
 Birds, squirrels, woodchucks, raccoons, \_\_\_\_\_  
 \_\_\_\_\_

n. Does the project site contain a designated significant natural community?  Yes  No  
 If Yes:  
 i. Describe the habitat/community (composition, function, and basis for designation): \_\_\_\_\_  
 ii. Source(s) of description or evaluation: \_\_\_\_\_  
 iii. Extent of community/habitat:  
 • Currently: \_\_\_\_\_ acres  
 • Following completion of project as proposed: \_\_\_\_\_ acres  
 • Gain or loss (indicate + or -): \_\_\_\_\_ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?  Yes  No  
 If Yes: **See Exhibit E**  
 i. Species and listing (endangered or threatened):  
 Northern Long-eared Bat Populated by the EAFMapper. IPaC Report reveals NLEB is a threatened species, and the Indiana Bat and the Bog Turtle are endangered species

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?  Yes  No  
 If Yes:  
 i. Species and listing: \_\_\_\_\_

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?  Yes  No  
 If yes, give a brief description of how the proposed action may affect that use: \_\_\_\_\_

**E.3. Designated Public Resources On or Near Project Site**

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?  Yes  No  
 If Yes, provide county plus district name/number: \_\_\_\_\_

b. Are agricultural lands consisting of highly productive soils present?  Yes  No  
 i. If Yes: acreage(s) on project site? \_\_\_\_\_  
 ii. Source(s) of soil rating(s): \_\_\_\_\_

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?  Yes  No  
 If Yes:  
 i. Nature of the natural landmark:  Biological Community  Geological Feature  
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: \_\_\_\_\_

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?  Yes  No  
 If Yes:  
 i. CEA name: \_\_\_\_\_  
 ii. Basis for designation: \_\_\_\_\_  
 iii. Designating agency and date: \_\_\_\_\_

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

**F. Additional Information**

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

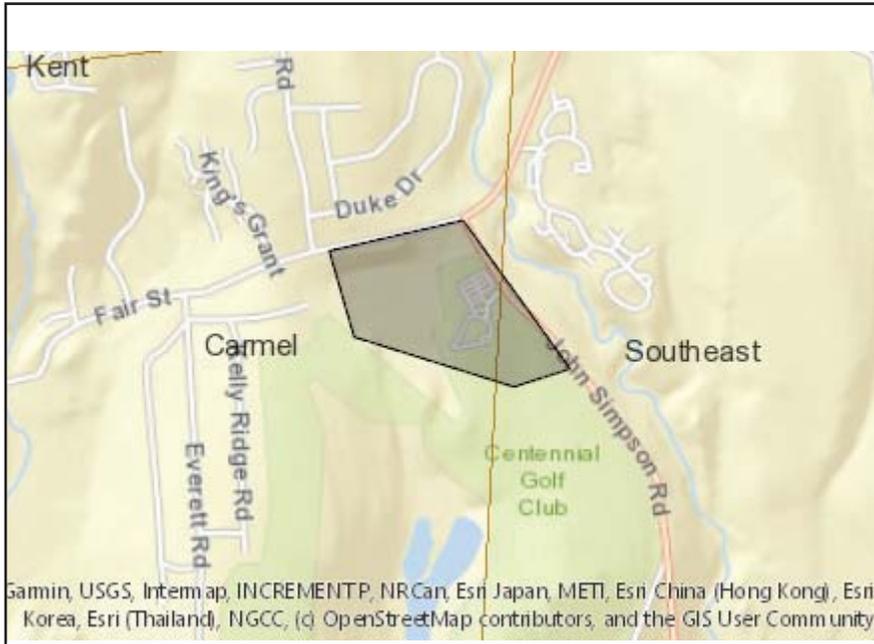
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

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

Applicant/Sponsor Name David Leibowits Date \_\_\_\_\_

Signature \_\_\_\_\_ Title \_\_\_\_\_



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



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYC Watershed Boundary
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	864-194
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):32.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	LC-26

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

# **EXHIBIT A**



June 21, 2021

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

**Re: Centennial Golf Properties and Toll Brothers  
Centennial Townhomes  
185 John Simpson Road (44.2-2.1) and John Simpson Road (44.2-4.2)  
Traffic Generation Letter of Findings**

Dear Chairperson, Paeprrer:

We have conducted an evaluation of the site generated vehicular traffic volumes associated with the proposed project and respectfully submit this Letter of Findings. The intent of this letter of findings is to assess the projected changes in vehicular traffic generated by the site from the existing conditions to the currently proposed development.

### **Existing Conditions**

The existing use of the property is a 27-hole golf course and country club known as Centennial Golf Course. The golf course and country club are categorized by the Institute of Transportation Engineers (ITE) as Land Use 430: Golf Course.

### **Proposed Conditions**

The proposed project will retain the country club and 18 holes of golf, and includes the construction of 52 townhouse units categorized by ITE as Land Use 220: Multifamily Housing (Low-Rise).

### **Traffic Generation**

For analysis purposes, the peak hours site-generated traffic was estimated using trip generation rates published by ITE entitled "Trip Generation, 10<sup>th</sup> Edition". The ITE trip generation manual uses statistical data collected nationwide to determine an appropriate amount of traffic generated during the peak hour for use in traffic analysis.

Shown in the table below, the resulting trip generation volumes have been calculated for both the existing and proposed uses of the site.

**TRIP GENERATION CALCULATION TABLE**

ITE Trip Generation 10<sup>th</sup> Edition Manual Research Data:

Type of Land Use	ITE Code	Unit	Weekday Morning Peak			Weekday Evening Peak		
			Enter	Exit	Total	Enter	Exit	Total
27-Hole Golf Course and Country Club	430	27 Holes	Generation Rate = 1.76			Generation Rate = 2.91		
			79%	21%	100%	53%	47%	100%
			38	10	48	42	37	79
<b>Total Existing Trips</b>			<b>38</b>	<b>10</b>	<b>48</b>	<b>42</b>	<b>37</b>	<b>79</b>
18-Hole Golf Course and County Club	430	18 Holes	Generation Rate = 1.76			Generation Rate = 2.91		
			79%	21%	100%	53%	47%	100%
			25	7	32	27	25	52
Multifamily Housing (Low-Rise)	220	52 Units	Generation Rate = 0.46			Generation Rate = 0.56		
			23%	77%	100%	63%	37%	100%
			6	18	24	18	11	29
<b>Total Proposed Trips</b>			<b>31</b>	<b>25</b>	<b>56</b>	<b>45</b>	<b>36</b>	<b>81</b>
<b>Difference in Trips</b>			<b>-7</b>	<b>15</b>	<b>8</b>	<b>-3</b>	<b>1</b>	<b>-2</b>

\* Trip generation rates are based on ITE Trip Generation Manual 10<sup>th</sup> Edition for trips generated during the anticipated morning and evening peak hours.

Based on the results of the trip generation calculations, it is estimated that the proposed development will generate roughly 8 more trips during the morning peak hour and 2 less trips during the evening peak hour.

The general industry practice for many municipalities is that an intersection should be analyzed for impact associated with a proposed development if 100 or more new trips are proposed through that intersection. Although the traffic patterns will likely be altered by the proposed development, we do not project that the proposed development will increase the traffic volumes by 100 or more vehicles during the peak hour at any specific intersection; therefore, it is our opinion that no further traffic impact analysis is required as a result of traffic that would be generated by the proposed development.

Please contact me should you require additional information or have any questions.

Sincerely,



Chris LaPorta, PE, CDT  
 Hudson Valley Office Manager



# **EXHIBIT B**



United States  
Department of  
Agriculture

NRCS

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Putnam County, New York



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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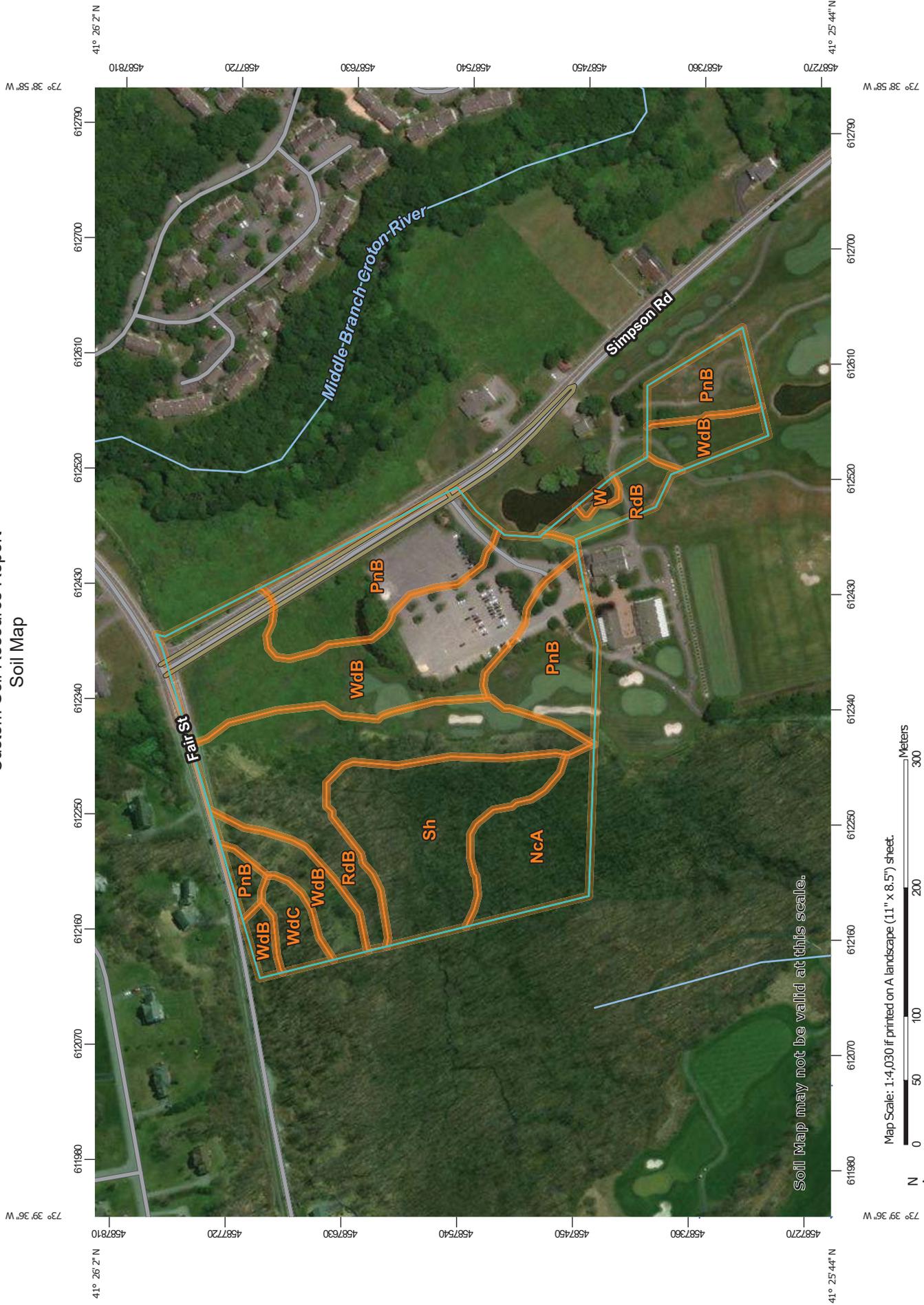
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report  
Soil Map



Soil Map may not be valid at this scale.

Map Scale: 1:4,030 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

## MAP LEGEND

<b>Area of Interest (AOI)</b>	 Area of Interest (AOI)	 Spoil Area
<b>Soils</b>	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
<b>Special Point Features</b>	 Blowout	 Other
	 Borrow Pit	 Special Line Features
	 Clay Spot	<b>Water Features</b>
	 Closed Depression	 Streams and Canals
	 Gravel Pit	<b>Transportation</b>
	 Gravelly Spot	 Rails
	 Landfill	 Interstate Highways
	 Lava Flow	 US Routes
	 Marsh or swamp	 Major Roads
	 Mine or Quarry	 Local Roads
	 Miscellaneous Water	<b>Background</b>
	 Perennial Water	 Aerial Photography
	 Rock Outcrop	
	 Saline Spot	
	 Sandy Spot	
	 Severely Eroded Spot	
	 Sinkhole	
	 Slide or Slip	
	 Sodic Spot	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Putnam County, New York  
 Survey Area Data: Version 17, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 5, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NcA	Natchaug muck, 0 to 2 percent slopes	2.2	8.5%
PnB	Paxton fine sandy loam, 3 to 8 percent slopes	6.1	23.9%
RdB	Ridgebury complex, 3 to 8 percent slopes	5.2	20.6%
Sh	Sun loam	3.7	14.4%
W	Water	0.1	0.4%
WdB	Woodbridge loam, 3 to 8 percent slopes	7.6	29.9%
WdC	Woodbridge loam, 8 to 15 percent slopes	0.6	2.3%
<b>Totals for Area of Interest</b>		<b>25.5</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not

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mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Putnam County, New York

### NcA—Natchaug muck, 0 to 2 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2w68z  
*Elevation:* 0 to 1,550 feet  
*Mean annual precipitation:* 36 to 71 inches  
*Mean annual air temperature:* 39 to 55 degrees F  
*Frost-free period:* 145 to 240 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Natchaug and similar soils:* 80 percent  
*Minor components:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Natchaug

##### Setting

*Landform:* Depressions, depressions, depressions  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Parent material:* Highly decomposed organic material over loamy glaciofluvial deposits and/or loamy glaciolacustrine deposits and/or loamy till

##### Typical profile

*Oa1 - 0 to 12 inches:* muck  
*Oa2 - 12 to 31 inches:* muck  
*2Cg1 - 31 to 39 inches:* silt loam  
*2Cg2 - 39 to 79 inches:* fine sandy loam

##### Properties and qualities

*Slope:* 0 to 2 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Very poorly drained  
*Runoff class:* Negligible  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to high  
(0.01 to 14.17 in/hr)  
*Depth to water table:* About 0 to 6 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* Frequent  
*Calcium carbonate, maximum content:* 25 percent  
*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)  
*Available water capacity:* Very high (about 17.9 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 5w  
*Hydrologic Soil Group:* B/D  
*Ecological site:* F144AY042NY - Semi-Rich Organic Wetlands  
*Hydric soil rating:* Yes

**Minor Components**

**Catden**

*Percent of map unit: 8 percent*  
*Landform: Depressions, depressions, depressions*  
*Down-slope shape: Concave*  
*Across-slope shape: Concave*  
*Hydric soil rating: Yes*

**Limerick**

*Percent of map unit: 5 percent*  
*Landform: Flood plains*  
*Landform position (three-dimensional): Tread*  
*Down-slope shape: Concave*  
*Across-slope shape: Concave*  
*Hydric soil rating: Yes*

**Sun**

*Percent of map unit: 4 percent*  
*Landform: Hills, depressions*  
*Landform position (two-dimensional): Toeslope, footslope*  
*Landform position (three-dimensional): Base slope, head slope*  
*Down-slope shape: Concave*  
*Across-slope shape: Concave*  
*Hydric soil rating: Yes*

**Halsey**

*Percent of map unit: 3 percent*  
*Landform: Terraces*  
*Landform position (three-dimensional): Tread*  
*Down-slope shape: Concave*  
*Across-slope shape: Concave*  
*Hydric soil rating: Yes*

**PnB—Paxton fine sandy loam, 3 to 8 percent slopes**

**Map Unit Setting**

*National map unit symbol: 2t2qp*  
*Elevation: 0 to 1,570 feet*  
*Mean annual precipitation: 36 to 71 inches*  
*Mean annual air temperature: 39 to 55 degrees F*  
*Frost-free period: 140 to 240 days*  
*Farmland classification: All areas are prime farmland*

**Map Unit Composition**

*Paxton and similar soils: 80 percent*  
*Minor components: 20 percent*  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

## Description of Paxton

### Setting

*Landform:* Hills, drumlins, ground moraines

*Landform position (two-dimensional):* Backslope, summit, shoulder

*Landform position (three-dimensional):* Side slope, crest, nose slope

*Down-slope shape:* Linear, convex

*Across-slope shape:* Convex

*Parent material:* Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

### Typical profile

*Ap - 0 to 8 inches:* fine sandy loam

*Bw1 - 8 to 15 inches:* fine sandy loam

*Bw2 - 15 to 26 inches:* fine sandy loam

*Cd - 26 to 65 inches:* gravelly fine sandy loam

### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* 18 to 39 inches to densic material

*Drainage class:* Well drained

*Runoff class:* Medium

*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.14 in/hr)

*Depth to water table:* About 18 to 37 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)

*Available water capacity:* Low (about 3.1 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2s

*Hydrologic Soil Group:* C

*Ecological site:* F144AY007CT - Well Drained Dense Till Uplands

*Hydric soil rating:* No

## Minor Components

### Woodbridge

*Percent of map unit:* 9 percent

*Landform:* Ground moraines, hills, drumlins

*Landform position (two-dimensional):* Backslope, footslope, summit

*Landform position (three-dimensional):* Side slope

*Down-slope shape:* Concave

*Across-slope shape:* Linear

*Hydric soil rating:* No

### Ridgebury

*Percent of map unit:* 6 percent

*Landform:* Hills, ground moraines, depressions, drainageways

*Landform position (two-dimensional):* Toeslope, backslope, footslope

*Landform position (three-dimensional):* Base slope, head slope, dip

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Hydric soil rating:* Yes

**Charlton**

*Percent of map unit:* 5 percent  
*Landform:* Hills  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

**RdB—Ridgebury complex, 3 to 8 percent slopes**

**Map Unit Setting**

*National map unit symbol:* 2xfg2  
*Elevation:* 10 to 1,180 feet  
*Mean annual precipitation:* 36 to 71 inches  
*Mean annual air temperature:* 39 to 55 degrees F  
*Frost-free period:* 145 to 240 days  
*Farmland classification:* Farmland of statewide importance

**Map Unit Composition**

*Ridgebury, loam, and similar soils:* 50 percent  
*Ridgebury, somewhat poorly drained, and similar soils:* 35 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Ridgebury, Loam**

**Setting**

*Landform:* Ground moraines, depressions, drumlins, drainageways, hills  
*Landform position (two-dimensional):* Toeslope, footslope  
*Landform position (three-dimensional):* Head slope, base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Parent material:* Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

**Typical profile**

*Oe - 0 to 1 inches:* moderately decomposed plant material  
*A - 1 to 6 inches:* loam  
*Bw - 6 to 10 inches:* gravelly fine sandy loam  
*Bg - 10 to 19 inches:* gravelly fine sandy loam  
*Cd - 19 to 66 inches:* gravelly loam

**Properties and qualities**

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* 15 to 35 inches to densic material  
*Drainage class:* Poorly drained  
*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.14 in/hr)  
*Depth to water table:* About 0 to 6 inches  
*Frequency of flooding:* None

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*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)  
*Available water capacity:* Low (about 3.1 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* D  
*Ecological site:* F144AY009CT - Wet Till Depressions  
*Hydric soil rating:* Yes

## Description of Ridgebury, Somewhat Poorly Drained

### Setting

*Landform:* Drainageways, hills, ground moraines, depressions, drumlins  
*Landform position (two-dimensional):* Toeslope, footslope  
*Landform position (three-dimensional):* Head slope, base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Parent material:* Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

### Typical profile

*Oa - 0 to 1 inches:* highly decomposed plant material  
*A - 1 to 7 inches:* loam  
*Bw - 7 to 13 inches:* loam  
*Bg - 13 to 21 inches:* fine sandy loam  
*Cd - 21 to 60 inches:* gravelly fine sandy loam

### Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* 15 to 35 inches to densic material  
*Drainage class:* Somewhat poorly drained  
*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.14 in/hr)  
*Depth to water table:* About 10 to 18 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)  
*Available water capacity:* Low (about 3.8 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3w  
*Hydrologic Soil Group:* D  
*Ecological site:* F144AY009CT - Wet Till Depressions  
*Hydric soil rating:* No

## Minor Components

### Woodbridge, loam

*Percent of map unit:* 5 percent  
*Landform:* Ground moraines, drumlins, hills  
*Landform position (two-dimensional):* Backslope, footslope, summit  
*Landform position (three-dimensional):* Crest, side slope  
*Down-slope shape:* Convex

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*Across-slope shape:* Linear  
*Hydric soil rating:* No

### **Sun, very poorly drained**

*Percent of map unit:* 5 percent  
*Landform:* Depressions  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

### **Leicester, loam**

*Percent of map unit:* 3 percent  
*Landform:* Drainageways, hills, depressions, ground moraines  
*Landform position (two-dimensional):* Toeslope, footslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Linear, concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

### **Paxton**

*Percent of map unit:* 2 percent  
*Landform:* Drumlins, hills, ground moraines  
*Landform position (two-dimensional):* Backslope, shoulder, summit  
*Landform position (three-dimensional):* Side slope, crest  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Linear, convex  
*Hydric soil rating:* No

## **Sh—Sun loam**

### **Map Unit Setting**

*National map unit symbol:* 9v04  
*Elevation:* 600 to 1,800 feet  
*Mean annual precipitation:* 46 to 50 inches  
*Mean annual air temperature:* 46 to 52 degrees F  
*Frost-free period:* 115 to 215 days  
*Farmland classification:* Farmland of statewide importance

### **Map Unit Composition**

*Sun and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Sun**

#### **Setting**

*Landform:* Depressions  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave

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*Across-slope shape:* Concave

*Parent material:* Loamy till derived primarily from limestone and sandstone, with a component of schist, shale, or granitic rocks in some areas

### Typical profile

*H1 - 0 to 9 inches:* loam

*H2 - 9 to 27 inches:* loam

*H3 - 27 to 60 inches:* gravelly fine sandy loam

### Properties and qualities

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Very poorly drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)

*Depth to water table:* About 0 inches

*Frequency of flooding:* None

*Frequency of ponding:* Frequent

*Calcium carbonate, maximum content:* 15 percent

*Available water capacity:* Moderate (about 6.7 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4w

*Hydrologic Soil Group:* C/D

*Ecological site:* F144AY039NY - Semi-Rich Wet Till Depressions

*Hydric soil rating:* Yes

### Minor Components

#### Ridgebury

*Percent of map unit:* 5 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

#### Leicester

*Percent of map unit:* 5 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

#### Palms

*Percent of map unit:* 3 percent

*Landform:* Swamps, marshes

*Hydric soil rating:* Yes

#### Sun, stony

*Percent of map unit:* 2 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

## W—Water

### Map Unit Setting

*National map unit symbol:* 9v0r  
*Mean annual precipitation:* 46 to 50 inches  
*Mean annual air temperature:* 46 to 52 degrees F  
*Frost-free period:* 115 to 215 days  
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Water:* 100 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

## WdB—Woodbridge loam, 3 to 8 percent slopes

### Map Unit Setting

*National map unit symbol:* 2w688  
*Elevation:* 0 to 1,280 feet  
*Mean annual precipitation:* 36 to 71 inches  
*Mean annual air temperature:* 39 to 55 degrees F  
*Frost-free period:* 145 to 240 days  
*Farmland classification:* All areas are prime farmland

### Map Unit Composition

*Woodbridge, loam, and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

## Description of Woodbridge, Loam

### Setting

*Landform:* Drumlins, hills, ground moraines  
*Landform position (two-dimensional):* Summit, backslope, footslope  
*Landform position (three-dimensional):* Side slope, crest  
*Down-slope shape:* Convex  
*Across-slope shape:* Linear  
*Parent material:* Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

### Typical profile

*Ap - 0 to 6 inches:* loam  
*Bw1 - 6 to 18 inches:* gravelly loam  
*Bw2 - 18 to 29 inches:* gravelly loam  
*Cd - 29 to 65 inches:* gravelly loam

### Properties and qualities

*Slope:* 3 to 8 percent

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*Depth to restrictive feature:* 20 to 39 inches to densic material  
*Drainage class:* Moderately well drained  
*Runoff class:* Very high  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.14 in/hr)  
*Depth to water table:* About 18 to 30 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)  
*Available water capacity:* Low (about 4.7 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* C/D  
*Ecological site:* F144AY037MA - Moist Dense Till Uplands  
*Hydric soil rating:* No

### Minor Components

#### Ridgebury

*Percent of map unit:* 7 percent  
*Landform:* Drumlins, drainageways, hills, ground moraines, depressions  
*Landform position (two-dimensional):* Toeslope, footslope  
*Landform position (three-dimensional):* Base slope, head slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

#### Paxton

*Percent of map unit:* 7 percent  
*Landform:* Drumlins, hills, ground moraines  
*Landform position (two-dimensional):* Shoulder, summit, backslope  
*Landform position (three-dimensional):* Crest, side slope  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

#### Sutton

*Percent of map unit:* 1 percent  
*Landform:* Hills, ground moraines  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Base slope  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

## WdC—Woodbridge loam, 8 to 15 percent slopes

### Map Unit Setting

*National map unit symbol:* 2w68p

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*Elevation:* 10 to 1,000 feet

*Mean annual precipitation:* 36 to 71 inches

*Mean annual air temperature:* 39 to 55 degrees F

*Frost-free period:* 145 to 240 days

*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Woodbridge, loam, and similar soils:* 82 percent

*Minor components:* 18 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Woodbridge, Loam

#### Setting

*Landform:* Drumlins, hills, ground moraines

*Landform position (two-dimensional):* Footslope, backslope

*Landform position (three-dimensional):* Side slope

*Down-slope shape:* Convex

*Across-slope shape:* Linear

*Parent material:* Coarse-loamy lodgment till derived from gneiss, granite, and/or schist

#### Typical profile

*Ap - 0 to 6 inches:* loam

*Bw1 - 6 to 18 inches:* gravelly loam

*Bw2 - 18 to 29 inches:* gravelly loam

*Cd - 29 to 65 inches:* gravelly loam

#### Properties and qualities

*Slope:* 8 to 15 percent

*Depth to restrictive feature:* 20 to 39 inches to densic material

*Drainage class:* Moderately well drained

*Runoff class:* Very high

*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.14 in/hr)

*Depth to water table:* About 18 to 30 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Maximum salinity:* Nonsaline (0.0 to 1.9 mmhos/cm)

*Available water capacity:* Low (about 4.7 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* C/D

*Ecological site:* F144AY037MA - Moist Dense Till Uplands

*Hydric soil rating:* No

### Minor Components

#### Paxton

*Percent of map unit:* 8 percent

*Landform:* Drumlins, hills, ground moraines

*Landform position (two-dimensional):* Backslope

*Landform position (three-dimensional):* Side slope

*Down-slope shape:* Linear, convex

*Across-slope shape:* Convex

## Custom Soil Resource Report

*Hydric soil rating:* No

### **Ridgebury**

*Percent of map unit:* 7 percent

*Landform:* Ground moraines, depressions, drumlins, drainageways, hills

*Landform position (two-dimensional):* Toeslope, footslope

*Landform position (three-dimensional):* Base slope, head slope

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Hydric soil rating:* Yes

### **Sutton**

*Percent of map unit:* 2 percent

*Landform:* Hills, ground moraines

*Landform position (two-dimensional):* Footslope

*Landform position (three-dimensional):* Base slope

*Down-slope shape:* Concave

*Across-slope shape:* Linear

*Hydric soil rating:* No

### **Urban land**

*Percent of map unit:* 1 percent

*Hydric soil rating:* Unranked

# References

---

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- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053580](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580)
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- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

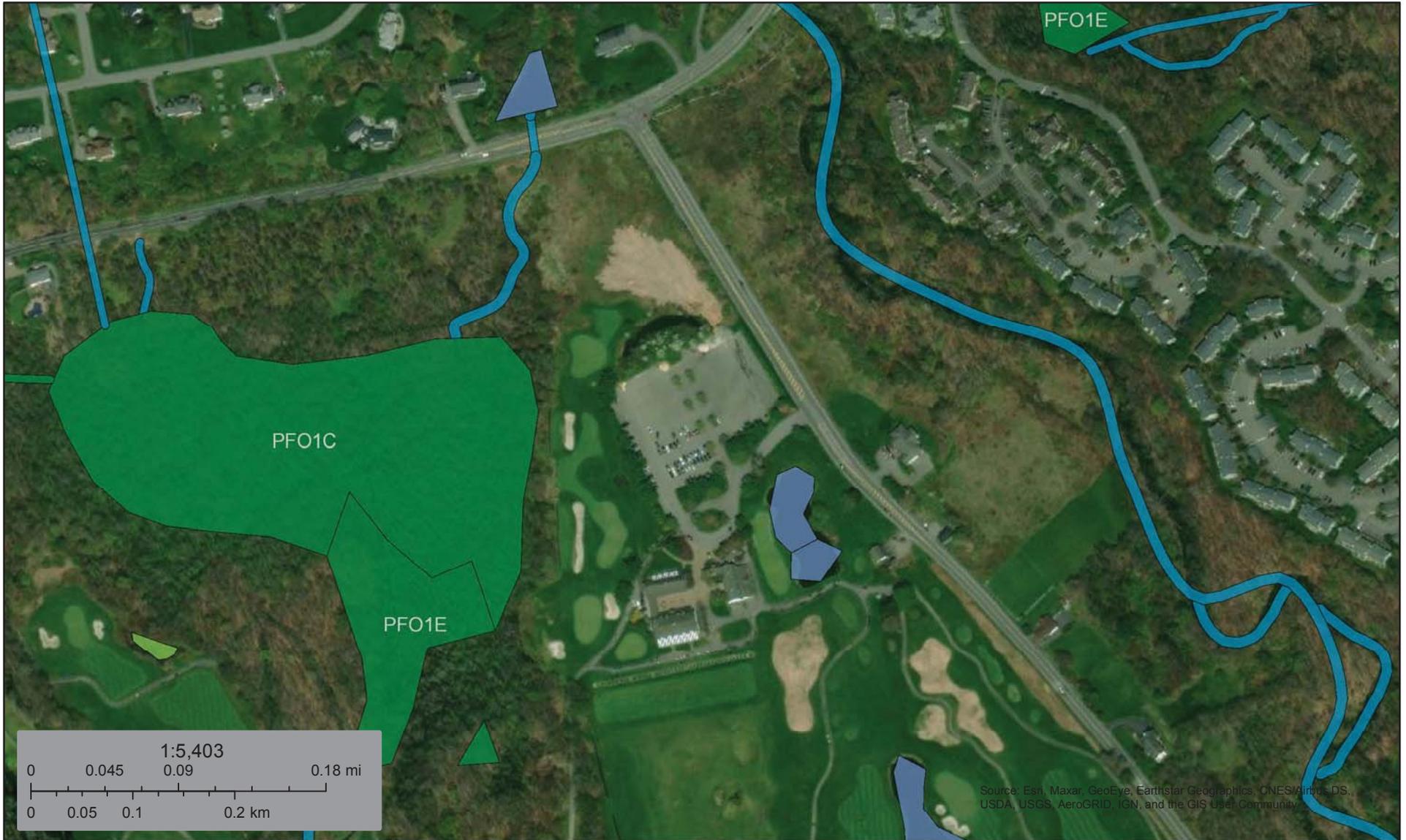
## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

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# **EXHIBIT C**



June 11, 2021

**Wetlands**

- |  |   |  |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland       |  Lake     |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |  Other    |
|  |  Freshwater Pond                   |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

June 10, 2021 11:25 pm

**COVID-19 Updates**

The COVID-19 vaccine is here. It is safe, effective and free. Walk in to get vaccinated at sites across the state. Continue to mask up and stay distant where directed.

[GET THE FACTS >](#)



Services News Government Local

# Environmental Resource Mapper

Base Map: Topographical Using this map

Search

Tools

**Layers and Legend**

Rivers/Streams

- Waterbody Classifications for Lakes
- State Regulated Freshwater Wetlands (Outside of the Adirondack Park)
- State Regulated Wetland Checkzone
- Imperiled Mussels
- Mussel Screening Ponded Waters

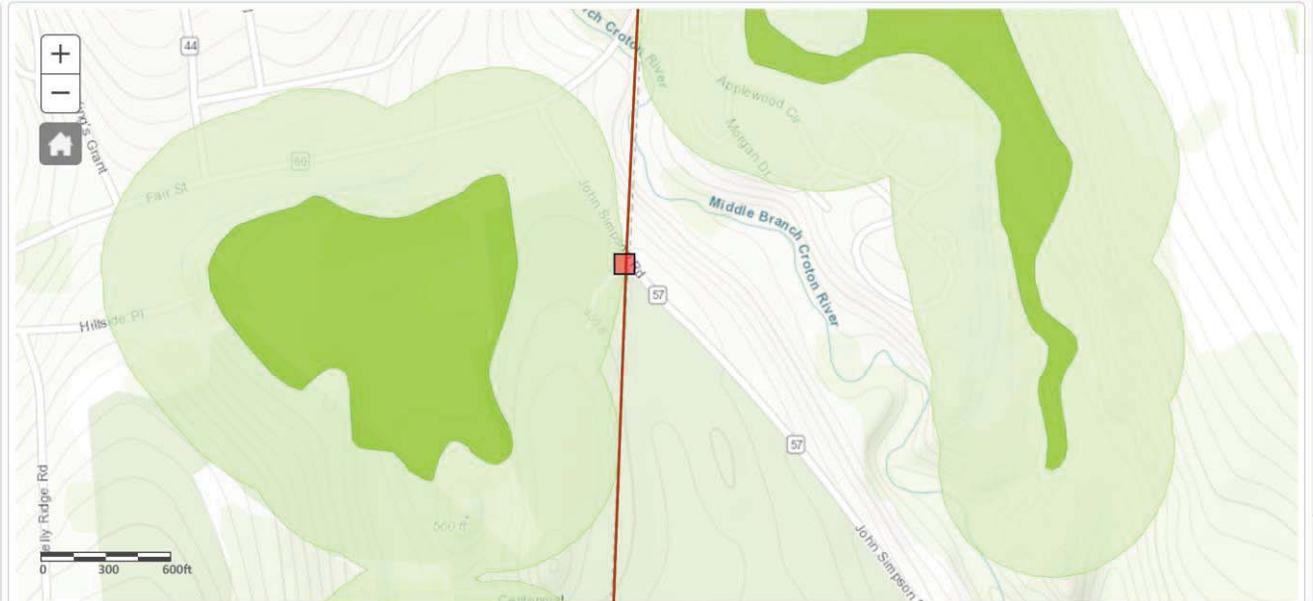
Other Wetland Layers

Reference Layers

Tell Me More...

Need A Permit?

Contacts



# **EXHIBIT D**

June 17, 2021

David Leibowits  
c/o Centennial Golf  
185 John Simpson Road  
Carmel, NY 10512

*Re: Wetland Assessment  
Centennial Golf Course Site  
Town of Southeast, Putnam County, New York*

Dear David:

Ecological Solutions, LLC completed a wetland assessment on June 16, 2021 at the Centennial Golf Course Site in the Town of Southeast, Putnam County, New York (*Figure 1*). The assessment was completed in accordance with the Army Corps of Engineers (USACE) Wetlands Delineation Manual (January 1987), Routine Determination Method and Northcentral/Northeast supplement and Town of Southeast Code Chapter 78 Freshwater Wetlands. There is no New York State Department of Environmental Conservation (NYSDEC) regulated wetland at this location (*Figure 2*).

The site was assessed for Federal and Town wetlands based upon the identification of the three mandatory criteria for wetland determination as outlined in the 1987 Federal Manual and supplement: dominant hydrophytic vegetation, hydric soils, and evidence of wetland hydrology. The Routine Methodology procedure for wetland determination was used. Transects consisting of at several sample points were walked. Dominant vegetation around each sample point was identified and its percent cover quantified. The areas were checked in detail for the presence of wetland hydrologic indicators and hydric soils.

The detailed field investigation included:

1. Identification of vegetation species to determine whether there was a dominance of hydrophytic plants and areas containing transitional but primarily wetland-oriented species.
2. Determination of soil features for hydric (poorly and very poorly drained) natural soils.
3. Observation of site features displaying evidence of wetland hydrology based on the presence of inundated areas, apparent high seasonal water tables, and evidence of saturation within 12 inches of the surface (considered the root zone) during sufficient periods during the growing season to provide for anaerobic/hydric soil conditions.

Based on observed field conditions there is no federal or Town wetland located on the site. The site contains a farm pond closest to the entrance drive which is artificially filled by a well. There is a standpipe overflow which goes to the next man made pond and that pond also has a standpipe overflow which then goes into an irrigation pond. All are kept artificially full with well water. The ponds do not have surface discharge to wetlands off the site and if the well is turned off the ponds will be dry.

The Town of Southeast Code identifies a Watercourse as follows:

Watercourse shall include the following:

- A. Rivers, streams, brooks and waterways which are delineated on the current edition of the U.S. Department of Interior, Geological Survey, 7.5 Minute Series (topographic maps covering the Town of Southeast);
- B. Any other streams, brooks and waterways containing running water more than six months a year; and
- C. Lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, which are fed by or have surface discharge to another wetland or watercourse.

It is my opinion that the man made ponds with artificial hydrology are not regulated by the USACE or Town.

If you need any additional information, please contact me.

Sincerely,  
ECOLOGICAL SOLUTIONS, LLC



Michael Nowicki  
Biologist

Figure 1 Location Map



# **EXHIBIT E**



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
New York Ecological Services Field Office  
3817 Luker Road  
Cortland, NY 13045-9385

Phone: (607) 753-9334 Fax: (607) 753-9699

<http://www.fws.gov/northeast/nyfo/es/section7.htm>

IPaC Record Locator: 148-102918843

June 10, 2021

Subject: Consistency letter for the 'Centennial Golf Club' project indicating that any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o).

Dear Zina Lagonegro:

The U.S. Fish and Wildlife Service (Service) received on June 10, 2021 your effects determination for the 'Centennial Golf Club' (the Action) using the northern long-eared bat (*Myotis septentrionalis*) key within the Information for Planning and Consultation (IPaC) system. You indicated that no Federal agencies are involved in funding or authorizing this Action. This IPaC key assists users in determining whether a non-Federal action may cause “take”<sup>[1]</sup> of the northern long-eared bat that is prohibited under the Endangered Species Act of 1973 (ESA) (87 Stat.884, as amended; 16 U.S.C. 1531 et seq.).

Based upon your IPaC submission, any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o). Unless the Service advises you within 30 days of the date of this letter that your IPaC-assisted determination was incorrect, this letter verifies that the Action is not likely to result in unauthorized take of the northern long-eared bat.

Please report to our office any changes to the information about the Action that you entered into IPaC, the results of any bat surveys conducted in the Action area, and any dead, injured, or sick northern long-eared bats that are found during Action implementation.

If your Action proceeds as described and no additional information about the Action’s effects on species protected under the ESA becomes available, no further coordination with the Service is required with respect to the northern long-eared bat.

The IPaC-assisted determination for the northern long-eared bat **does not** apply to the following ESA-protected species that also may occur in your Action area:

- Bog Turtle *Clemmys muhlenbergii* Threatened
- Indiana Bat *Myotis sodalis* Endangered

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species listed above.

---

[1]Take means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct [ESA Section 3(19)].

---

## Action Description

You provided to IPaC the following name and description for the subject Action.

### 1. Name

Centennial Golf Club

### 2. Description

The following description was provided for the project 'Centennial Golf Club':

To redevelop a 9-hole golf course and surface parking lot as a 52-unit townhouse development with a clubhouse and pool.

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@41.4317112,-73.65595842348483,14z>



## Determination Key Result

This non-Federal Action may affect the northern long-eared bat; however, any take of this species that may occur incidental to this Action is not prohibited under the final 4(d) rule at 50 CFR §17.40(o).

### Determination Key Description: Northern Long-eared Bat 4(d) Rule

This key was last updated in IPaC on **May 15, 2017**. Keys are subject to periodic revision.

This key is intended for actions that may affect the threatened northern long-eared bat.

The purpose of the key for non-Federal actions is to assist determinations as to whether proposed actions are excepted from take prohibitions under the northern long-eared bat 4(d) rule.

If a non-Federal action may cause prohibited take of northern long-eared bats or other ESA-listed animal species, we recommend that you coordinate with the Service.

---

## Determination Key Result

Based upon your IPaC submission, any take of the northern long-eared bat that may occur as a result of the Action is not prohibited under the ESA Section 4(d) rule adopted for this species at 50 CFR §17.40(o).

## Qualification Interview

1. Is the action authorized, funded, or being carried out by a Federal agency?

*No*

2. Will your activity purposefully **Take** northern long-eared bats?

*No*

3. [Semantic] Is the project action area located wholly outside the White-nose Syndrome Zone?

**Automatically answered**

*No*

4. Have you contacted the appropriate agency to determine if your project is near a known hibernaculum or maternity roost tree?

Location information for northern long-eared bat hibernacula is generally kept in state Natural Heritage Inventory databases – the availability of this data varies state-by-state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited. A web page with links to state Natural Heritage Inventory databases and other sources of information on the locations of northern long-eared bat roost trees and hibernacula is available at [www.fws.gov/midwest/endangered/mammals/nleb/nhisites.html](http://www.fws.gov/midwest/endangered/mammals/nleb/nhisites.html).

*Yes*

5. Will the action affect a cave or mine where northern long-eared bats are known to hibernate (i.e., hibernaculum) or could it alter the entrance or the environment (physical or other alteration) of a hibernaculum?

*No*

6. Will the action involve Tree Removal?

*Yes*

7. Will the action only remove hazardous trees for the protection of human life or property?

*Yes*

---

## Project Questionnaire

**If the project includes forest conversion, report the appropriate acreages below. Otherwise, type '0' in questions 1-3.**

1. Estimated total acres of forest conversion:

0

2. If known, estimated acres of forest conversion from April 1 to October 31

0

3. If known, estimated acres of forest conversion from June 1 to July 31

0

**If the project includes timber harvest, report the appropriate acreages below. Otherwise, type '0' in questions 4-6.**

4. Estimated total acres of timber harvest

0

5. If known, estimated acres of timber harvest from April 1 to October 31

0

6. If known, estimated acres of timber harvest from June 1 to July 31

0

**If the project includes prescribed fire, report the appropriate acreages below. Otherwise, type '0' in questions 7-9.**

7. Estimated total acres of prescribed fire

0

8. If known, estimated acres of prescribed fire from April 1 to October 31

0

9. If known, estimated acres of prescribed fire from June 1 to July 31

0

**If the project includes new wind turbines, report the megawatts of wind capacity below. Otherwise, type '0' in question 10.**

10. What is the estimated wind capacity (in megawatts) of the new turbine(s)?

0

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## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
New York Ecological Services Field Office  
3817 Luker Road  
Cortland, NY 13045-9385

Phone: (607) 753-9334 Fax: (607) 753-9699

<http://www.fws.gov/northeast/nyfo/es/section7.htm>

In Reply Refer To:

June 10, 2021

Consultation Code: 05E1NY00-2021-SLI-2987

Event Code: 05E1NY00-2021-E-09310

Project Name: Centennial Golf Club

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 *et seq.*). This list can also be used to determine whether listed species may be present for projects without federal agency involvement. New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list.

Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the ESA, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC site at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list. If listed, proposed, or candidate species were identified as potentially occurring in the project area, coordination with our office is encouraged. Information on the steps involved with assessing potential impacts from projects can be found at: <http://www.fws.gov/northeast/nyfo/es/section7.htm>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan ([http://www.fws.gov/windenergy/eagle\\_guidance.html](http://www.fws.gov/windenergy/eagle_guidance.html)). Additionally, wind energy projects should follow the Services wind

energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the ESA. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

## Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**New York Ecological Services Field Office**

3817 Luker Road

Cortland, NY 13045-9385

(607) 753-9334

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## Project Summary

Consultation Code: 05E1NY00-2021-SLI-2987

Event Code: 05E1NY00-2021-E-09310

Project Name: Centennial Golf Club

Project Type: Guidance

Project Description: To redevelop a 9-hole golf course and surface parking lot as a 52-unit townhouse development with a clubhouse and pool.

Project Location:

Approximate location of the project can be viewed in Google Maps: [https://](https://www.google.com/maps/@41.4317112,-73.65595842348483,14z)

[www.google.com/maps/@41.4317112,-73.65595842348483,14z](https://www.google.com/maps/@41.4317112,-73.65595842348483,14z)



Counties: Putnam County, New York

---

## Endangered Species Act Species

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

### Mammals

NAME	STATUS
Indiana Bat <i>Myotis sodalis</i> There is <b>final</b> critical habitat for this species. The location of the critical habitat is not available. Species profile: <a href="https://ecos.fws.gov/ecp/species/5949">https://ecos.fws.gov/ecp/species/5949</a>	Endangered
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a>	Threatened

### Reptiles

NAME	STATUS
Bog Turtle <i>Clemmys muhlenbergii</i> Population: Wherever found, except GA, NC, SC, TN, VA No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6962">https://ecos.fws.gov/ecp/species/6962</a>	Threatened

### Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

---



March 29, 2022

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

RE: Union Valley Cemetery  
730 Union Valley Road  
Town of Carmel  
TM# 76.16-1-8  
Resolution #19-10

Dear Chairman Paeprer and Members of the Board:

At their meeting on September 25, 2019, the Board voted to grant a regrading plan approval for the above referenced project. The applicant had best intentions to try to break ground on the project the following year. Unfortunately, the COVID-19 pandemic started the following winter/spring and the applicant was unable to procure fill for the project. Not knowing when fill would be available, the Union Valley Church's attention was re-focused to more pressing matters during the pandemic.

The applicant is currently in communication with Metro North and will be able to acquire fill and intends to move forward with the project. The applicant is aware that the resolution has lapsed but kindly requests a reapproval from the Board due to the delays.

Please find enclosed the following plans and documents in support of a reapproval for the above referenced project:

- Grading Plans (2 Sheets), dated March 29, 2022. (5 copies)
- Regrading Application will follow under separate cover.
- Disclosure Statement will follow under separate cover.
- SEQRA Short EAF, dated March 29, 2022. (11 copies)
- A \$300.00 check for the Regrading Application Fee (Under 2 Acres) will follow under separate cover from the applicant.

We ask for the Board's consideration of our request at their April 14, 2022 meeting. Should you have any questions or comments regarding the above information, please feel free to contact our office.

Very truly yours,

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

By:

  
Jeffrey J. Contelmo, PE  
Senior Principal Engineer

JJC/kms

Enclosures

cc: Wendy Erickson

Insite File No. 19188.100

---

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

# Short Environmental Assessment Form

## Part 1 - Project Information

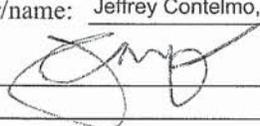
### Instructions for Completing

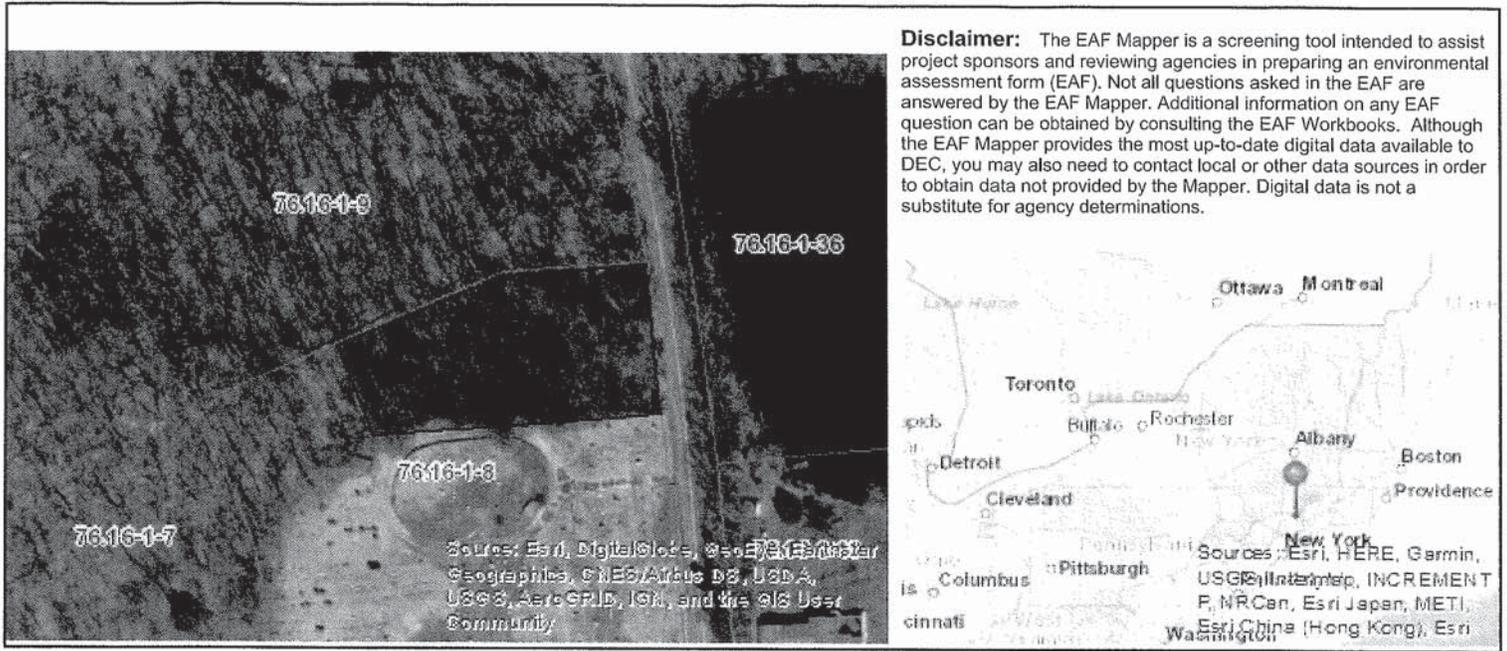
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Union Valley Cemetery			
Project Location (describe, and attach a location map): 730 Union Valley Road, Town of Carmel, Putnam County			
Brief Description of Proposed Action: The proposed project includes the regrading of the northern portion of Union Valley Cemetery as well as the removal of trees and vegetation.			
Name of Applicant or Sponsor: Union Valley Church		Telephone: 845 628 8159	
		E-Mail: worthingtonlabradors03@gmail.com	
Address: 730 Union Valley Road			
City/PO: Mahopac		State: NY	Zip Code: 10541
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?		_____ 4.6 acres	
b. Total acreage to be physically disturbed?		_____ 0.7 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 4.6 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 type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Cemetery			
<input type="checkbox"/> Parkland			

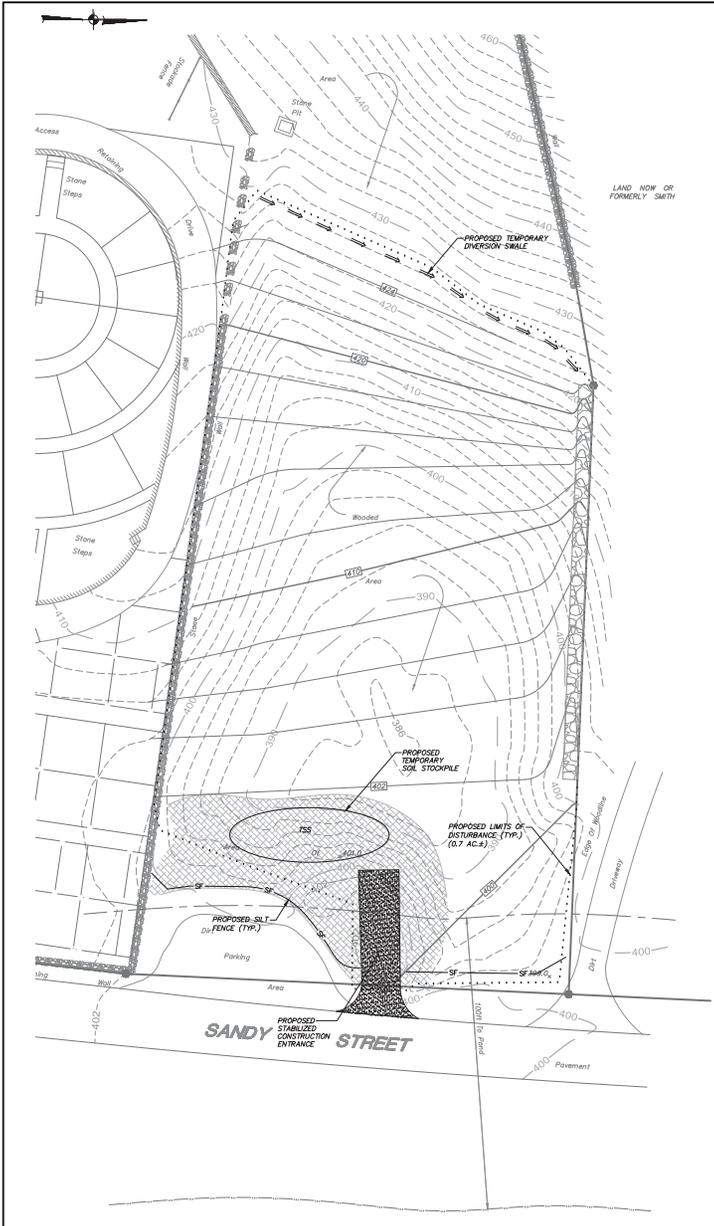
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Storm water will flow towards Sandy Street and ultimately drain to pond.	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Jeffrey Contelmo, P.E.</u> Date: <u>March 29, 2022</u>		
Signature:  Title: <u>Senior Principal Engineer</u>		



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





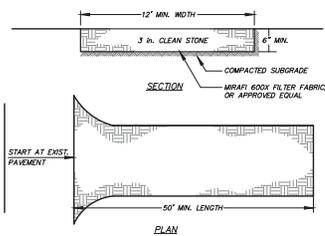
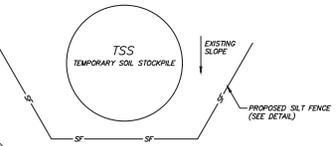
**EROSION & SEDIMENT CONTROL NOTES:**

- The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
- All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on this plan and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
- When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
- Silt fence shall be installed as shown on the plans prior to beginning any clearing, grading or earthwork.
- All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Aristoak" Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
- Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 7 business days of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
  - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
    - Perennial Ryegrass 20%
    - Creeping Red Fescue 40%
    - Perennial Ryegrass 20%
    - Mulch: Soil hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 810-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
- Cut or fill slopes steeper than 3:1 shall be stabilized immediately after grading with Cutler 1 Single Net Erosion Control Blanket, or approved equal.
- Paved roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to insure that channels, temporary and permanent ditches and pipes are clear of debris, that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately reported by the contractor and inspected for approval by the O.F.R. and/or site engineer.
- Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
- Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Team Engineer shall be installed by the contractor.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

**NOTES:**

- AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
- MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
- UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K21 PERENNIAL TALL FESCUE.
- ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

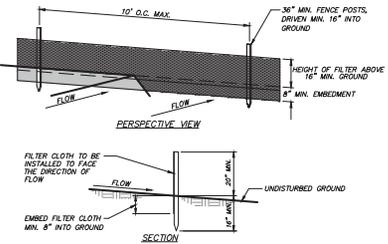
**TEMPORARY SOIL STOCKPILE DETAIL (N.T.S.)**



**INSTALLATION NOTES**

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

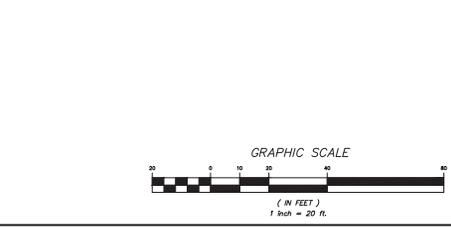
**STABILIZED CONSTRUCTION ENTRANCE DETAIL (N.T.S.)**



**CONSTRUCTION NOTES FOR FABRICATED SILT FENCE**

- FILTER CLOTH TO BE FASTENED SECURELY TO POSTS - STEEL EITHER T OR U TYPE OR 2" HARDWOOD OR 2" HARDWOOD
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND TYPED. FILTER CLOTH: FILTER # MBF41 100L STABILINKA T140N OR APPROVED EQUAL OR APPROVED EQUAL
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE. PREFABRICATED UNIT, GEOTAB, ENVIRONMENT, OR APPROVED EQUAL.

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



**CONSTRUCTION SEQUENCE:**

- Total area of disturbance of all Phases associated with proposed main dwelling = 0.72 ACRES
- Install silt fence, stabilized construction access and all erosion and sediment controls in locations shown hereon.
- Clear and grub all areas associated with the project.
- Strip and stockpile topsoil in locations shown hereon.
- Install riprap swale and temporary cutoff swale. The temporary cutoff swale shall only be installed after the riprap swale is complete.
- Begin earthwork activities including filling depression near Sandy Street.
- Complete final grading, seed and mulch.
- Upon completion of all aspects, all disturbed areas shall be stabilized in accordance with the Sediment and Erosion Control Notes. Permanent stabilization is achieved when 80% of the plant/grass density is established.

3	3-29-22	PLANNING BOARD SUBMISSION	RMG
2	10-3-19	CONSTRUCTION DRAWING REVISIONS	KMS
1	9-13-19	REVISIONS PER PLANNING BOARD COMMENTS	MEU

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PROJECT:  
**UNION VALLEY CEMETERY**  
730 UNION VALLEY ROAD, TOWN OF CARMEL, PUTNAM COUNTY, NY

DRAWING:  
**EROSION & SEDIMENT CONTROL PLAN**

PROJECT NUMBER	19188.100	PROJECT MANAGER	J.J.C.	DRAWING NO.		SHEET	
DATE	08-07-19	DRAWN BY	M.E.U.			GP-2	2
SCALE	AS SHOWN	CHECKED BY	K.M.S.				2

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