

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

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

PLANNING BOARD AGENDA
OCTOBER 26, 2022 – 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1.	Liberty New York Water – 23 General MacArthur Dr.	54.20-1-42	10/26/22	7/29/22	Open Public Hearing & Resolution
----	---	------------	----------	---------	----------------------------------

SITE PLAN

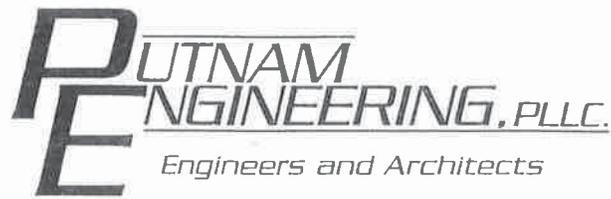
2.	Greenpoint Tree Service – 61 & 65 Old Route 6	55.11-1-19,20		12/9/21	Site Plan
3.	Kiwi Country Day School – 825 Union Valley Rd	77.17-1-31 & 32		10/17/22	Amended Site Plan

MISCELLANEOUS

4.	Braemar at Carmel – 49 Seminary Hill Road	55.10-1-3			Extension of Final Site Plan Approval
5.	Vittorini, Brian & Gennyne – 6 Pheasant Place	54.16-1-40			Regrading Application

TOWN BOARD REFERRAL

6.	Town of Carmel Comprehensive Master Plan and Zoning Code Draft				Discussion (No Public Comments)
----	--	--	--	--	---------------------------------



September 20, 2022

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

Re: Greenpoint Tree Service
Site Plan Application
61-65 Old Route 6
T.M. 55.11-1-19 & 20

Dear Chairman Paeprer and Members of the Board,

We are submitting a Site Plan Application for Greenpoint Tree Services for two adjacent lots they are purchasing on Old Route 6 in Carmel, N.Y. The proposal is to construct a single story commercial building that will be roughly 331 feet long by 71 feet deep.

The site of this project is directly across the street from the future Tompkins Recycling Center for which the Planning Board has granted approval for in the past.

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

L2086



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.
- ^{wh} 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 Trumbetta 9/29/22
Planning Board Secretary; Date

[Signature] 9/28/22
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code - Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: GREENPOINT TREE SERVICES SITE PLAN	Application # 22-0013	Date Submitted: 9/22/22
Site Address: No. 6165 Street: OLD ROUTE 6 Hamlet: CARMEL N.Y		
Property Location: (Identify landmarks, distance from intersections, etc.) 2000 FEET NORTH OF THE OLD ROUTE 6 / ROUTE 6 INTERSECTION		
Town of Carmel Tax Map Designation: Section 55.11 Block 1 Lot(s) 19, 20	Zoning Designation of Site: C - COMMERCIAL	
Property Deed Recorded in County Clerk's Office Date 05/06/2003 Liber 1621 Page 62	Liens, Mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements Relating to the Site <input checked="" type="checkbox"/> No Yes Describe and attach copies:	Are Easements Proposed? <input checked="" type="checkbox"/> No Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="checkbox"/> Yes No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: LIBERTY BELL TRUCKING Co., Inc	Phone #: 914 447 Fax#: 1524	Email: lshultz e78eadol.com
Owners Address: No. 200 Street: SOUTH WHITE ROCK ROAD Town: HOLMES State: NY Zip: 12531		
Applicant (if different than owner): GREENPOINT TREE SERVICE	Phone #: 845 494 Fax#: 1898	Email: greenpointtree service@hotmail.com
Applicant Address (if different than owner): No. 201 Street: WEST SHORE DRIVE Town: CARMEL State: NY Zip: 10512		
Individual/ Firm Responsible for Preparing Site Plan: PUTNAM ENGINEERING	Phone #: 279 6789 Fax#:	Email: plyncho.putnameng .com
Address: No. 4 Street: OLD ROUTE 6 Town: BREWSTER State: NY Zip: 10509		
Other Representatives: WILLIAM SHILLING ESQ	Phone #: 845-225 7500 Fax#:	Email: waslaw@ shillinglegal.com
Owners Address: No. 122 Street: OLD ROUTE 6 Town: CARMEL State: NY Zip: 10512		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: THE PROPOSED PROJECT IS TO CONSTRUCT A SINGLE BUILDING THAT IS DIVIDED UP INTO 10 LEASE SPACES FOR CONTRACTORS TO RENT IN ORDER TO STORE/ PARK EQUIPMENT, TRUCKS & TOOLS. THERE WILL BE OFFICE SPACE ASSOCIATED WITH EACH UNIT		

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: <u>2.00</u> [✓] Square Feet: <u>87,188</u>	Square footage of all existing structures (by floor): <u>0</u>		
# of existing parking spaces: <u>0</u>	# of proposed parking spaces: <u>40</u> (24 Required)		
# of existing dwelling units: <u>0</u>	# of proposed dwelling units: <u>0</u>		
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>CARMEL S.D # 2</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ▷ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▷ Is this an in-district connection? <u>YES</u> Out-of district connection? _____ ▷ What is the total sewer capacity at time of application? _____ ▷ What is your anticipated average and maximum daily flow <u>200 / 300 gpd</u> 			
For Town of Carmel Town Engineer			
<ul style="list-style-type: none"> ▷ What is the sewer capacity <u>acceptable - AS of 2/28/12</u> 			
<ul style="list-style-type: none"> ▪ Water Supply Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 			
<ul style="list-style-type: none"> If Yes: <ul style="list-style-type: none"> ▷ Does approval exist to connect to water main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▷ What is the total water capacity at time of application? _____ ▷ What is your anticipated average and maximum daily demand <u>200 / 300 gpd</u> 			
<ul style="list-style-type: none"> ▪ Storm Sewer Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Gas Service Yes: <input type="checkbox"/> No: <input type="checkbox"/> • Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 			
For Town of Carmel Town Engineer			
Water Flows <u>AS JAF 2/28/12</u>			
Sewer Flows <u>AS JAF 2/28/12</u>			
Town Engineer; Date _____			
What is the predominant soil type(s) on the site? <u>CHATFIELD-CHARLTON COMPLEX</u>		What is the approximate depth to water table? <u>6' +</u>	
Site slope categories:	15-25% <input type="checkbox"/> %	25-35% <input type="checkbox"/> %	>35% <input checked="" type="checkbox"/> %
Estimated quantity of excavation:	Cut (C.Y.) <u>5,000</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 checked="" type="checkbox"/> No: <input type="checkbox"/>	What is the sight distance? , + Left <u>400'</u> Right <u>680'</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 type="checkbox"/> No: <input checked="" 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 checked="" type="checkbox"/> No: <input type="checkbox"/>

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> PORTION OF OLD ROUTE 6 IS.			
Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does the site disturb more than 5,000 sq ft		Yes: <input 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 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 checked="" type="checkbox"/>			
Has this application been referred to the Fire Department?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the estimated time of construction for the project? 8 MONTHS			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	40,000	87188	87188
Lot Coverage	30%	0	
Lot Width	200	389.10	389.10
Lot Depth	200	228.52	228.52
Front Yard	40	40	40
Side Yard	25	25	25
Rear Yard	30	30	09
Minimum Required Floor Area	5,000 s.f.	0	23,501 s.f.
Floor Area Ratio			
Height	MAX 35'	0	MAX 35'
Off-Street Parking	24	0	40
Off-Street Loading	2	0	2

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If yes, identify variances:
PROPOSED BUILDING MATERIALS	
Foundation	CONCRETE FOOTINGS & WALLS
Structural System	STEEL / CONCRETE
Roof	METAL
Exterior Walls	METAL
APPLICANTS ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>Sebastian Slizowski</u> Applicants Name	 Applicants Signature
Sworn before me this <u>19th</u> day of <u>December</u> 20 <u>21</u>	
<u>Madeline Iovino</u> Notary Public	MADELINE IOVINO Notary Public, State of New York No. 41-4698021 Qualified in Putnam County Commission Expires <u>30 Sept, 2025</u>



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
8	The location of all existing and proposed easements	NONE <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	NO SIDEWALK <input type="checkbox"/> ✓	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input type="checkbox"/> ON BUILDING ✓	<input type="checkbox"/>
14	Proposed signage	✓ <input checked="" type="checkbox"/> LOCATION SHOWN NO ACTUAL DESIGNED YET	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input type="checkbox"/> NA	<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 type="checkbox"/>	<input type="checkbox"/>

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

I PAUL M LYNCH PE 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:



Paul M Lynch
Signature - Applicant

12/9/2021
Date

Lee Schuetz
Signature - Owner

7-12-22
Date

Professionals Seal



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Lombetta

Signature - Planning Board Secretary

9/29/22
Date

Richard J. [Signature]

Signature - Town Engineer

9/28/22
Date

Short Environmental Assessment Form

Part 1 - Project Information

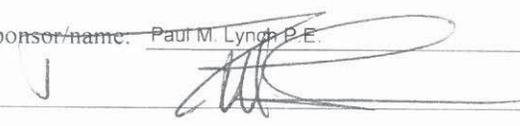
Instructions for Completing

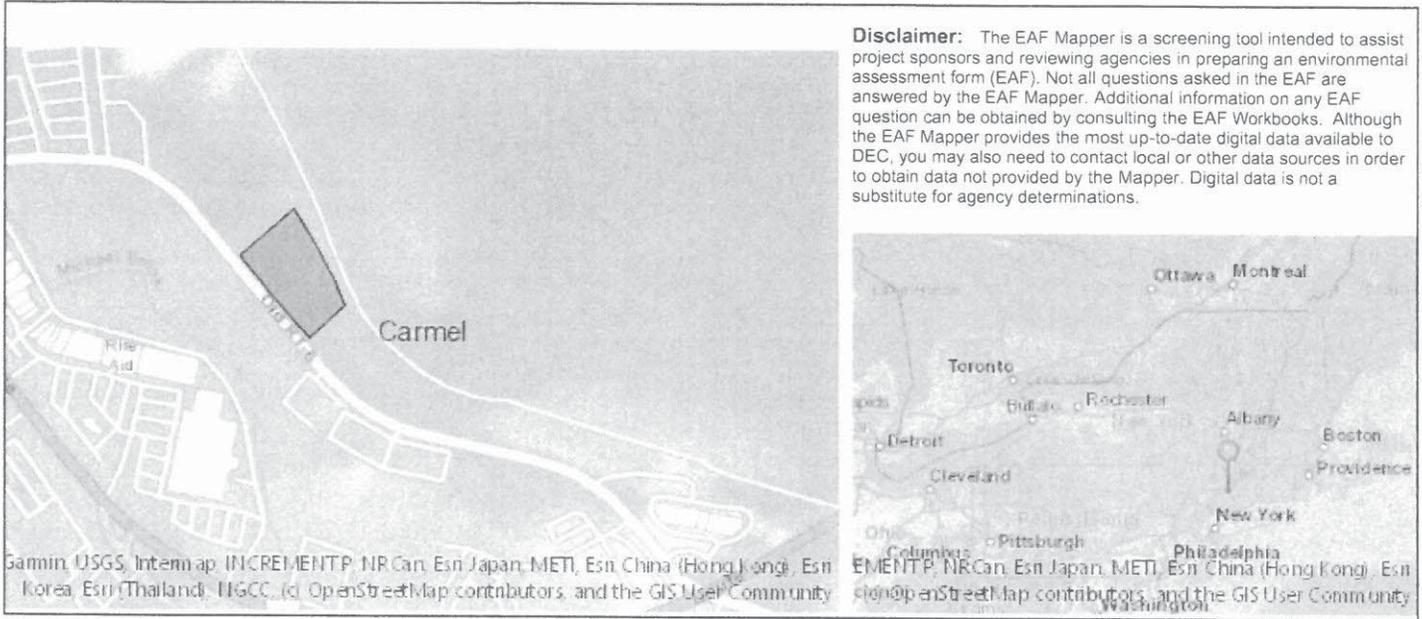
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

Part 1 – Project and Sponsor Information			
Greenpoint Tree Service			
Name of Action or Project: Greenpoint Tree Service Site Plan			
Project Location (describe, and attach a location map): 61-65 Old Route 6 Carmel, New York			
Brief Description of Proposed Action: To develop an existing 2 acre lot and construct a commercial building of approximately 23,501 square feet. The site will have parking for 40 vehicles of which 20 will be inside the building. Sewer and water will be via connection to Carmel Water and Sewer Districts # 2.			
Name of Applicant or Sponsor: Greenpoint Tree Service		Telephone: 845 494 1898	
Address: 261 West Shore Drive		E-Mail: greenpointreeservice@hotmail.com	
City/PO: Carmel		State: N.Y.	Zip Code: 10512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
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? _____ 2.00 acres b. Total acreage to be physically disturbed? _____ 1.46 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 2.00 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): Recreational Bikeway <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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 checked="" 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 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 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?	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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:		
Runoff will be conveyed through existing drainage infrastructure located along Old Route 6 at the project site		
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 type="checkbox"/>	<input checked="" type="checkbox"/>
There will be a sand filter as well as created wetland to capture and treat stormwater runoff		
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: TOMPKINS RECYCLING CENTER LOCATED ACROSS THE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
STREET.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Paul M. Lynch P.E.</u> Date: <u>June 6, 2022</u>		
Signature: <u></u> Title: <u>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]	Yes
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]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



GREENPOINT TREE SERVICE

STATEMENT OF USE



SEPTEMBER 2022

P1867

Overview

This is a vacant parcel that is planned to be developed as a ten (10) unit contractor commercial garage with each space approximately 71'-33'. Total overall space is 23,501 square feet. The property is comprised of subdivision lots 5 & 6 from the Merrieweather Estate, Inc. subdivision plat that was filed in the Putnam County Clerk's Office on May 24, 1972 as Map No. 1264.

History

The Merrieweather Estates subdivision site was granted a regrading permit in 2012 and work commenced shortly thereafter and has continued up to this day. One of the purposes for the regrading was to create building lots within the commercial zone. The two (2) lots being purchased by Greenpoint Tree Service is opposite the site of the future 'Tompkins Recycling Center.'

Project

This proposal is to construct a 331 foot by 71 foot single story structure that will be divided into 10 individual units. The building will provide ten (10) rentable spaces for heavy commercial use where contractors can store and park their construction vehicles, equipment and small tools.

The proposed project is located within Carmel and Sewer Districts Number 2 and it is proposed that hook up to said systems will occur. The development on the combined lots will result in the need to provide onsite parking for approximately 24 vehicles. The proposed plan provides for 40 vehicles. The anticipated population to be served at the building is 20 people.



WATER AND WASTEWATER

REPORT

PREPARED FOR

GREENPOINT TREE SERVICE

61-65 OLD ROUTE 6

CARMEL, NY

T.M. 55.11-1-19 & 20



May 2022

R1916

Overview

This is a vacant parcel that is planned to be developed as a ten (10) unit contractor commercial garage with each space approximately 71'-33'. Total overall space is 23,501 square feet. The property is comprised of subdivision lots 5 & 6 from the Merrieweather Estate, Inc. subdivision plat that was filed in the Putnam County Clerk's Office on May 24, 1972 as Map No. 1264.

History

The Merrieweather Estates subdivision site was granted a regrading permit in 2012 and work commenced shortly thereafter and has continued up to this day. One of the purposes for the regrading was to create building lots within the commercial zone. The two (2) lots being purchased by Greenpoint Tree Service is opposite the site of the future 'Tompkins Recycling Center.'

Project

The proposed project is located within Carmel Water and Sewer Districts Number 2 and it is proposed that hook up to said systems will occur. The development on the combined lots will result in the need to provide onsite parking for approximately 24 vehicles. The proposed plan provides for 40 vehicles. The anticipated population to be served at the building is 20 people.

Water and Sewer Demand

From N.Y.S.D.E.C. Design Standards for Intermediate Sized Water Treatment Systems, the design flow is 15 gallons per person.

$$20 \text{ people/day} \times 15 \text{ gal/person} = 300 \text{ gal/day}$$

The actual demand will be less as the building will in essence only have activity first thing in the morning and late in the afternoon. The actual water/sewage usage will probably be in the 150-200 gal/day range.

Fire Flow

The property is located in Carmel Water District No. 2 and is situated at 61-65 Old Route 6. This road has existing fire hydrants located along the road.

FEMA Flood Map Service Center: Search By Address

Navigation

Search

Languages

[MSC Home \(/portal/\)](#)

[MSC Search by Address \(/portal/search\)](#)

[MSC Search All Products \(/portal/advanceSearch\)](#)

▼ [MSC Products and Tools \(/portal/resources/productsandtools\)](#)

[Hazus \(/portal/resources/hazus\)](#)

[LOMC Batch Files \(/portal/resources/lomc\)](#)

[Product Availability \(/portal/productAvailability\)](#)

[MSC Frequently Asked Questions \(FAQs\) \(/portal/resources/faq\)](#)

[MSC Email Subscriptions \(/portal/subscriptionHome\)](#)

[Contact MSC Help \(/portal/resources/contact\)](#)

Enter an address, place, or coordinates: ?

65 old route 6 carmel new york 10512

Whether you are in a high risk zone or not, you may need [flood insurance \(http://www.fema.gov/national-flood-insurance-program\)](http://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take \(http://www.fema.gov/nat-mitigation\)](http://www.fema.gov/nat-mitigation) to reduce flood risk damage.

Search Results—Products for CARMEL, TOWN OF

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=360669&communityName=CARMEL,T>)

The flood map for the selected area is number **36079C0141E**, effective on **03/04/2013** ?

DYNAMIC MAP



PRINT MAP / FIRM FILE

MAP IMAGE



[https://msc.fema.gov/portal/downloadProduct?](https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=36079C0141E)

[productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=36079C0141E](https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=36079C0141E))

Changes to this FIRM ?

- Revisions (0)
- Amendments (0)
- Revalidations (1)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRM file. If you are a person with a disability, are blind, or have low vision, and need assistance, please contact a map specialist (<https://msc.fema.gov/portal/resources/contact>).

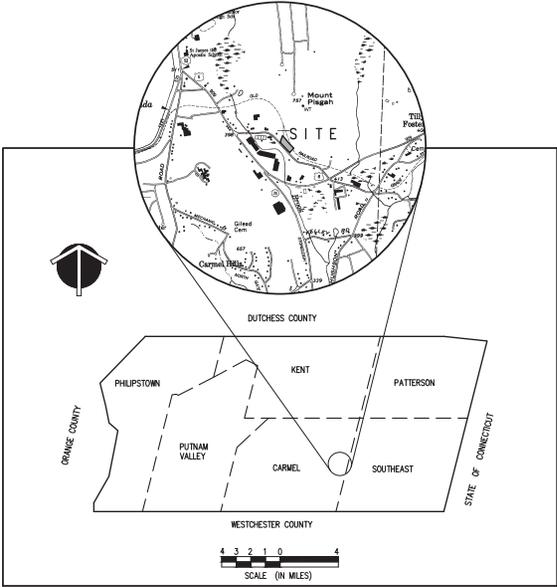
Go To NFHL Viewer » (<https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879>)



PROPOSED SITE PLAN PREPARED FOR:

GREENPOINT TREE SERVICE, INC.

61-65 OLD ROUTE 6
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK



LOCATION MAP

DRAWING SCHEDULE

DRAWING NO.	SHEET NO.	DRAWING TITLE
C-100	1	COVER SHEET
C-110	2	EXISTING CONDITIONS PLAN
C-120	3	SITE LAYOUT PLAN
C-130	4	GRADING, DRAINAGE & UTILITIES PLAN
C-140	5	EROSION AND SEDIMENT CONTROL PLAN
C-141	6	EROSION AND SEDIMENT CONTROL NOTES
C-150	7	LANDSCAPE & SIGHT DISTANCE PLAN
C-310	8	DETAILS
C-320	9	DETAILS
C-330	10	DETAILS
C-340	11	DETAILS

PUTNAM ENGINEERING PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
(845) 278-6789 FAX (845) 279-6163
PUTNAM ENGINEERING PLLC 506

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 SUBDIVISION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE 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.

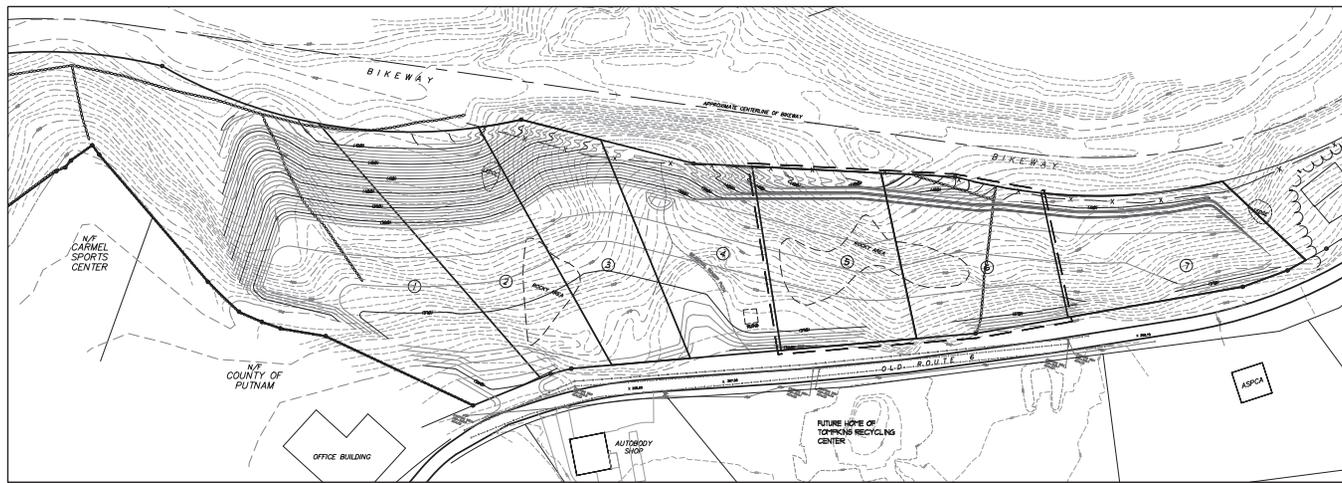
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT
PLAN PREPARED FOR
GREENPOINT TREE SERVICE
61-65 OLD ROUTE 6, CARMEL, NY 10512
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP 9411 BLOCK 1 LOT 1409

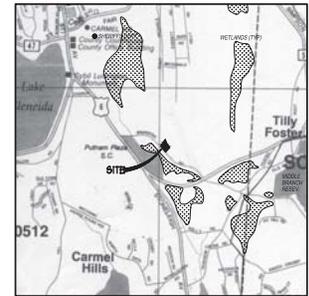
DATE
09 DEC 2021
PROJECT MANAGER
PML
DRAWN BY
ACTB
CHECKED BY
PML
SCALE
AS NOTED

DRAWING
COVER SHEET

PROJECT NUMBER
8402
DRAWING NUMBER
G-100
SHEET 1 OF 11



FINAL RE-GRADING PLAN LEE SHULTZ SITE PLAN
 LAST REV. OCT. 2008 - PLANNING BOARD APPROVAL 24 MAY 2012
 SCALE: 1"=80'



LOCATION MAP
 SCALE: 1" = 2000'

SOILS LEGEND

SYMBOL	NAME	HYD. GROUP
CdD	CHATHFIELD-CHARLTON COMPLEX	B
Uc	S 10 TO 25 PERCENT SLOPES, VERY ROCKY	C/D
	UDORMENTS, NET SUBSTRATUM	

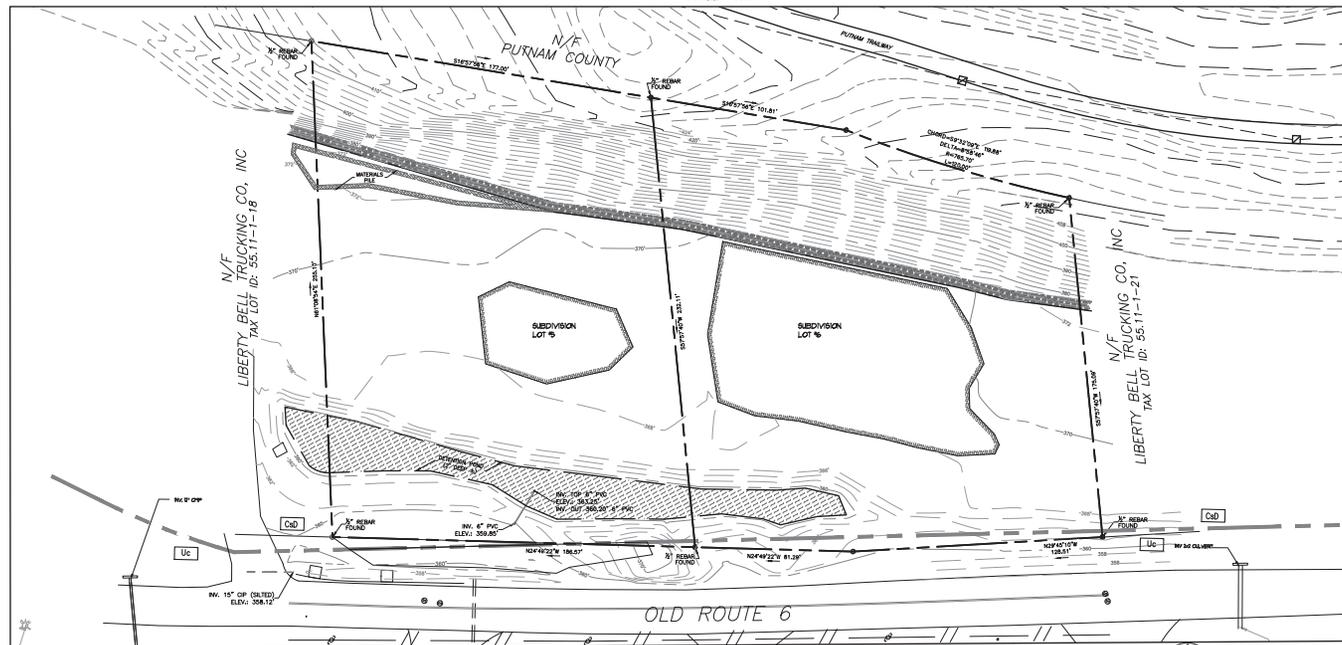
NOTE: APPROXIMATE LIMITS OF SOIL TYPES TAKEN FROM SOIL SURVEY OF PUTNAM AND WESTCHESTER COUNTIES, 1994.

GENERAL NOTES:

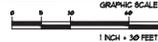
1. SITE INFORMATION AND TOPOGRAPHY TAKEN FROM A SURVEY PREPARED BY GEOLOGIC LAND SURVEYING PLLC FROM EVAN J. KOLES, PLS. DATED SEPTEMBER 21, 2011. VERTICAL DATUM TAKEN FROM NAVD83 GEODIA.
2. OWNER: LIBERTY BELL TRUCKING 280 SOUTH WHITE ROCK ROAD HOLLIS, NY 11331
3. APPLICANT: GREEN POINT TREE SERVICES 840 E. LAKE BLVD HANAMONG, NY 10941
3. SITE DATA: TAX MAP 843-1-18 & 843-1-20 LOT AREA = 1,000 ACRES (81,888 SF.)
4. ZONING DISTRICT: C - COMMERCIAL
5. THE VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88); 2 FOOT CONTOUR INTERVAL.

LEGEND:

- 360 — EXISTING CONTOUR
- UC SOIL TYPE
- SOIL BOUNDARY



EXISTING CONDITIONS PLAN



4 OLD ROUTE 6, BREWSTER, NEW YORK 12509
 (845) 279-6789 FAX (845) 279-6169
 PUTNAM ENGINEERING PLLC 104

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 148, SECTION 2009 SUBSECTION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE 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

PROJECT
 PLAN PREPARED FOR:
GREENPOINT TREE SERVICE
 61-65 OLD ROUTE 6, CARMEL, NY 12512
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK
 TAX MAP 843, BLOCK 1, LOT 18-21

DATE	09 DEC 2011
PROJECT MANAGER	PML
DRAWN BY	AKB
CHECKED BY	PML
SCALE	AS NOTED

DRAWING
EXISTING CONDITIONS PLAN

PROJECT NUMBER
 8402
 DRAWING NUMBER
C-110
 SHEET 2 OF 1

SCHEDULE OF DISTRICT REGULATIONS		
C COMMERCIAL	REQUIRED	PROVIDED
MIN LOT AREA (SF)	40,000	51,868
MIN LOT WIDTH (FT)	100	389.69
MIN LOT DEPTH (FT)	100	298.93
MINIMUM YARDS/SETBACKS		
FRONT (FT)	40	40
SIDE (FT)	25	25
REAR (FT)	30	69
MAX BLDG HEIGHT (FT)	35	35
MIN FLOOR AREA (SF)	5000	23,500
MAX LOT COVERAGE (%)	30	15.5

OWNER/APPLICANT APPROVAL

THE UNDERSIGNED OWNER OF THE PROPERTY HEREBY STATES THAT HE IS FAMILIAR WITH THESE DRAWINGS, THEIR CONTENTS AND THEIR LEGENDS AND HEREBY CONSENTS TO ALL THEIR SAID TERMS AND CONDITIONS AS STATED HEREON. FURTHER, THE OWNER CONSENTS TO THE FILING OF THIS MAP.

SIGNED _____ DAY OF _____, 20____

CARMEL 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 CARMEL PLANNING BOARD

SIGNED THIS _____ DAY OF _____, 20____ BY _____

CHAIRMAN

OFF-STREET PARKING & LOADING

OFF-STREET PARKING: PER CHAPTER 63-1(B) WAREHOUSE/STORAGE/HEAVY COMMERCIAL ESTABLISHMENT: ONE PARKING SPACE FOR EVERY 1000 SF OF FLOOR AREA 2390 SF / 1000 = 2.39 SPACES

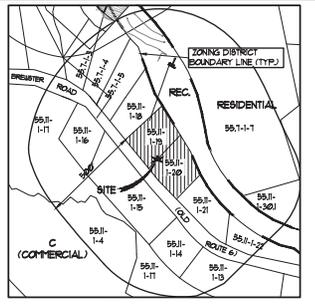
TOTAL SPACES REQUIRED: 24
 30 EXTERIOR
 20 INTERIOR
 40 TOTAL

OFF-STREET LOADING: PER CHAPTER 63-1(B) WAREHOUSE/STORAGE/HEAVY COMMERCIAL ESTABLISHMENT: ONE LOADING SPACE FOR EVERY 1000 SF OF FLOOR AREA PLUS 1 ADDITIONAL SPACE FOR EACH ADDITIONAL 30,000 SF OF FLOOR AREA

TOTAL SPACES REQUIRED: 2
 TOTAL SPACES PROVIDED: 2

LIST OF ADJOINERS (500' RADIUS)

55B-1-31	COUNTY OF PUTNAM	40 GLENEDA AVE	CARPEL, NY 10924
55-1-2	COUNTY OF PUTNAM	40 GLENEDA AVE	CARPEL, NY 10924
55-1-3	LIBERTY BELL TRUCKING	200 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-4	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-5	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-6	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-7	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-8	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-9	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-10	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-11	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-12	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-13	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-14	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-15	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-16	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-17	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-18	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-19	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-20	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-21	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-22	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-23	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-24	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-25	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-26	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-27	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-28	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-29	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-30	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-31	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-32	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-33	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-34	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-35	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-36	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-37	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-38	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-39	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-40	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-41	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-42	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-43	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-44	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-45	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-46	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-47	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-48	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-49	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-50	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-51	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-52	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-53	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-54	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-55	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-56	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-57	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-58	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-59	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-60	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-61	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-62	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-63	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-64	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-65	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-66	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-67	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-68	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-69	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-70	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-71	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-72	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-73	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-74	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-75	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-76	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-77	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-78	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-79	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-80	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-81	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-82	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-83	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-84	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-85	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-86	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-87	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-88	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-89	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-90	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-91	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-92	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-93	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-94	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-95	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-96	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-97	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-98	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-99	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331
55-1-100	LIBERTY BELL TRUCKING	300 SOUTH WHITE ROCK ROAD	HOLMES, NY 05331

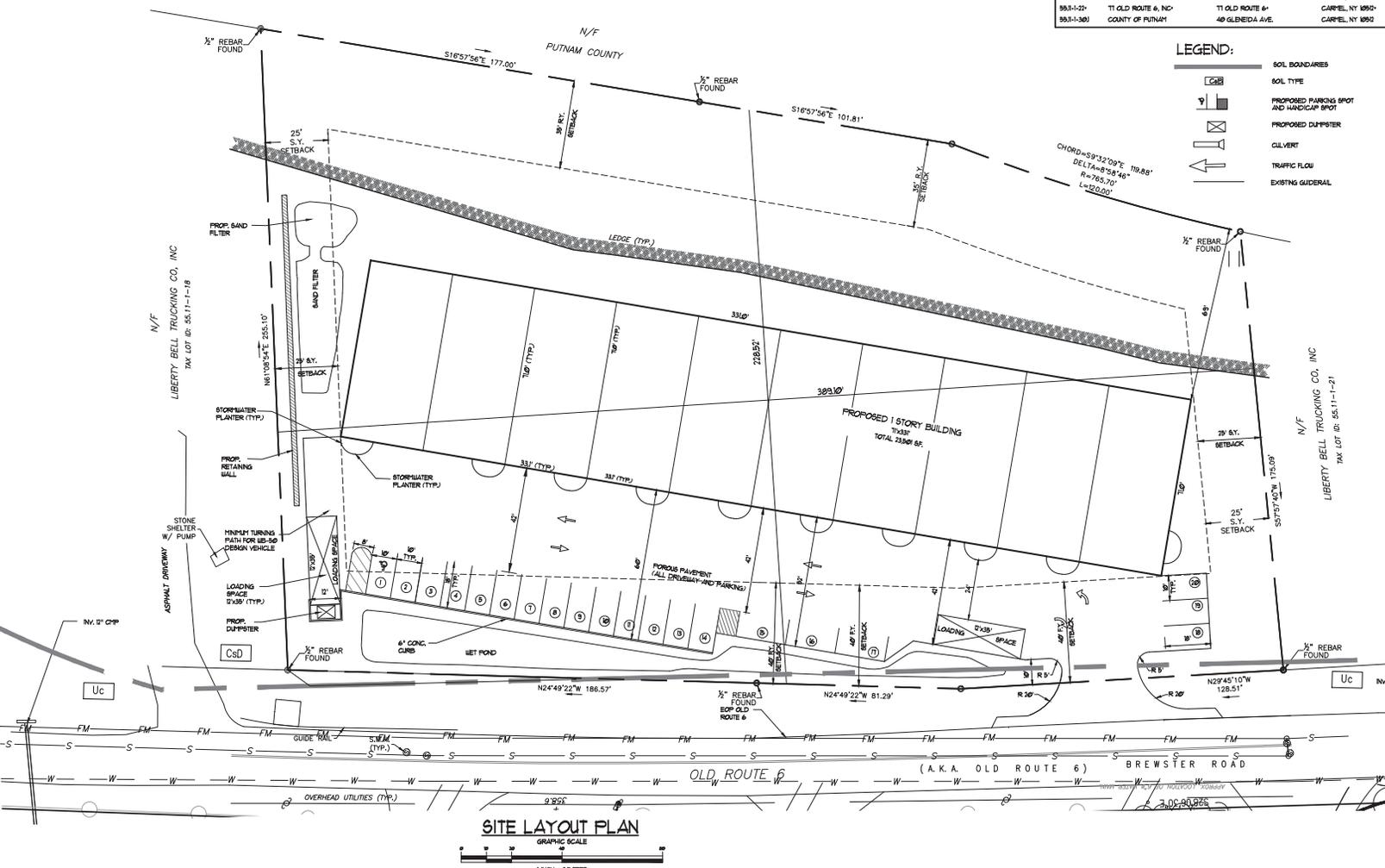


- LEGEND:**
- SOL BOUNDARIES
 - SOL TYPE
 - PROPOSED PARKING SPOT AND HANDICAP SPOT
 - PROPOSED DUMPSTER
 - CULVERT
 - TRAFFIC FLOW
 - EXISTING GUIDELINE

ZONING MAP
SCALE: 1" = 300'

- GENERAL NOTES:**
1. SITE INFORMATION TAKEN FROM A SURVEY PREPARED BY EVAN J. POOLE GEOLOGIC LAND LAND SURVEYS DATED SEPTEMBER 21, 2005. THE TOPOGRAPHIC DATA HAS BEEN ADJUSTED TO UG83 DATUM.
 2. OWNER: LIBERTY BELL TRUCKING CO., INC. 200 SOUTH WHITE ROCK ROAD HOLMES, NY 05331
 3. APPLICANT: GREENPOINT TREE SERVICE 140 E LASE BLVD MAHOPAC, NY 10641
 4. PROPOSED USE: COMMERCIAL
 5. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AND IN CONFORMANCE WITH LOCAL CODES AND UTILITY COMPANY REQUIREMENTS.
 6. ALL ON-SITE TRAFFIC CIRCULATION IS TWO-WAY UNLESS NOTED OTHERWISE.
 7. HANDICAP PARKING SPACES, ACCESSIBLE AND HANDICAP SYMBOLS SHALL BE DESIGNATED WITH 4 INCH BLUE PAINTED LINES. ALL OTHER PARKING SPACES SHALL BE DESIGNATED WITH 4 INCH WHITE PAINTED LINES.
 8. SITE DATA: TAX MAP 55-1-15 + 55-1-1-30 LOT AREA = 2.065 ACRES (81,885 SF)
 9. ZONING DISTRICT: C-COMMERCIAL
 10. ALL SPACES SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 63-11 OF THE ZONING CODES OF THE TOWN OF CARMEL.
 11. SEWER SERVICE SHALL BE PROVIDED BY CONNECTION TO CARMEL SEWER DISTRICT 2. WATER SERVICE SHALL BE PROVIDED BY CONNECTION TO CARMEL WATER DISTRICT 2.
 12. ALL EXTERIOR LIGHTING TO BE INSTALLED SHALL BE DOWNWARD DIRECTED AND SHALL NOT RESULT IN LIGHT SPILLING OFF THE SITE. POLE MOUNTED LIGHTING SHALL BE INSTALLED WITH CUT-OFF LUMINAIRES.
 13. THE VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) 2 FOOT CONTOUR INTERVAL.
 14. THERE ARE NO OUTDOOR AREAS PROPOSED FOR SELLING OR DISPLAY.
 15. ESTIMATE OF EMPLOYEES: 20
 16. DESCRIPTION OF OPERATION: STORAGE/HEAVY COMMERCIAL
 17. TYPE OF MACHINERY AND EQUIPMENT TO BE USED: ROLL-OFF TRUCKS, EXCAVATORS, LOADERS, ROCK CRUSHER, STUMP GRINDER.
 18. REPAIR REMOVAL WILL BE BY PRIVATE CARTER.

- LIGHTING NOTES:**
1. ALL EXTERIOR LIGHTING TO BE INSTALLED SHALL BE DOWNWARD DIRECTED AND SHALL NOT RESULT IN LIGHT SPILLING OFF THE SITE. POLE MOUNTED LIGHTING SHALL BE INSTALLED WITH CUT-OFF LUMINAIRES.
 2. NO OUTDOOR STORAGE SPACE SHALL BE LIGHTED.



SITE LAYOUT PLAN
GRAPHIC SCALE
1" = 30 FEET

PUTNAM ENGINEERING PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER, NEW YORK 10909
(845) 219-6199 FAX (845) 219-6169
PUTNAM ENGINEERING PLLC 206

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2209 SUBSECTION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY MANNER, 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

PROJECT: PLAN PREPARED FOR: **GREENPOINT TREE SERVICE**
61-65 OLD ROUTE 6, CARMEL, NY 10912
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP 55-1, BLOCK 1 LOT 104D

DATE: 09 DEC 2001
PROJECT MANAGER: PML
DRAWN BY: JTE
CHECKED BY: PML
SCALE: AS NOTED

DRAWING: **SITE LAYOUT PLAN**

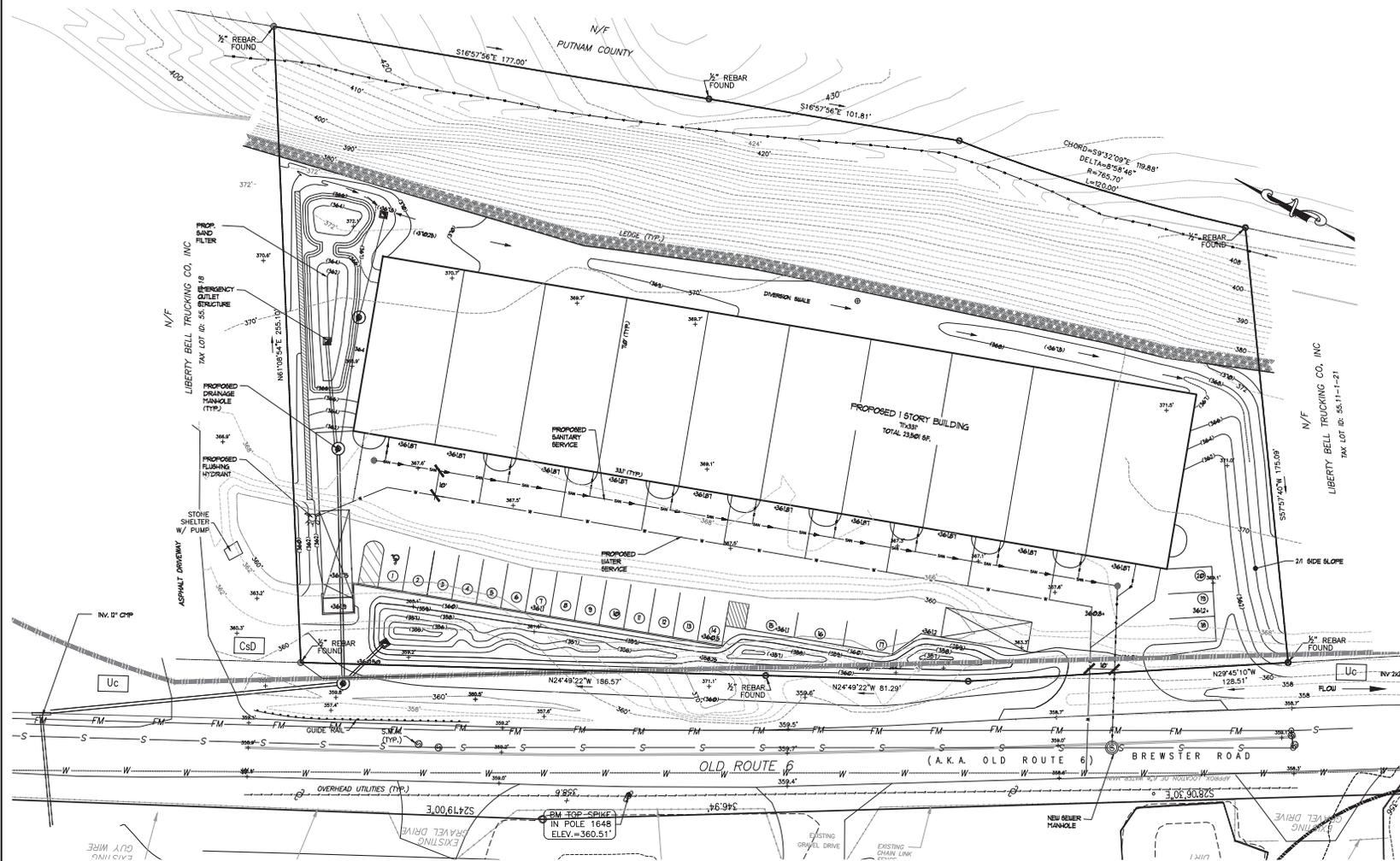
PROJECT NUMBER: 8409
DRAWING NUMBER: **C-120**
SHEET 3 OF 1

GRADING & UTILITIES NOTES:

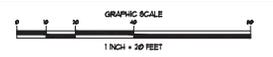
1. PER NEW YORK STATE LAW THE CONTRACTOR SHALL CALL THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (UFO) AT 1-800-962-7862, TWO (2) FULL DAYS PRIOR TO PERFORMING ANY EXCAVATION WORK.
2. SITE INFORMATION TAKEN FROM A SURVEY FROM EVAN FOGLE, P.L.L.C. BY LINK LAND SURVEYORS, ETC.
3. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AND IN CONFORMANCE WITH LOCAL CODES AND UTILITY COMPANY REQUIREMENTS.
4. SEWER SERVICE SHALL BE PROVIDED BY CONNECTION TO CARMEL SEWER DISTRICT'S WATER SERVICE SHALL BE PROVIDED BY CONNECTION TO CARMEL WATER DISTRICT'S.
5. ALL EXTERIOR LIGHTING TO BE INSTALLED SHALL BE DOWNWARD DIRECTED AND SHALL NOT RESULT IN LIGHT SPILLING OFF THE SITE. POLE MOUNTED LIGHTING SHALL BE INSTALLED WITH CUT-OFF LUMINAIRES.
6. THE VERTICAL DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) 3 FOOT CONTOUR INTERVAL.
7. EXISTING UTILITIES (VALVE BOXES, MANHOLE FRAMES AND RIMS, CATCH BASIN FRAMES AND GRATES, ETC) SHALL BE ADJUSTED AS REQUIRED TO FIT NEW FINISHED GRADES.
8. JOINTS IN SANITARY, STORM AND WATER PIPES TO BE OFFSET AT ALL CROSSINGS.
9. MINIMUM COVER OVER WATER LINE SHALL BE 4'-0".
10. TRACER WIRE (1/4 GA.) TO BE PLACED IN ALL WATER MAIN TRENCHES AT A DEPTH OF 2'-0" BELOW FINISHED GRADE.
11. GRAVITY SEWER LATERAL IS TO BE 6".
12. MINIMUM COVER OVER SEWER LINE SHALL BE 3'-0".

GRADING AND UTILITIES LEGEND

- W — WATER MAIN
- S — SANITARY SEWER PIPE
- FM — FORCE MAIN PIPE
- SW — EXISTING STORM/WATER PIPE
- — — — — EXISTING CONTOURS
- (350) — PROPOSED CONTOURS
- — — — — EXISTING UTILITY POLE
- — — — — CURB VALVE
- — — — — SANITARY SEWER CLEANOUT
- — — — — PROPOSED RETAINING WALL
- — — — — PROPOSED STORM/WATER PIPE
- — — — — UNDERGROUND ELECTRIC SERVICE
- — — — — EXISTING VEGETATION
- — — — — SPOT ELEVATION
- — — — — PROPOSED DRAINAGE MANHOLE
- — — — — PROPOSED DRAIN LINE
- — — — — PROPOSED WATER LINE
- — — — — PROPOSED SANITARY
- — — — — PROPOSED FLUSHING HYDRANT



GRADING AND UTILITIES PLAN



<p>PUTNAM ENGINEERING, P.C. ENGINEERS - ARCHITECTS</p> <p>4 OLD ROUTE 6, BREWSTER, NEW YORK 10509 (845) 279-6189 FAX: (845) 279-6169 PUTNAM ENGINEERING, P.C.</p>	<p>PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2209 SUBDIVISION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY MANNER IF HE HAS 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."</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION				<p>PROJECT</p> <p>PLAN PREPARED FOR: GREENPOINT TREE SERVICE 61-65 OLD ROUTE 6, CARMEL, NY 10512 TOWN OF CARMEL PUTNAM COUNTY, NEW YORK TAX MAP 93.1 BLOCK 1 LOT 1040</p>	<p>DATE: 09 DEC 2011</p> <p>PROJECT MANAGER: [Signature]</p> <p>DRAWN BY: PML</p> <p>CHECKED BY: JKB</p> <p>SCALE: AS NOTED</p>	<p>DRAWING</p> <p>GRADING, DRAINAGE AND UTILITIES PLAN</p>	<p>PROJECT NUMBER: 8402</p> <p>DRAWING NUMBER: C-130</p> <p>SHEET 4 OF 1</p>
		NO.	DATE	DESCRIPTION								

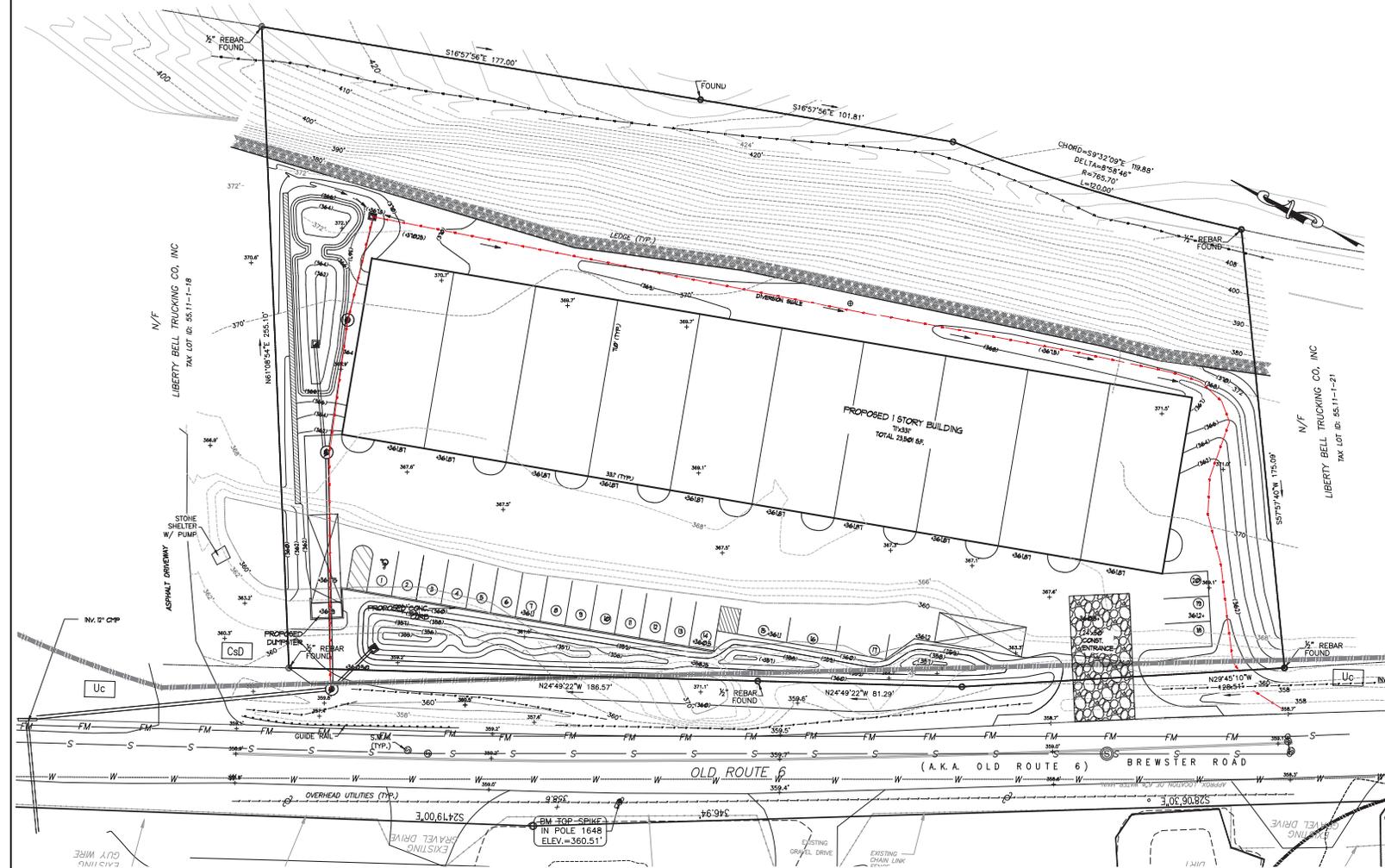
STABILIZATION NOTES:

- 1. TEMPORARY VEGETATIVE COVER:**
- A. GRASSY COMPACTED SOIL AREAS
 - B. LIME AS REQUIRED TO PH 6.5
 - C. FERTILIZER 10-10-10 AT RATE 200 LBS/AC
 - D. SCORPIONITE, ANTIMONY AND SOIL WITH DISC HARROW
 - E. REED AS FOLLOWS:
 - 1. SPRING: PERMANENTLY FULL PLANTING ANNUAL HYDRANGEA AND CEREAL GRASS AT 30 LBS/AC
 - 2. LATE FALL: EARLY WINTER PLANTING HYDRANGEA WINTER RYE AT 60 LBS/AC
 - F. MULCH REED WITH 1 TON OF STRAW PER ACRE, ANCHOR AS NEEDED.
- 2. PERMANENT VEGETATIVE COVER:**
- A. GRASS TO FINISHED SLOPE
 - B. GRASSY COMPACTED SOIL AREAS
 - C. FERTILIZER 10-10-10 AT RATE 200 LBS/AC
 - D. LIME AS REQUIRED TO PH 6.5
 - E. FERTILIZER 10-10-10 AT RATE 200 LBS/AC
 - F. REED AS FOLLOWS:
 - TYPE I - FOR USE ON MOVED AREAS (INCLUDING BASELINS)
 - 1. LIME
 - 2. KENTUCKY BLUE GRASS 30
 - 3. CRIMSON CLOVER 20
 - 4. RED TOP OR RYE GRASS 5
 - TYPE II - FOR USE ON BROWN SOLE SLOPES AND ON NON-POISED AREAS. USE "TRINITY" REED FOR EROSION CONTROL. REED LAY OR EQUIVALENT. REEDS INCLUDED IN THE 100 YD AREA LIMITED BELOW APPLICATION RATE & LIME/ACRE. ON EYE BANK/OWNER. 500 BUSHETS. BUCKY BIRD RYE. LITTLE BLUESTEM. PLANTING RATE 5000 BUSHETS/ACRE. BUCKY BIRD RYE. CHAO BROADLEAF. MILD BLUE LUPINE.
 - G. MULCHER AREAS TO BE MOVED ONE YEAR IN LATE FALL.
 - H. MULCH REED WITH 1 TON OF STRAW PER ACRE, ANCHOR AS NEEDED.

EROSION CONTROL GENERAL NOTES:

1. THE SITE SHALL BE DISTURBED ONLY WHERE NECESSARY. ONLY THE SHALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AND COVERED WITHIN 24 HOURS OF EXPOSURE. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SOON AS POSSIBLE TO PREVENT EROSION. ALL DISTURBED AREAS ARE COVERED WITH REED OR PERMANENT VEGETATIVE COVER IS COVERED OR EQUIVALENT EROSION CONTROL MEASURES SHALL BE INSTALLED WITHIN 24 HOURS OF EXPOSURE. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND REPAIRS.
2. EROSION PREVENTION MEASURES, INCLUDING VEGETATIVE COVER, SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND REPAIRS. VEGETATIVE COVER SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND REPAIRS. VEGETATIVE COVER SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND REPAIRS.
3. TEMPORARY MEASURES SHALL BE MAINTAINED BY PROJECT OWNER/DEVELOPER OR DESIGNATED REPRESENTATIVE SUCH AS EROSION CONTROL SPECIALIST THROUGHOUT CONSTRUCTION AND REPAIRS. MEASURES SHALL BE MAINTAINED BY THE PROJECT OWNER/DEVELOPER OR DESIGNATED REPRESENTATIVE SUCH AS EROSION CONTROL SPECIALIST THROUGHOUT CONSTRUCTION AND REPAIRS.
4. THE PROJECT OWNER/DEVELOPER OR DESIGNATED REPRESENTATIVE SHALL APPROVE THIS CONSTRUCTION TESTING SCHEDULE AND INCLUDE REVISIONS AND CHANGES ON RECORD PRIOR TO START OF CONSTRUCTION ACTIVITIES.
5. THE PROJECT OWNER/DEVELOPER OR DESIGNATED REPRESENTATIVE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF CARMEL, CALIFORNIA. THE PROJECT OWNER/DEVELOPER OR DESIGNATED REPRESENTATIVE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF CARMEL, CALIFORNIA.
6. THE PROJECT OWNER/DEVELOPER OR DESIGNATED REPRESENTATIVE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF CARMEL, CALIFORNIA. THE PROJECT OWNER/DEVELOPER OR DESIGNATED REPRESENTATIVE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF CARMEL, CALIFORNIA.
7. THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EROSION CONTROL AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
8. THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EROSION CONTROL AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
9. THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EROSION CONTROL AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
10. THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EROSION CONTROL AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
11. THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EROSION CONTROL AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
12. THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EROSION CONTROL AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
13. THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EROSION CONTROL AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
14. THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EROSION CONTROL AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
15. THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EROSION CONTROL AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
16. THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EROSION CONTROL AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
17. THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EROSION CONTROL AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
18. THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EROSION CONTROL AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
19. THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EROSION CONTROL AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
20. THE CONTRACTOR SHALL HAVE AVAILABLE ON SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT EROSION CONTROL AND MAINTENANCE OF THE EROSION CONTROL MEASURES.

AREA OF DISTURBANCE
 TOTAL SITE DISTURBANCE = 129 ACRES
 NEW IMPERVIOUS SURFACES = 634 ACRES
 PAVED/PARKING AREA = 821 ACRES



EROSION CONTROL PLAN



EROSION CONTROL LEGEND:



PUNJAM ENGINEERING, LLC
 ENGINEERS - ARCHITECTS
 4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
 (845) 279-6189 FAX: (845) 279-6169
 PUNJAM ENGINEERING LLC 202

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2209 SUBDIVISION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM OR ANY PART OF A PLAN 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."

NO.	DATE	DESCRIPTION

PROJECT
 PLAN PREPARED FOR:
GREENPOINT TREE SERVICE
 61-65 OLD ROUTE 6, CARMEL, NY 10512
 TOWN OF CARMEL
 FULTON COUNTY, NEW YORK
 TAX MAP 503 BLOCK 1 LOT 104D

DATE: 09 DEC 2001
 PROJECT MANAGER:
 DRAWN BY:
 CHECKED BY:
 SCALE:
 AS NOTED

DRAWING
EROSION CONTROL PLAN

PROJECT NUMBER: 8402
 DRAWING NUMBER:
C-140
 SHEET 8 OF 11

WETLAND PLANTING LEGEND:

WETLAND BUFFER SEED MIX: RIPARIAN BUFFER MIX (ER00X 75 OR EQUIVALENT) SEEDED AT 15 POUNDS PER ACRE.
SEEDING WILL BE SUPPLEMENTED WITH BARE ROOT PLANT MATERIAL AT SPACINGS OF 2 FEET ON CENTER AS SHOWN ON PLAN. THE FOLLOWING SPECIES ARE TO BE USED:

SYMBOL	PLANTINGS	* OF PLANTS	SIZE
CA	CLETHRA ALNIFOLIA (SWEET PEPPERBUSH)	3	3-3 GAL
BP	SCIRPUS PAVENIA (COCKPOW TREE/AGUARI)	11	1-2 GAL
AV	ANDROPOGON VIRGINICUS (BROOM SEDGE)	14	1-2 GAL
BA	SCIRPUS ACUTUS (HARDSTEM BULRUSH)	11	1-2 GAL
IV	ILEX VERTICILLATA (SPICEBERRY HOLLY)	2	2-3 GAL
PV	FRAXINUS VIRGINIANA (WHITEBARKAN)	14	1-2 GAL
JE	JUNCUS EFFRUSES (SOFT RUSH)	11	1-2 GAL
PS	POLYGONUM SPP. (SMARTWEED)	5	1-2 GAL
BD	BALKY DISCOLOR (PURBY WILLOW)	2	2-3 GAL
CS	CAREX SPINOSA (SEDGE)	30	1-2 GAL
A	ACER RUBRUM / RED MAPLE	6	25' GAL
NB	NYSSA SYLATICIA / BLACK GUM	6	25' GAL
C	PINUS STROBUS / EASTERN WHITE PINE	1	25' GAL

PLANTING NOTES:

- ALL PLANT MATERIALS SHALL BE NURSERY GROWN FULLY TOPPED AND IN A HEALTHY CONDITION FREE OF INSECTS, FUNGI, DISEASE OR DAMAGE AT THE TIME OF INSTALLATION.
- ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
- ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE USE BOND PERIOD. PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH HEALTHY NEW PLANTS OF COMPATIBLE SIZE TYPE AND QUANTITY AT THE BEGINNING OF THE NEXT PREDOMINANT GROWING SEASON.
- TOPSOIL ALL DISTURBED AREAS WITH NOT LESS THAN FOUR (4) INCHES OF SUITABLE TOPSOIL MATERIAL.
- SEED DISTURBED AREAS IN ACCORDANCE WITH THE SLOPE STABILIZATION NOTES ON DRAWING 10-148.

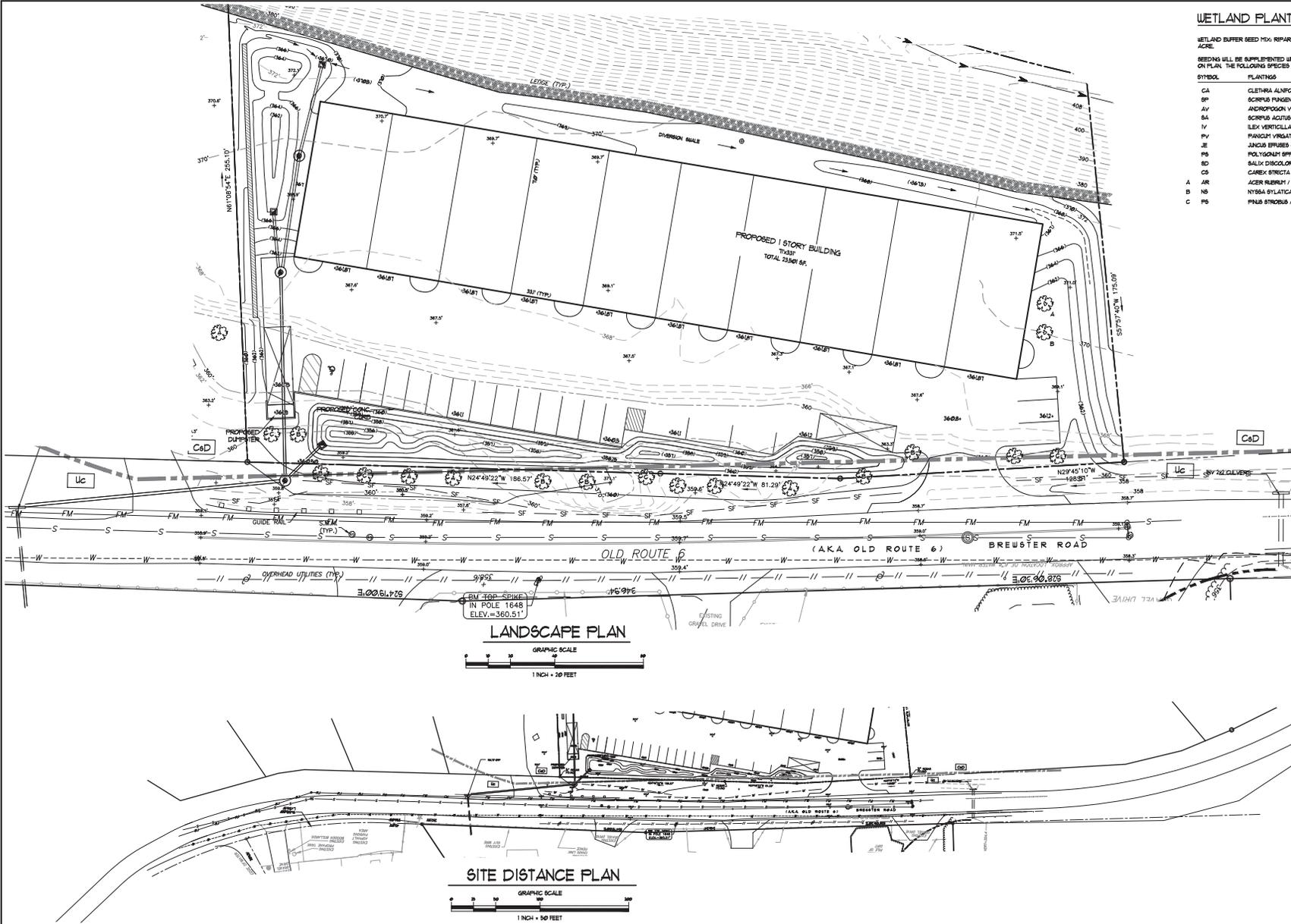
LINE OF SIGHT COMPUTATIONS

CALCULATION BASED ON TRUCK ON GEOMETRIC DESIGN OF HIGHWAYS & STREETS AASHTO
 $SSD = 1.47V\sqrt{a+ft}$
 DESIGN SPEED V = 30 MPH
 $T_a = 4$ (left) $T_b = 3$ (right) $J = 2$
 NORTHBOUND = LEVEL (LESS THAN 0.1% SLOPE)
 SOUTHBOUND = LEVEL (LESS THAN 0.1% SLOPE)

SL.D.S. (LEFT) = 147*30*sqrt(2+4) = 265'
 SL.D.S. (RIGHT) = 147*30*sqrt(3+2) = 309'

LEGEND

- 490 — EXISTING CONTOURS
- (350) — PROPOSED CONTOURS
- — PROPOSED RETAINING WALL
- — PROPOSED STORMWATER PIPE
- — EXISTING VEGETATION
- — GRASSED AREA (TO BE MOVED)



LANDSCAPE PLAN



SITE DISTANCE PLAN



4 OLD ROUTE 6, BREWSTER, NEW YORK 10509
 (845) 279-6189 FAX (845) 279-6169
 PUTNAM ENGINEERING PLLC 206

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 2209 SUBDIVISION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE BE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

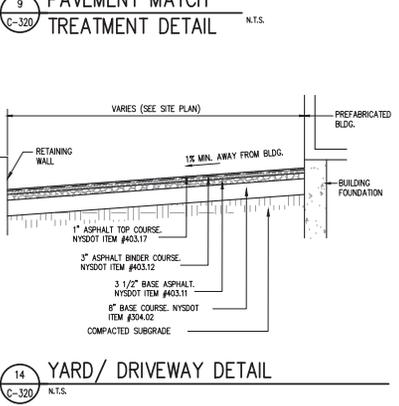
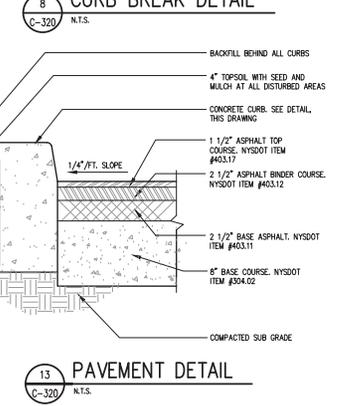
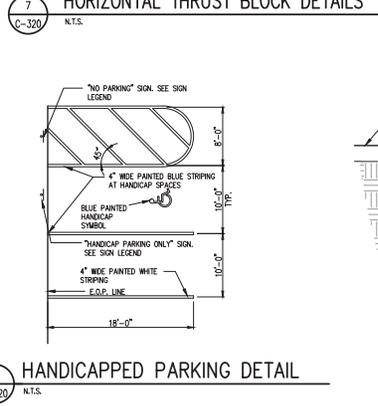
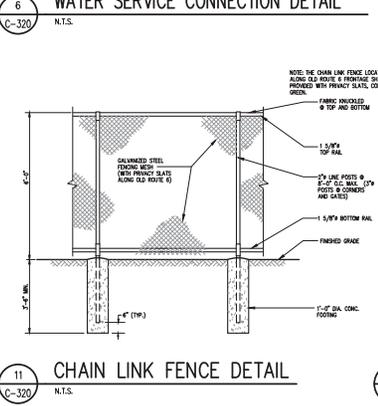
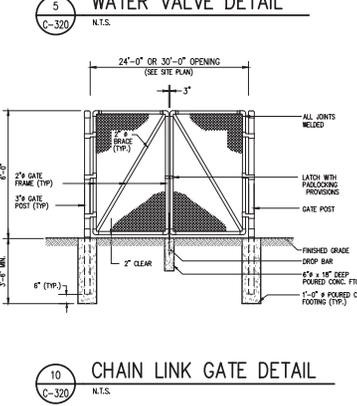
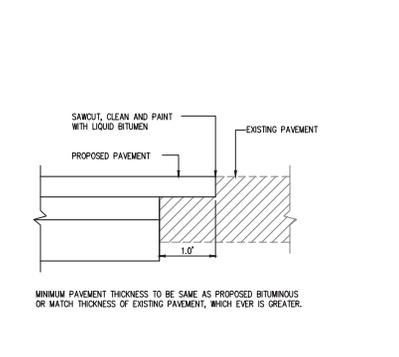
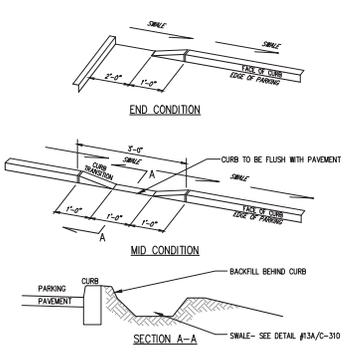
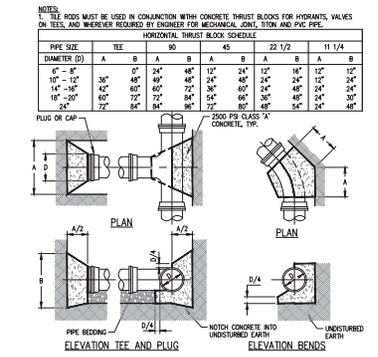
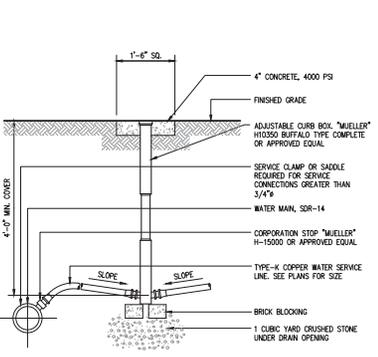
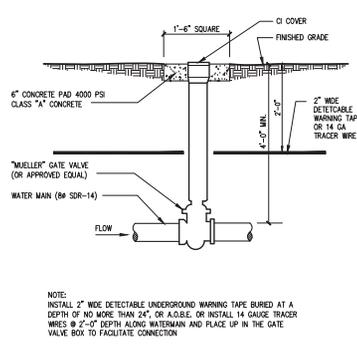
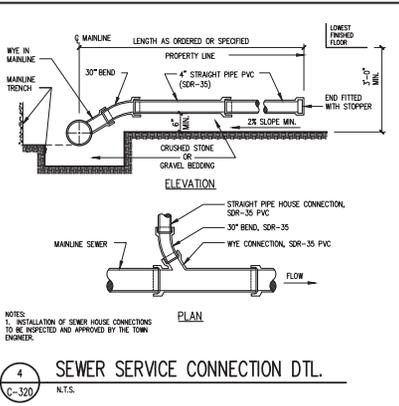
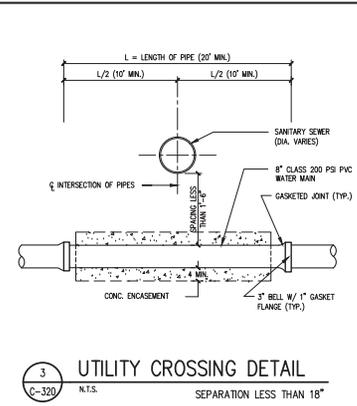
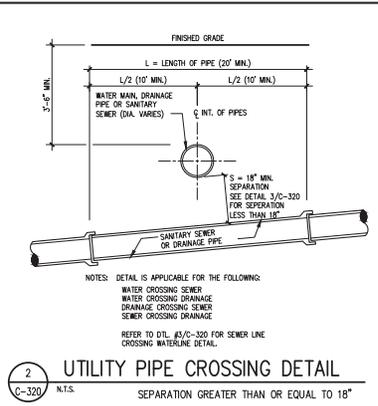
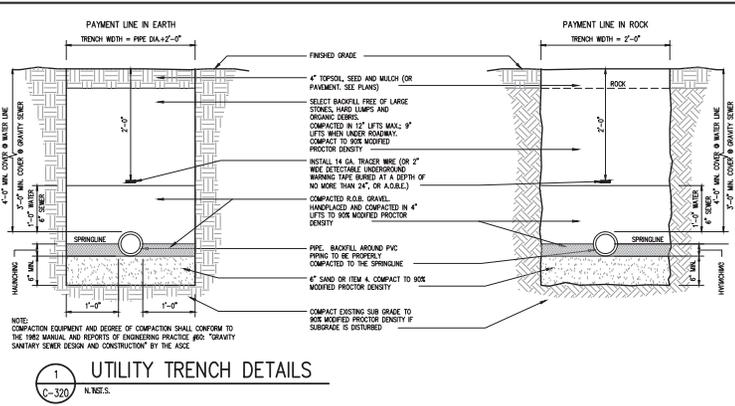
NO.	DATE	DESCRIPTION

PROJECT
 PLAN PREPARED FOR:
GREENPOINT TREE SERVICE
 61-65 OLD ROUTE 6, CARMEL, NY 10512
 TOWN OF CARMEL
 PUTNAM COUNTY, NEW YORK
 TAX MAP 533 BLOCK 1 LOT 1040

DATE: 09 DEC 2001
 PROJECT MANAGER: [Signature]
 DRAWN BY: PML
 CHECKED BY: JKB
 SCALE: AS NOTED

DRAWING
LANDSCAPE AND SITE DISTANCE PLAN

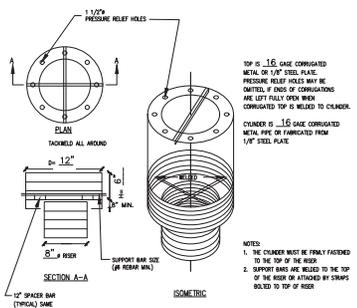
PROJECT NUMBER: 8402
 DRAWING NUMBER:
C-150
 SHEET 1 OF 1



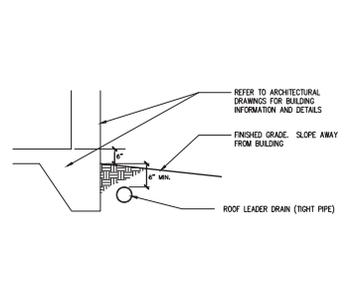
PUTNAM ENGINEERING PLLC
ENGINEERS - ARCHITECTS
4 OLD ROUTE 6, BREWSTER NEW YORK 10509
(845) 279-6789 FAX (845) 279-6169
PUTNAM ENGINEERING PLLC 304

REVISIONS			PROJECT
NO.	DATE	DESCRIPTION	
			PLAN PREPARED FOR: GREENPOINT TREE SERVICE 61-65 OLD ROUTE 6, CARREL, NY 10512 TOWN OF CARREL PUTNAM COUNTY, NEW YORK TAX MAP 900 BLOCK 1 LOT 7400

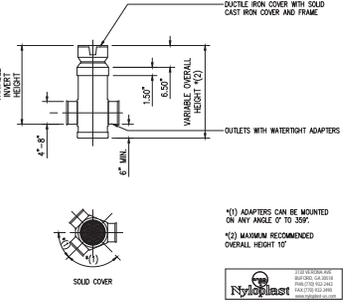
DATE: 09 DEC 2021	DRAWING: DETAILS	PROJECT NUMBER: C-320
PROJECT MANAGER: PML	DRAWN BY: AEB	DRAWING NUMBER: SHEET 8 OF 11
CHECKED BY: PML	SCALE: AS NOTED	



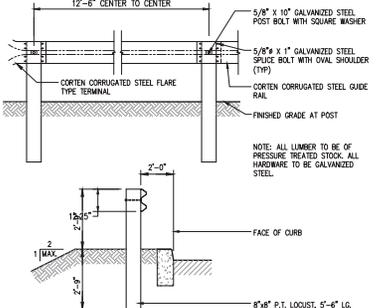
1 TEMPORARY TRASH RACK DETAIL
C-330 N.T.S.



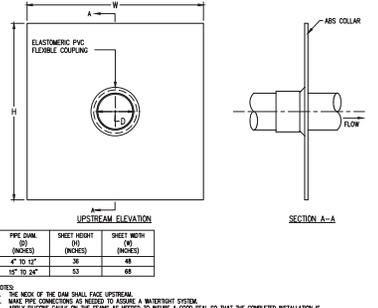
2 TYPICAL DRAIN DETAIL
C-330 N.T.S.



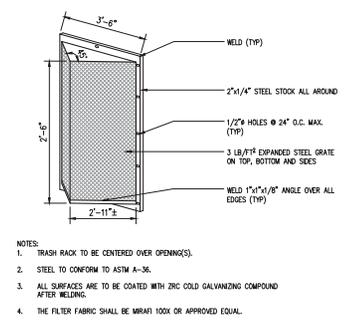
3 DRAIN BASIN W/SOLID COVER DTL
C-330 N.T.S.



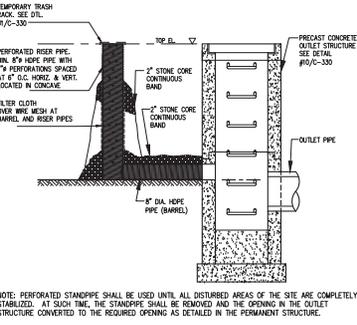
4 BEAM TYPE GUIDE RAIL DETAIL
C-330 N.T.S.



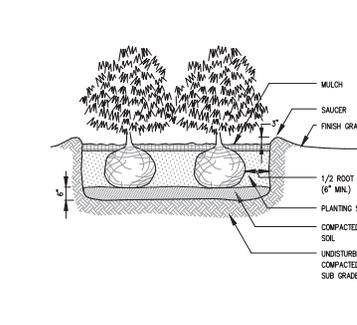
5 ANTI-SEEPAGE COLLAR DETAIL
C-330 N.T.S.



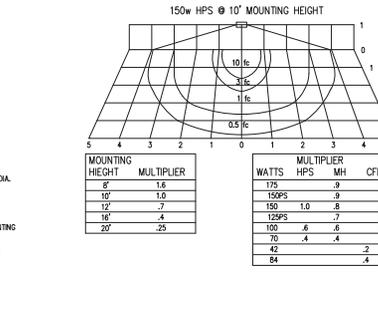
6 TRASH RACK PROTECTION DETAIL
C-330 N.T.S.



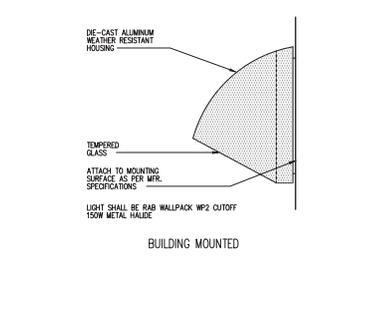
7 TEMPORARY OUTLET STRUCTURE DETAIL
C-330 N.T.S.



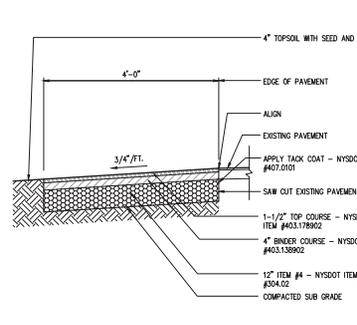
8 SHRUB PLANTING DETAIL
C-330 N.T.S.



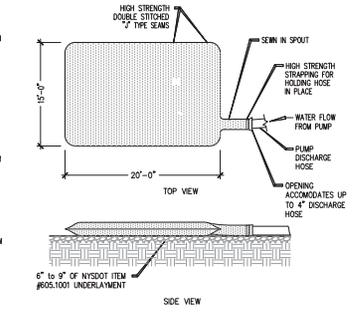
9 SITE LIGHTING DETAILS
C-330 N.T.S.



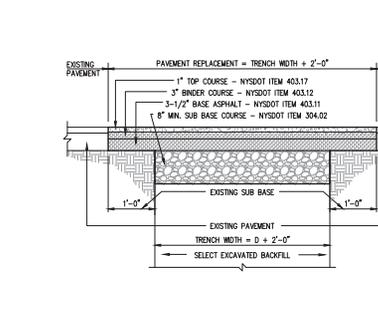
10 UNDERDRAIN DETAIL
C-330 N.T.S.



11 SHOULDER WIDENING DETAIL
C-330 N.T.S.



12 DEWATERING BAG DETAIL
C-330 N.T.S.



13 PAVEMENT RESTORATION DETAIL
at OLD ROUTE 6 N.T.S.

PITMAN ENGINEERING PLLC
ENGINEERS - ARCHITECTS

4 OLD ROUTE 6, BREWSTER NEW YORK 10509
(845) 279-6789 FAX: (845) 279-6769
PITMAN ENGINEERING PLLC 304

PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7200 SUBSECTION 2, "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE 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" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

NO.	DATE	DESCRIPTION

PROJECT
PLAN PREPARED FOR
GREENPOINT TREE SERVICE
61-65 OLD ROUTE 6, CARMEL NY 10512
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP 501 BLOCK 1 LOT 1400

DATE: 09 DEC 2021
PROJECT MANAGER: PML
DRAWN BY: AFB
CHECKED BY: PML
SCALE: AS NOTED

DRAWING: DETAILS
PROJECT NUMBER: C-330
DRAWING NUMBER: SHEET 10 of 11



October 17, 2022

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

RE: Kiwi Country Day Camp
Town of Carmel
TM# 77.17-1-31 & 32

Dear Chairman Paepfer and Members of the Board:

Please find enclosed the following materials in support of an application for amended site plan approval for the above referenced project:

- Site Plan Set, last revised October 17, 2022.
- Drawing OP-1, last revised May 28, 2015.
- Site Plan Summary Memorandum, dated October 17, 2022.
- Manufacturer's Drawing of the Water Play Feature.

With regard to comments received from Town of Carmel Director of Code Enforcement, Mike Carnazza, dated September 26, 2022, we offer the following responses:

1. This accurately summarizes the intent of the application.
2. The applicant requests to be referred to the Zoning Board of Appeals to pursue said variance.
3. This accurately describes the proposed use of the yurts.
4. The applicant will work with the Building Department to legalize the existing sheds.

With regard to comments received from Town of Carmel Engineer, Richard Franzetti, PE, dated September 21, 2022, we offer the following responses:

1. The plans have been revised to eliminate the labels indicating the changes from the 2015 plans. Newly proposed items are still labeled. For comparison purposes we have also submitted copies of the 2015 site plan, and the enclosed memo outlining the items approved with the 2015 plan, where that plan has been departed from, and the newly proposed items.
2. With regard to additional apparatus on the site, there are two. The ropes course was reviewed and approved by Mike Carnazza in around 2016 per the applicant, and generally consists of raised platforms connected by climbing ropes and ladders. A drawing of the water play feature has been provided from the manufacturer. The feature is a proprietary water balloon game, that sits on the concrete slab that was previously used for batting cages.

With regard to the questions and comments posed by the Board at the September 28, 2022 meeting, we offer the following responses:

1. The yurts may or may not be kept up during the off-season. This will depend on the manufacturer recommendation, and on the practicality and utility of disassembling and reassembling them any given year. In the event the yurts were kept up for the winter, the applicant would follow the wind load and snow load specifications provided by the manufacturer.
2. There is no residential use related to the yurts. As discussed, the yurts are proposed to house camp programming.
3. The yurts are assembled on platforms to be assembled by the applicant. These platforms will sit on the ground.
4. The applicant agrees that if the yurts were disassembled during off-seasons, the platforms would remain in place, and would not be moved year to year.

Please place the project on the October 13, 2022 Planning Board agenda for a discussion with the Board and referral to the ZBA.

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

Very truly yours,

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

By: 

Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/adt

Enclosures (All via email only)

cc: Willi Yahr
Mahopac Volunteer Fire Department



MEMORANDUM

TO: Town of Carmel Planning Board

JOB NAME: Kiwi Country Day Camp

FROM: Jeffrey J. Contelmo, PE

JOB #: 21258.100

DATE: October 17, 2022

RE: 2015 and 2022 Site Plan Summary

Items proposed in 2015 that have been carried out, and are now existing on site:

1. Programming Buildings and Outdoor Theater were reconstructed.
2. The deck expansion on one programming building was constructed.

Items proposed in 2015 that have not been carried out:

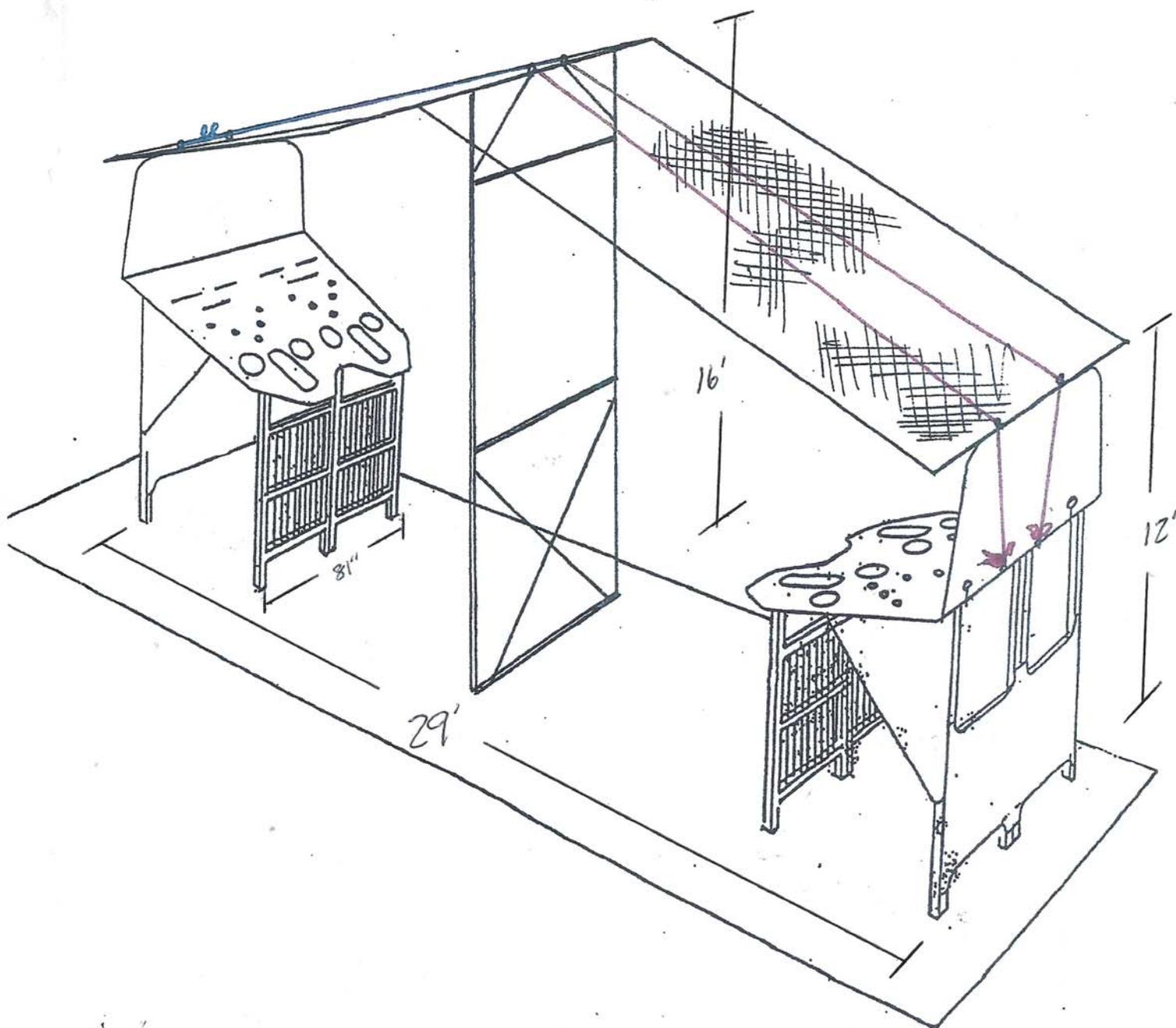
1. The pre-school was never initiated, so the proposed associated parking lot was never constructed.
2. The mini-putt area was not removed and will remain.
3. The roller hockey rink was not installed.
4. The gaga courts were not relocated, and will remain.

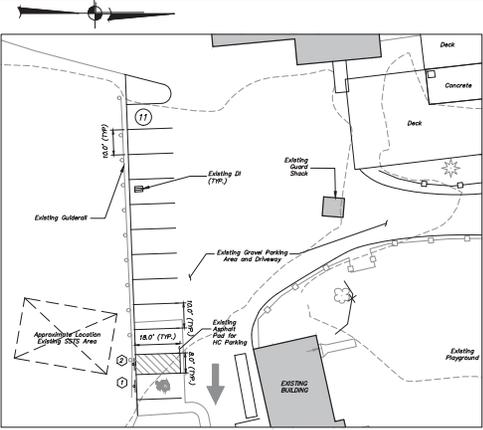
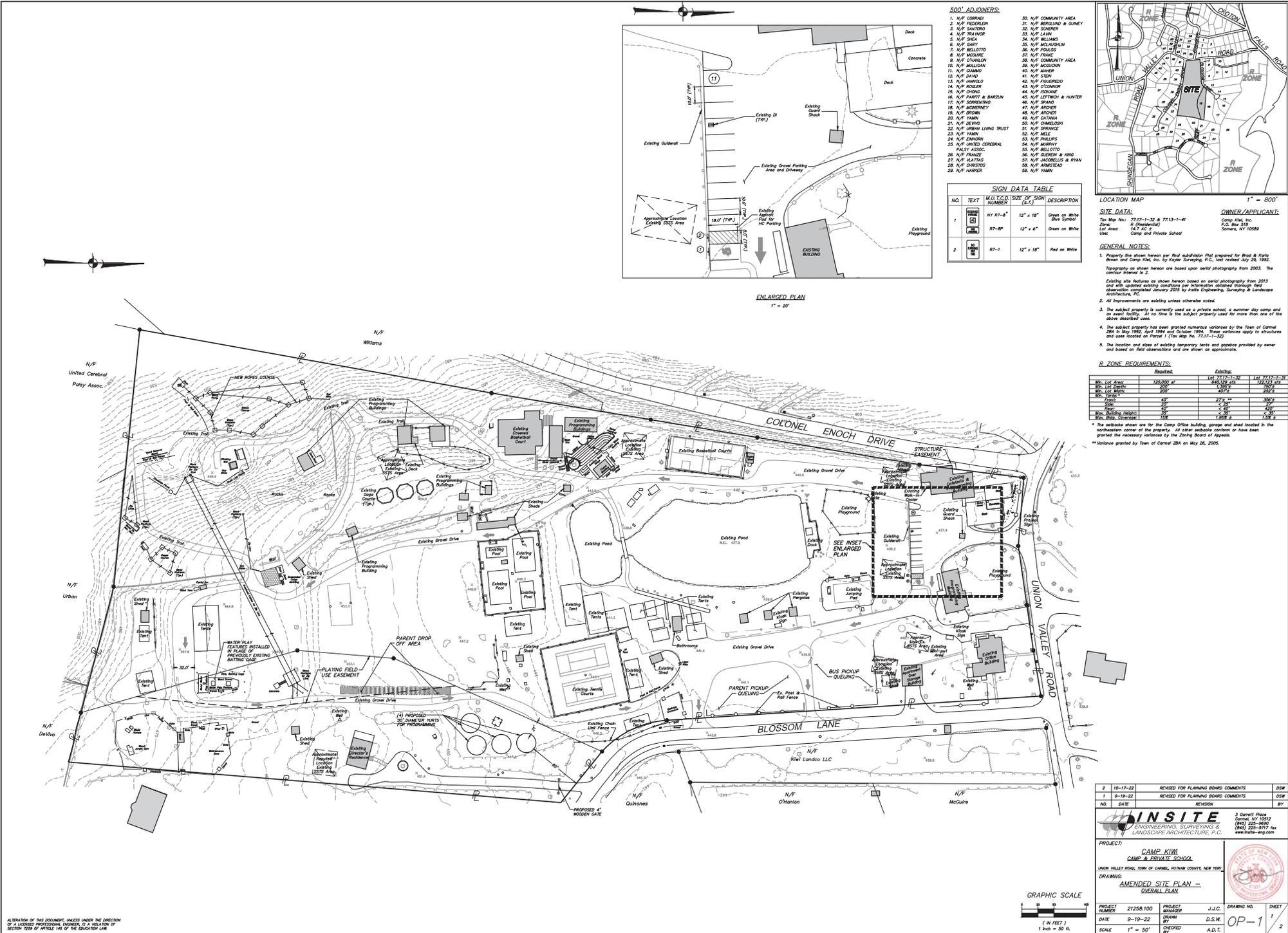
Items newly proposed in 2022:

1. (4) Proposed yurts for camp programming, as shown on the plans.
2. (11) Proposed visitor parking spaces are shown near the camp entrance.
3. An existing water play feature, in place of the previously existing batting cage.
4. An existing ropes course.
5. Various tents have been relocated.
6. The director's residence is to be relocated to the 31 Blossom Lane building.
7. A new gate is proposed at 31 Blossom Lane.
8. The gravel driveway has been somewhat widened in two locations: the southern end of the loop, and where it passes the pool area, where a previously existing small shed has also been removed to accommodate the widening.

STEP #6 Carefully walk the bottom of the net support the rest of the way to the very center between the two battle stations. Be sure that the support is centered from side to side also. Now the net's perimeter rope should be very evenly taught all the way around.

The last step is to go back up the ladder and pull the white ropes very tight and tie them off on the eyebolts as shown. This will take any remaining sag out of the net.





- 500' ADJACENTS:**
- N/F CORNAB
 - N/F FIDELIN
 - N/F SANDRO
 - N/F TRAMOR
 - N/F DECA
 - N/F GARY
 - N/F BELLETTI
 - N/F MOGARE
 - N/F DHALIN
 - N/F MULLIGAN
 - N/F DAMO
 - N/F ROGER
 - N/F MANOLO
 - N/F HARTY & BARLIN
 - N/F CHONG
 - N/F SORRENTINO
 - N/F MONONEY
 - N/F BROWN
 - N/F TAMM
 - N/F DE VITO
 - N/F URBAN LIVING TRUST
 - N/F TAMM
 - N/F TAMM
 - N/F TAMM
 - N/F UNITED GENERAL
 - N/F ASSOC.
 - N/F PRANZE
 - N/F KLETTAS
 - N/F CHRISTOS
 - N/F HANER
 - N/F COMMUNITY AREA
 - N/F BERGLUND & SUNNY
 - N/F LAM
 - N/F WILLIAMS
 - N/F MCLAUGHLIN
 - N/F FOLLOS
 - N/F FRANE
 - N/F COMMUNITY AREA
 - N/F ACCIONE
 - N/F MAHER
 - N/F STEIN
 - N/F FERRERO
 - N/F O'CONNOR
 - N/F ISOKANE
 - N/F LETTICH & HUNTER
 - N/F SPANO
 - N/F ARDIERI
 - N/F CATANA
 - N/F ARDIERI
 - N/F DIMILOGGI
 - N/F PINELLI
 - N/F MELI
 - N/F MURPHY
 - N/F BELLOTTO
 - N/F GEMEN & KING
 - N/F LACROCE & PIVAN
 - N/F ARMISTEAD
 - N/F TAMM

SIGN DATA TABLE

NO.	TEXT	MULTIPLE SIZE OF SIGN NUMBER	SIZE OF SIGN (x,H)	DESCRIPTION
1	18" x 12" (TP)	18" x 12"	12' x 18"	Green on White Blue Symbol
2	18" x 12" (TP)	18" x 12"	12' x 18"	Green on White
2	18" x 12" (TP)	18" x 12"	12' x 18"	Red on White



LOCATION MAP 1" = 800'

SITE DATA:
 Tax Map No.: 7717-1-22 & 7713-1-41
 Parcel No. (Reference): 7717-1-22
 Lot Area: 14,9 AC ±
 Use: Camp and Private School

OWNER/APPLICANT:
 Camp Kiwi, Inc.
 P.O. Box 218
 Corvallis, OR 97339

- GENERAL NOTES:**
- Property line shown herein per final subdivision Plat prepared for David & Krista Brown and Camp Kiwi, Inc. by Roger Cunningham, P.C., last revised July 28, 1992. Topography as shown herein are based upon aerial photography from 2003. The contour interval is 2'.
 - Existing site features as shown herein based on aerial photography from 2013 and with general existing conditions per information obtained through field observation completed January 2015 by InSite Engineering, Surveying & Landscape Architecture, P.C.
 - All improvements are existing unless otherwise noted.
 - The subject property is currently used as a private school, a summer day camp and an event facility. At no time is the subject property used for more than one of the above described uses.
 - The subject property has been granted summer use permits by the Town of Corvallis in May 1992, April 1994 and October 1995. These permits relate to structures and uses located on Parcel 1 (Tax Map No. 7717-1-22).
 - The location and elevations of existing temporary walls and gates provided by owner and based on field observations and are shown as appropriate.

R ZONE REQUIREMENTS:

Req.	Minimum	Existing	Lot 7717-1-22	Lot 7713-1-41
Min. Lot Area	125,000 sq ft	14,900 sq ft	14,900 sq ft	14,900 sq ft
Min. Lot Width	200'	110'	110'	110'
Min. Lot Depth	200'	200'	200'	200'
Front Setback	50'	27' ±	27' ±	27' ±
Side Setback	50'	27' ±	27' ±	27' ±
Max. Building Height	35'	24'	24'	24'
Max. Building Footprint	10,000 sq ft	2,500 sq ft	2,500 sq ft	2,500 sq ft

* The setbacks shown are for the Camp Office building, garage and shed located in the northeastern corner of the property. All other setbacks conform or have been granted the necessary variances by the zoning Board of Appeals.
 ** Variances granted by Town of Corvallis ZBA on May 26, 2005.

2	10-17-22	REVISED FOR PLANNING BOARD COMMENTS	DSP
1	9-19-22	REVISED FOR PLANNING BOARD COMMENTS	DSB
NO.	DATE	REVISION	BY

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
 3 Corvallis Plaza
 Corvallis, OR 97331
 (541) 225-8992
 (541) 225-8997 fax
 www.insite-eng.com

PROJECT:
 CAMP KIWI
 CAMP & PRIVATE SCHOOL
 UNION HILLS FARM, TOWN OF CORVALLIS, PUTNAM COUNTY, NEW YORK

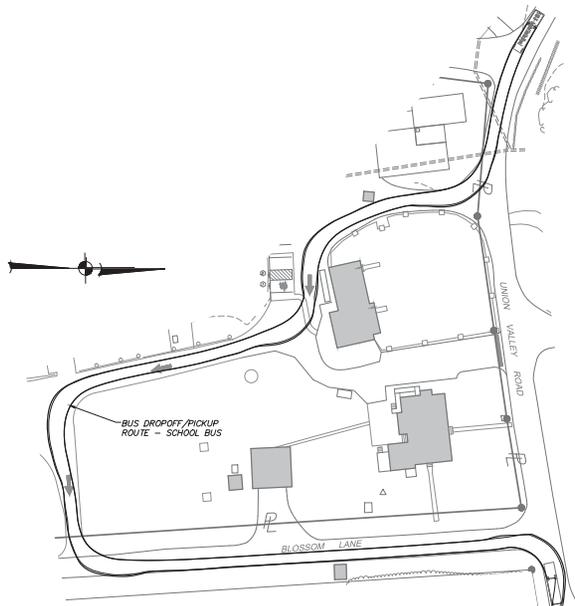
DRAWING:
 AMENDED SITE PLAN - OVERALL PLAN

PROJECT NUMBER: 21258.100
DATE: 9-19-22
SCALE: 1" = 50'

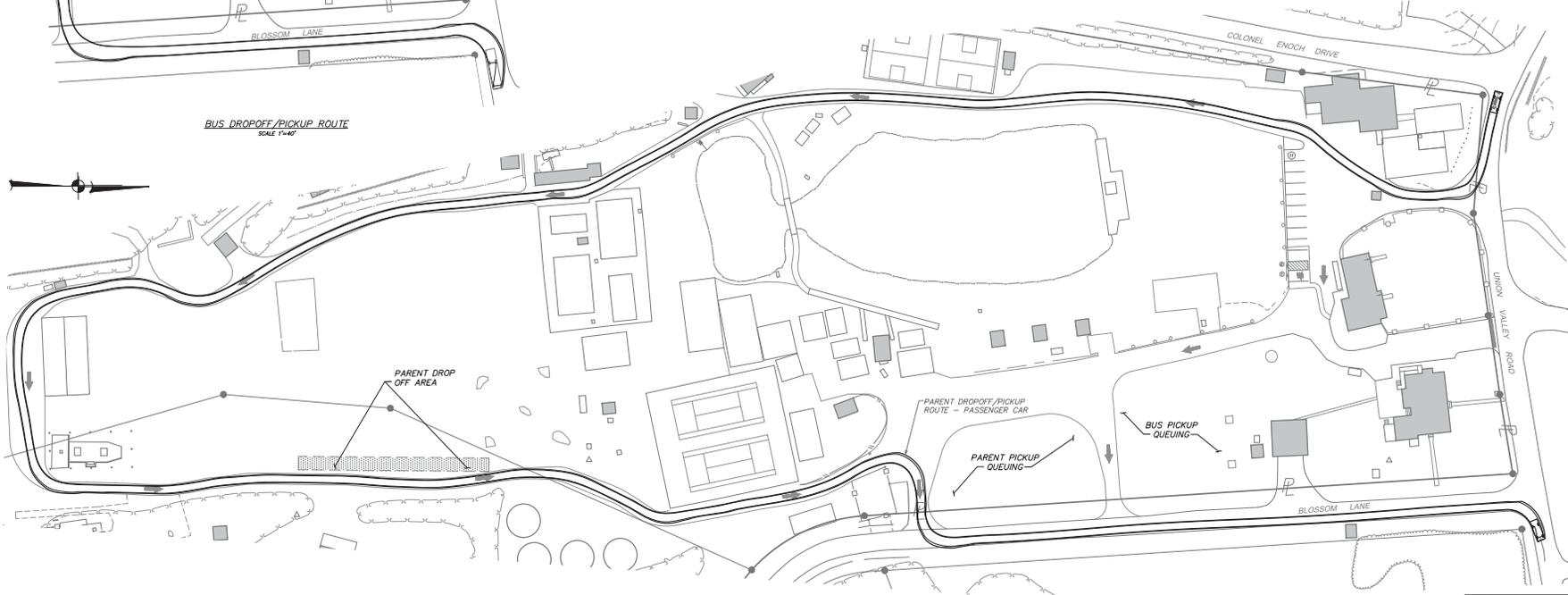
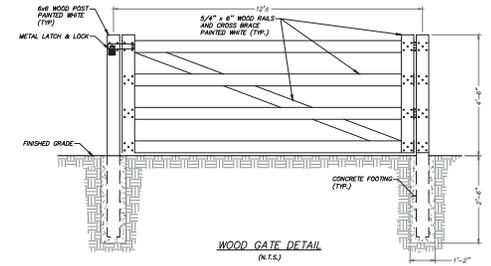
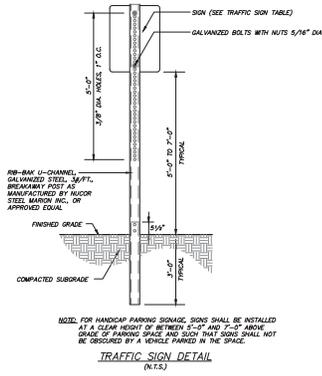
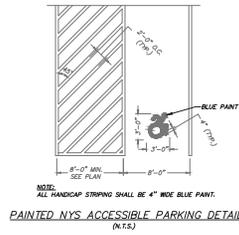
J.J.C. PROJECT MANAGER
D.S.W. BY
A.D.T. CHECKED

DRAWING NO. SHEET
 OP-1 1/2

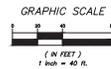
ALLOCATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1009 OF ARTICLE 146 OF THE EDUCATION LAW.



BUS DROPOFF/PICKUP ROUTE
SCALE 1"=40'



PARENT DROPOFF/PICKUP ROUTE
SCALE 1"=40'



NO.	DATE	REVISION	BY
1	9-19-22	REVISED FOR PLANNING BOARD COMMENTS	DSK

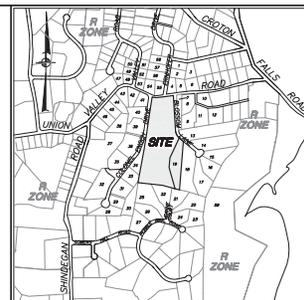
		3 Garrett Place Carmel, NY 12512 (845) 225-8997 (845) 225-8997 fax www.insite-arg.com
PROJECT: CAMP KIWI CAMP & PRIVATE SCHOOL 1500 HILLET ROAD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK		
DRAWING: AMENDED SITE PLAN - VEHICLE ROUTES & DETAILS		
PROJECT NUMBER: 21258.100	PROJECT MANAGER: J.J.C.	DRAWING NO.: D-1
DATE: 9-19-22	DRAWN BY: D.S.W.	SHEET: 2
SCALE: 1" = 40'	CHECKED BY: A.D.T.	2

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2009 OF ARTICLE 146 OF THE EDUCATION LAW.

2015 Plan

500' ADJACENTS:

- | | | |
|------------------|-------------------------|---------------------------|
| 1. N/F CORNACI | 21. N/F O'CONNOR | 38. N/F COMMUNITY AREA |
| 2. N/F FIEDLER | 22. N/F BERGLUND & GUNY | 39. N/F COMMUNITY AREA |
| 3. N/F SARTORI | 23. N/F SCHROEDER | 40. N/F BAKER |
| 4. N/F TRAVINO | 24. N/F MILLER | 41. N/F STEIN |
| 5. N/F MILLER | 25. N/F GARY | 42. N/F O'CONNOR |
| 6. N/F GARY | 26. N/F BELLOTTI | 43. N/F FROBERG |
| 7. N/F BELLOTTI | 27. N/F FRANZ | 44. N/F ISKANE |
| 8. N/F MOORE | 28. N/F DRAGLIN | 45. N/F LETTICH & HUNTER |
| 9. N/F DRAGLIN | 29. N/F MCCOY | 46. N/F SPANO |
| 10. N/F MULLIGAN | 30. N/F MCCOY | 47. N/F ARCHER |
| 11. N/F GARDI | 31. N/F GARDI | 48. N/F ARCHER |
| 12. N/F GARDI | 32. N/F GARDI | 49. N/F ARCHER |
| 13. N/F GARDI | 33. N/F GARDI | 50. N/F OMBROSI |
| 14. N/F GARDI | 34. N/F GARDI | 51. N/F PHILLIPS |
| 15. N/F GARDI | 35. N/F GARDI | 52. N/F MERTZ |
| 16. N/F GARDI | 36. N/F GARDI | 53. N/F BELLOTTI |
| 17. N/F GARDI | 37. N/F GARDI | 54. N/F MURPHY |
| 18. N/F GARDI | 38. N/F GARDI | 55. N/F BELLOTTI |
| 19. N/F GARDI | 39. N/F GARDI | 56. N/F GARDI & KING |
| 20. N/F GARDI | 40. N/F GARDI | 57. N/F JACOBELLI & PIVAN |
| 21. N/F GARDI | 41. N/F GARDI | 58. N/F ARMISTEAD |
| 22. N/F GARDI | 42. N/F GARDI | 59. N/F YAMN |
| 23. N/F GARDI | 43. N/F GARDI | 60. N/F YAMN |
| 24. N/F GARDI | 44. N/F GARDI | |
| 25. N/F GARDI | 45. N/F GARDI | |
| 26. N/F GARDI | 46. N/F GARDI | |
| 27. N/F GARDI | 47. N/F GARDI | |
| 28. N/F GARDI | 48. N/F GARDI | |
| 29. N/F GARDI | 49. N/F GARDI | |



LOCATION MAP 1" = 800'

SITE DATA: OWNER/APPLICANT: Camp Park, Inc.
 Tax Map No.: 7717-1-32 & 7713-1-41
 Zone: R (Residential)
 Lot Area: 24.2 AC
 Use: Camp and Private School

GENERAL NOTES:

- The subject property is currently used as a private school, a summer day camp and an event facility. At no time is the subject property used for more than one of the above described uses.
- All improvements are existing unless otherwise noted.
- The subject property has been granted numerous variances by the Town of Carmel, ZBA in May 1992, April 1994 and October 1994. These variances apply to structures and uses located on Parcel 1 (Tax Map No. 7717-1-32).
- The location and date of existing temporary permits provided by owner and based on field observations and are shown as appropriate.

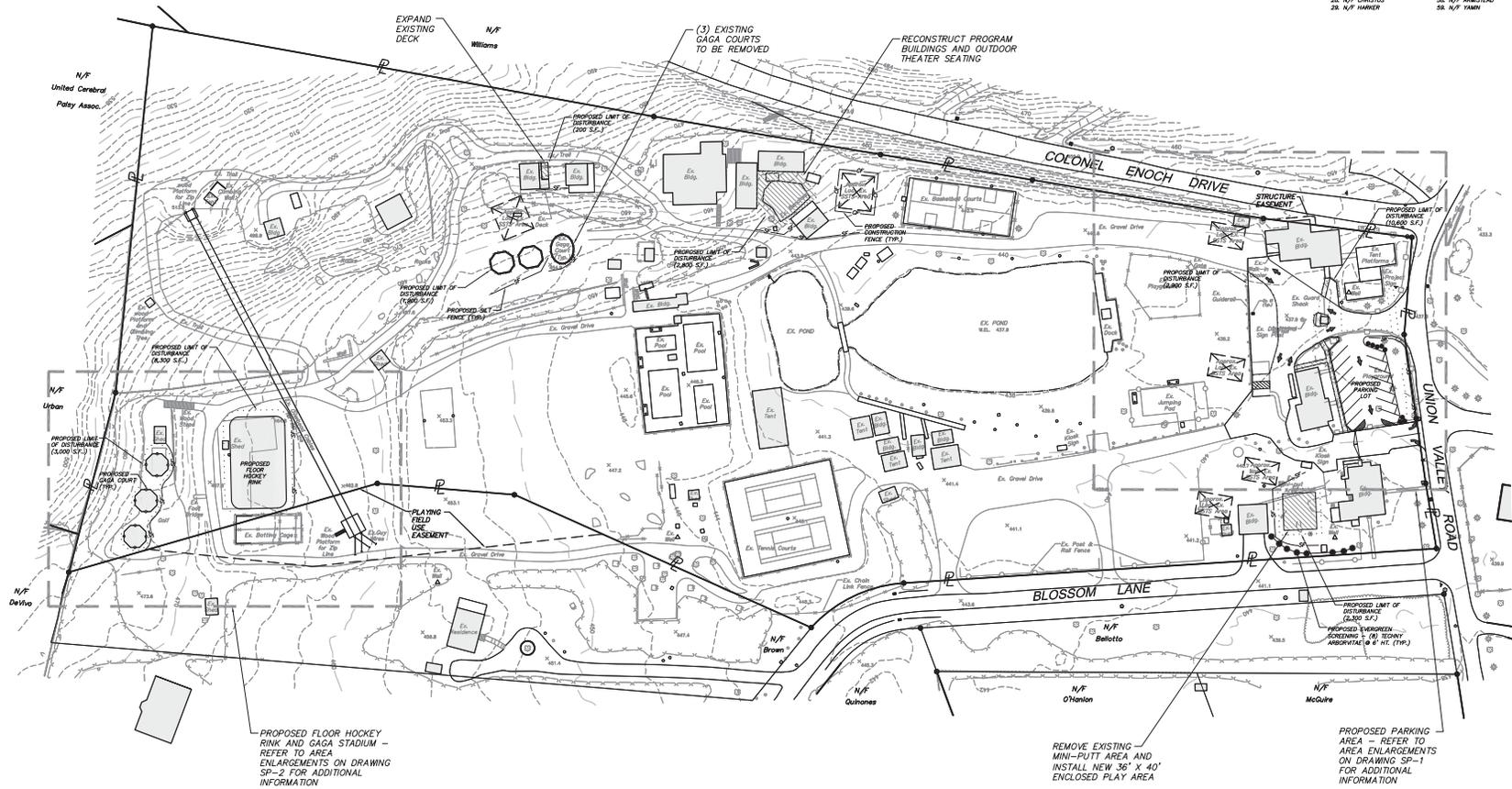
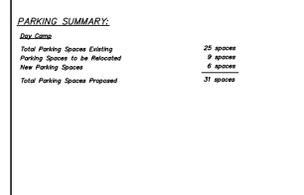
R ZONE REQUIREMENTS:

Requirement	Required	Existing
Min. Lot Area	10,000 sq ft	561,304 sq ft
Min. Lot Depth	200'	577'
Min. Yard	20'	20'
Min. Front Setback	20'	20'
Min. Side Setback	20'	20'
Min. Rear Setback	20'	20'
Max. Building Height	20'	20'
Min. Open Space	20%	12.6%

The setbacks shown are for the Camp Office building, garage and shed located in the northeastern corner of the property. All other setbacks conform or have been granted the necessary variances by the Zoning Board of Appeals.
 ** Variance granted by Town of Carmel ZBA on May 26, 2005.

PARKING SUMMARY:

Category	Count
Day Cams	25 spaces
Total Parking Spaces Existing	25 spaces
Parking Spaces to be Relocated	6 spaces
New Parking Spaces	6 spaces
Total Parking Spaces Proposed	37 spaces



1 - OVERALL SITE PLAN
 SCALE: 1"=50'



ALLOCATION OF THIS DOCUMENT UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7009 OF ARTICLE 146 OF THE EDUCATION LAW

1	5-28-15	UPDATED REQUIRED SWPPP COMMENTS	MEU
		REVISION	BY
INSITE			
ENGINEERING SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			3 Carroll Place (941) 232-8997 (941) 232-8997 fax www.insite-eng.com
PROJECT: CAMP KIWI CAMP & PRIVATE SCHOOL			
UNION HILLY FARM, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DRAWING: AMENDED SITE PLAN - OVERALL PLAN			
PROJECT NUMBER	15100.100	PROJECT MANAGER	J.J.C. DRAWING NO.
DATE	02-27-15	DRAWN BY	J.W.T. SHEET
SCALE	1" = 50'	CHECKED BY	D.L.M. OP-1 / 3



October 12, 2022

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

RE: Braemar at Carmel
49 Seminary Hill Road
TM# 55.10-1-3

Dear Chairman Paepre and Members of the Board:

The Board will recall that the subject project is a 152-bed assisted living development, adjacent to the Paladin Center on Seminary Hill Road in the Hamlet of Carmel. The Board granted Final Site Plan approval for the project on October 30, 2019, an extension on September 16th, 2020, and a re-approval on November 18, 2021. The applicant requests an extension of the Final Site Plan approval. As the Board may be aware the applicant is finalizing the last of the conditions of the approval. They are in the process securing the site work bond, finalizing the stormwater maintenance agreement, and completing the outstanding town engineering permits. An application for a building permit is anticipated soon.

There has been no change in the condition of the site and/or its environs. There has been no change to the site plans of the proposed project, and all outside agency approvals for the project are current. See the list of active outside permits and their expiration dates below.

- NYCDEP Approved SWPPP, expires August 24, 2024.
- NYCDEP Sanitary Sewer Permit, expires January 3, 2025.

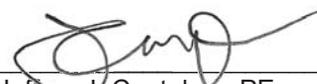
Please place this item on the Board's next available meeting agenda for consideration of the approval extension.

A check for the \$2,000.00 extension fee will be provided under separate cover.

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

Very truly yours,

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

By: 

Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/ad

Enclosures

cc: Richard Filaski

Insite File No. 18258.100

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

TRANSMITTAL



487 E Main Street
Suite #230
Mount Kisco, NY 10549
1-800-786-1909
www.rain-concepts.com
info@rain-concepts.com

August 8th, 2022

Town of Carmel
Planning Board
Attn: Rose Trombetta
60 McAlpin Avenue
Mahopac NY 10541

Re: Vittorini Residence
Regrading application
6 Pheasant Place
Carmel NY, 10512

Dear Rose,

Please find the attached application for planning board to satisfy a requirement for fill placed at the above referenced property. The following documents are attached for submission;

- Planning Board Application – 11 Copies
- Short EAF – 11 Copies
- Disclosure Statement – 11 Copies
- Engineering Site Plans – 5 Copies

Please accept the attached as a formal submission and place on the Agenda as soon as possible. If you need any additional information or details please contact me at 845-494-2551 or email @ info@rain-concepts.com

Sincerely,

Jeremy Rainato
Rain Concepts Corp.

**TOWN OF CARMEL
PLANNING BOARD**



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

REGRADING APPLICATION

**SUBMIT 11 APPLICATIONS, 11 SHORT EAF FORMS, 2 DISCLOSURE ADDENDUM STATEMENTS,
5 SITE PLANS & APPROPRIATE FEE.**

PROPERTY ADDRESS: 6 Pheasant Place, Carmel, N.Y. 10512 TAX MAP # 54.16-1-40

DATE SUBMITTED: _____ COMMERCIAL: _____ RESIDENTIAL: OTHER: _____

NAME OF APPLICANT: Brian & Gennyne Vittorini TELEPHONE NUMBER: 917-670-7234

APPLICANT'S ADDRESS: 6 Pheasant Place, Carmel, N.Y. 10512

APPLICANT'S SIGNATURE:  EMAIL: info@jaggbuildersinc.com
Gennyne Vittorini (Sep 13, 2022 13:19 EDT)

NAME OF PRESENT OWNER (IF DIFFERENT FROM APPLICANT): _____

ADDRESS _____ TELEPHONE NUMBER: _____

PROJECT PROFESSIONAL ENGINEER OF RECORD: _____

ADDRESS: 129 Neptune Drive, Monroe, NY TELEPHONE NUMBER: 845-492-9477

EMAIL: JPetroccionePE@Yahoo.com SIZE OF LOT: 2.161 Acres

DESCRIPTION OF PROPOSED WORK & PURPOSE: Regrading a portion of the site

**REFER TO ATTACHED TOWN OF CARMEL CODE A FOR FURTHER REGULATIONS AND
REQUIREMENTS.**

AMOUNT OF FEE PAID: (UP TO 2 ACRES \$300.00) \$ 350.00 - Cash - app. cadm
(FROM 2 TO 5 ACRES - \$600.00) \$ _____
(OVER 5 ACRES \$900.00 PLUS \$40.00/ACRE) \$ _____



617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Vittorini Site Plan			
Name of Action or Project: 6 Pheasant Place			
Project Location (describe, and attach a location map): 6 Pheasant Place, Carmel, N.Y. 10512			
Brief Description of Proposed Action: Regrading a portion of the site			
Name of Applicant or Sponsor: Brian & Gennyne Vittorini		Telephone: 845-492-9477	
		E-Mail: info@jaggbuildersinc.com	
Address: 6 Pheasant Place			
City/PO: Carmel		State: New York	Zip Code: 10512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
Town of Carmel			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.161 acres	
b. Total acreage to be physically disturbed?		0.172 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.161 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	✓	
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
	✓	
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
	✓	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Gennyne Vittorini</u>	Date: <u>Sep 13, 2022</u>	
Signature: <u></u> <small>Gennyne Vittorini [Sep 13, 2022 13:19 EDT]</small>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impair the character or quality of the existing community?	✓	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	✓	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	✓	
7. Will the proposed action impact existing: a. public / private water supplies?	✓	
b. public / private wastewater treatment utilities?	✓	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)



ENVIROSTAR
INNOVATION CORPORATION

The name you trust for environmental needs

50 Fields Lane
Brewster, NY 10509

Phone: 845-279-9555
Fax: 845-279-0196

Email: info@tankremovalservices.com
www.tankremovalservices.com

April 19, 2022

To Whom It May Concern,

Attached you will find a Soil Sample Report from soil taken at 6 Pheasant Place, Carmel. Also attached you will find a drawing showing the area of where the sample was taken. The results indicate that the soil is acceptable as backfill material.

Feel free to reach out with any questions.

Regards,

Gregory DiNapoli
Envirostar Innovation Corp.



Thursday, April 14, 2022

Attn: Greg DiNapoli
EnviroStar Innovation
50 Fields Lane
Brewster NY 10509

Project ID: VITTORINI 6 PHEASABT PLACE CAREMEL NY
SDG ID: GCL03161
Sample ID#s: CL03161

This laboratory is in compliance with the NELAC requirements of procedures used except where indicated.

This report contains results for the parameters tested, under the sampling conditions described on the Chain Of Custody, as received by the laboratory. This report is incomplete unless all pages indicated in the pagination at the bottom of the page are included.

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

A scanned version of the COC form accompanies the analytical report and is an exact duplicate of the original.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200. The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.

Sincerely yours,

Phyllis Shiller
Laboratory Director

NELAC - #NY11301
CT Lab Registration #PH-0618
MA Lab Registration #M-CT007
ME Lab Registration #CT-007
NH Lab Registration #213693-A,B

NJ Lab Registration #CT-003
NY Lab Registration #11301
PA Lab Registration #68-03530
RI Lab Registration #63
UT Lab Registration #CT00007
VT Lab Registration #VT11301



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Sample Id Cross Reference

April 14, 2022

SDG I.D.: GCL03161

Project ID: VITTORINI 6 PHEASBT PLACE CAREMEL NY

Client Id	Lab Id	Matrix
COMPOSITE SAMPLE	CL03161	SOIL



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Report

April 14, 2022

FOR: Attn: Greg DiNapoli
 EnviroStar Innovation
 50 Fields Lane
 Brewster NY 10509

Sample Information

Matrix: SOIL
 Location Code: ENVIROS
 Rush Request: Standard
 P.O.#:

Custody Information

Collected by: GREG
 Received by: B
 Analyzed by: see "By" below

Date Time

04/06/22
 04/07/22 14:05

Laboratory Data

SDG ID: GCL03161
 Phoenix ID: CL03161

Project ID: VITTORINI 6 PHEASABT PLACE CAREMEL NY
 Client ID: COMPOSITE SAMPLE

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
Silver	< 0.38	0.38	mg/Kg	1	04/13/22	EK	SW6010D
Arsenic	0.79	0.76	mg/Kg	1	04/13/22	EK	SW6010D
Barium	155	0.38	mg/Kg	1	04/13/22	EK	SW6010D
Cadmium	< 0.38	0.38	mg/Kg	1	04/13/22	EK	SW6010D
Chromium	24.6	0.38	mg/Kg	1	04/13/22	EK	SW6010D
Mercury	< 0.03	0.03	mg/Kg	2	04/13/22	MGH	SW7471B
Lead	37.1	0.38	mg/Kg	1	04/13/22	EK	SW6010D
Selenium	< 1.5	1.5	mg/Kg	1	04/13/22	EK	SW6010D
Percent Solid	84		%		04/07/22	H	SW846-%Solid
Mercury Digestion	Completed				04/13/22	AB/AB	SW7471B
Soil Extraction for SVOA PAH	Completed				04/07/22	I/L	SW3546
Total Metals Digest	Completed				04/08/22	Z/AG	SW3050B

Volatiles- STARS/CP-51

1,2,4-Trimethylbenzene	ND	1.5	ug/Kg	1	04/08/22	JLI	SW8260C
1,3,5-Trimethylbenzene	ND	1.5	ug/Kg	1	04/08/22	JLI	SW8260C
Benzene	ND	2.9	ug/Kg	1	04/08/22	JLI	SW8260C
Ethylbenzene	ND	2.9	ug/Kg	1	04/08/22	JLI	SW8260C
Isopropylbenzene	ND	1.5	ug/Kg	1	04/08/22	JLI	SW8260C
m&p-Xylene	ND	2.9	ug/Kg	1	04/08/22	JLI	SW8260C
Methyl t-Butyl Ether (MTBE)	ND	1.5	ug/Kg	1	04/08/22	JLI	SW8260C
Naphthalene	ND	1.5	ug/Kg	1	04/08/22	JLI	SW8260C
n-Butylbenzene	ND	1.5	ug/Kg	1	04/08/22	JLI	SW8260C
n-Propylbenzene	ND	1.5	ug/Kg	1	04/08/22	JLI	SW8260C
o-Xylene	ND	2.9	ug/Kg	1	04/08/22	JLI	SW8260C
p-Isopropyltoluene	ND	1.5	ug/Kg	1	04/08/22	JLI	SW8260C
sec-Butylbenzene	ND	1.5	ug/Kg	1	04/08/22	JLI	SW8260C

Parameter	Result	RL/ PQL	Units	Dilution	Date/Time	By	Reference
tert-Butylbenzene	ND	1.5	ug/Kg	1	04/08/22	JLI	SW8260C
Toluene	ND	2.9	ug/Kg	1	04/08/22	JLI	SW8260C
Total Xylenes	ND	2.9	ug/Kg	1	04/08/22	JLI	SW8260C
<u>QA/QC Surrogates</u>							
% 1,2-Dichlorobenzene-d4	99		%	1	04/08/22	JLI	70 - 130 %
% Bromofluorobenzene	91		%	1	04/08/22	JLI	70 - 130 %
% Dibromofluoromethane	89		%	1	04/08/22	JLI	70 - 130 %
% Toluene-d8	98		%	1	04/08/22	JLI	70 - 130 %
<u>Semivolatiles-STARs/CP-51</u>							
Acenaphthene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
Acenaphthylene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
Anthracene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
Benz(a)anthracene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
Benzo(a)pyrene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
Benzo(b)fluoranthene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
Benzo(ghi)perylene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
Benzo(k)fluoranthene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
Chrysene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
Dibenz(a,h)anthracene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
Fluoranthene	320	280	ug/Kg	1	04/08/22	KCA	SW8270D
Fluorene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
Indeno(1,2,3-cd)pyrene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
Naphthalene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
Phenanthrene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
Pyrene	ND	280	ug/Kg	1	04/08/22	KCA	SW8270D
<u>QA/QC Surrogates</u>							
% 2-Fluorobiphenyl	75		%	1	04/08/22	KCA	30 - 130 %
% Nitrobenzene-d5	65		%	1	04/08/22	KCA	30 - 130 %
% Terphenyl-d14	80		%	1	04/08/22	KCA	30 - 130 %

RL/PQL=Reporting/Practical Quantitation Level (Equivalent to NELAC LOQ, Limit of Quantitation) ND=Not Detected at RL/PQL
 BRL=Below Reporting Level L=Biased Low

QA/QC Surrogates: Surrogates are compounds (preceded with a %) added by the lab to determine analysis efficiency. Surrogate results(%) listed in the report are not "detected" compounds.

Comments:

All soils, solids and sludges are reported on a dry weight basis unless otherwise noted in the sample comments.

If you are the client above and have any questions concerning this testing, please do not hesitate to contact Phoenix Client Services at ext.200.
 The contents of this report cannot be discussed with anyone other than the client listed above without their written consent.



Phyllis Shiller, Laboratory Director

April 14, 2022

Reviewed and Released by: Rashmi Makol, Project Manager



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823



QA/QC Report

April 14, 2022

QA/QC Data

SDG I.D.: GCL03161

Parameter	Blank	Blk RL	Sample Result	Dup Result	Dup RPD	LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
QA/QC Batch 620014 (mg/kg), QC Sample No: CL02891 2X (CL03161)													
Mercury - Soil	BRL	0.02	3.41	3.23	5.40	106	126	17.2	NC	NC	NC	70 - 130	30

Comment:

Additional Mercury criteria: LCS acceptance range for waters is 80-120% and for soils is 70-130%. MS acceptance range is 75-125%.

QA/QC Batch 619290 (mg/kg), QC Sample No: CL02981 (CL03161)

ICP Metals - Soil

Arsenic	BRL	0.67	19.3	20.1	4.10	85.1	90.4	6.0	91.9			75 - 125	35
Barium	BRL	0.33	32.8	31.9	2.80	93.9	97.9	4.2	95.9			75 - 125	35
Cadmium	BRL	0.33	0.69	<0.38	NC	86.2	90.5	4.9	89.9			75 - 125	35
Chromium	BRL	0.33	25.5	15.0	51.9	95.3	99.6	4.4	88.9			75 - 125	35
Lead	BRL	0.33	68.7	62.5	9.50	93.8	102	8.4	89.9			75 - 125	35
Selenium	BRL	1.3	<1.5	<1.5	NC	78.5	83.1	5.7	83.2			75 - 125	35
Silver	BRL	0.33	<0.38	<0.38	NC	94.6	99.9	5.4	100			75 - 125	35

Comment:

Additional Criteria: LCS acceptance range is 80-120% MS acceptance range 75-125%.

r = This parameter is outside laboratory RPD specified recovery limits.



Environmental Laboratories, Inc.
 587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
 Tel. (860) 645-1102 Fax (860) 645-0823



QA/QC Report

April 14, 2022

QA/QC Data

SDG I.D.: GCL03161

Parameter	Blk		LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
	Blank	RL								
QA/QC Batch 619252 (ug/kg), QC Sample No: CL03192 (CL03161)										
Polynuclear Aromatic HC - Soil										
Acenaphthene	ND	230	75	76	1.3	75	77	2.6	30-130	30
Acenaphthylene	ND	230	67	66	1.5	68	67	1.5	40-140	30
Anthracene	ND	230	75	78	3.9	74	77	4.0	40-140	30
Benz(a)anthracene	ND	230	72	75	4.1	71	72	1.4	40-140	30
Benzo(a)pyrene	ND	230	70	72	2.8	68	69	1.5	40-140	30
Benzo(b)fluoranthene	ND	230	74	79	6.5	72	73	1.4	40-140	30
Benzo(ghi)perylene	ND	230	73	76	4.0	69	72	4.3	40-140	30
Benzo(k)fluoranthene	ND	230	72	73	1.4	69	71	2.9	40-140	30
Chrysene	ND	230	79	80	1.3	75	77	2.6	40-140	30
Dibenz(a,h)anthracene	ND	230	76	79	3.9	73	76	4.0	40-140	30
Fluoranthene	ND	230	77	80	3.8	76	79	3.9	40-140	30
Fluorene	ND	230	78	78	0.0	78	78	0.0	40-140	30
Indeno(1,2,3-cd)pyrene	ND	230	79	82	3.7	75	77	2.6	40-140	30
Naphthalene	ND	230	64	67	4.6	68	67	1.5	40-140	30
Phenanthrene	ND	230	75	78	3.9	76	77	1.3	40-140	30
Pyrene	ND	230	77	80	3.8	77	79	2.6	30-130	30
% 2-Fluorobiphenyl	76	%	74	76	2.7	76	77	1.3	30-130	30
% Nitrobenzene-d5	67	%	60	63	4.9	64	63	1.6	30-130	30
% Terphenyl-d14	82	%	84	90	6.9	83	84	1.2	30-130	30
QA/QC Batch 619380 (ug/kg), QC Sample No: CL03371 (CL03161)										
Volatiles - Soil (Low Level)										
1,2,4-Trimethylbenzene	ND	1.0	102	106	3.8	102	101	1.0	70-130	30
1,3,5-Trimethylbenzene	ND	1.0	104	109	4.7	105	104	1.0	70-130	30
Benzene	ND	1.0	98	101	3.0	98	99	1.0	70-130	30
Ethylbenzene	ND	1.0	105	109	3.7	105	105	0.0	70-130	30
Isopropylbenzene	ND	1.0	106	111	4.6	109	107	1.9	70-130	30
m&p-Xylene	ND	2.0	104	108	3.8	104	104	0.0	70-130	30
Methyl t-butyl ether (MTBE)	ND	1.0	84	86	2.4	90	89	1.1	70-130	30
Naphthalene	ND	5.0	97	99	2.0	95	95	0.0	70-130	30
n-Butylbenzene	ND	1.0	110	116	5.3	106	105	0.9	70-130	30
n-Propylbenzene	ND	1.0	106	113	6.4	106	106	0.0	70-130	30
o-Xylene	ND	2.0	101	106	4.8	100	100	0.0	70-130	30
p-Isopropyltoluene	ND	1.0	108	112	3.6	107	106	0.9	70-130	30
sec-Butylbenzene	ND	1.0	108	113	4.5	107	107	0.0	70-130	30
tert-Butylbenzene	ND	1.0	105	110	4.7	106	107	0.9	70-130	30
Toluene	ND	1.0	95	100	5.1	95	96	1.0	70-130	30
% 1,2-dichlorobenzene-d4	98	%	97	96	1.0	98	98	0.0	70-130	30
% Bromofluorobenzene	91	%	96	95	1.0	96	96	0.0	70-130	30
% Dibromofluoromethane	88	%	91	88	3.4	91	90	1.1	70-130	30
% Toluene-d8	96	%	97	98	1.0	97	97	0.0	70-130	30

QA/QC Data

SDG I.D.: GCL03161

Parameter	Blk		LCS %	LCSD %	LCS RPD	MS %	MSD %	MS RPD	% Rec Limits	% RPD Limits
	Blank	RL								

Comment:

Additional 8260 criteria: 10% of LCS/LCSD compounds can be outside of acceptance criteria as long as recovery is 40-160%, 25-160% for Chloroethane-HL and Trichlorofluoromethane-HL.

If there are any questions regarding this data, please call Phoenix Client Services at extension 200.

- RPD - Relative Percent Difference
- LCS - Laboratory Control Sample
- LCSD - Laboratory Control Sample Duplicate
- MS - Matrix Spike
- MS Dup - Matrix Spike Duplicate
- NC - No Criteria
- Intf - Interference


Phyllis Shiller, Laboratory Director
April 14, 2022

Thursday, April 14, 2022

Criteria: None

State: NY

Sample Criteria Exceedances Report

GCL03161 - ENVIROS

SampNo	Acode	Phoenix Analyte	Criteria	Result	RL	Criteria	RL Criteria	Analysis Units
--------	-------	-----------------	----------	--------	----	----------	----------------	-------------------

*** No Data to Display ***

Phoenix Laboratories does not assume responsibility for the data contained in this exceedance report. It is provided as an additional tool to identify requested criteria exceedances. All efforts are made to ensure the accuracy of the data (obtained from appropriate agencies). A lack of exceedance information does not necessarily suggest conformance to the criteria. It is ultimately the site professional's responsibility to determine appropriate compliance.



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



Analysis Comments

April 14, 2022

SDG I.D.: GCL03161

The following analysis comments are made regarding exceptions to criteria not already noted in the Analysis Report or QA/QC Report: None.



Environmental Laboratories, Inc.
587 East Middle Turnpike, P.O.Box 370, Manchester, CT 06045
Tel. (860) 645-1102 Fax (860) 645-0823



NY Temperature Narration

April 14, 2022

SDG I.D.: GCL03161

The samples in this delivery group were received at 2.1°C.
(Note acceptance criteria for relevant matrices is above freezing up to 6°C)



NY/NJ CHAIN OF CUSTODY RECORD

587 East Middle Turnpike, P.O. Box 370, Manchester, CT 06040
 Email: info@phoenixlabs.com Fax (860) 645-0823

Client Services (860) 645-8726

Temp 2.1 Pa of _____
 Data Delivery: WCAP
 Fax #: 846-279-0198
 Email: info@tankremovalservices.com

Customer: Envirostar Innovation Corp
 Address: 50 Fields Lane
Brewster, NY 10509

Project: Vittorini
 Report to: 6 Pheasabt Place Carmel, NY
 Invoice to: Envirostar Innovation Corp.

Project P.O.: _____
 Phone #: 845-279-9555
 Fax #: 845-279-0196

Client Sample - Information - Identification

Sampler's Signature Greg

Date: 4/07/2022

Analysis Request

Matrix Code:

DW=drinking water WW=wastewater S=soil/solid O=oil
 GW=groundwater SL=sludge A=air X=other

Phoenix Sample #	Customer Sample Identification	Sample Matrix	Date Sampled	STARS 8260/8270	DRO	EPA 524.2	RCRA # 8 Metals	ETPH	EPA8260	Low Level Vocs Vials	Soil VOA [] Methanol [] S. Bisulfate [] H2O	GL Soil container (<u>X</u>) oz	GL Soil container () oz	40 ml VOA Vial [] As is [] HCl	PL Amber 1000ml [] As is [] H2SO4	PL As is [] 250ml [] 500ml [] 1000ml	PL H2SO4 [] 250ml [] 500ml	PL HNO3 250ml	Bacteria Bottle
<u>1</u>	<u>Composite Sample</u>	<u>S</u>	<u>4/6/2022</u>	<u>X</u>		<u>X</u>			<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>						
<u>03161</u>																			

Relinquished by: Michelle Accepted by: [Signature] Date: 4/7/22 Time: 10:15A
[Signature] gullp 4/7/22 1405

Turnaround: 1 Day* 2 Days* 3 Days* Standard Other

* SURCHARGE APPLIES

NJ Res. Criteria Non-Res. Criteria Impact to GW Soil Cleanup Criteria Other GW Criteria

NY TAGM 4046 GW TAGM 4046 SOIL NY375 Unrestricted Soil NY375 Residential Soil NY375 Restricted Non-Residential Soil

Data Format Phoenix Std Excel PDF GIS/Kav EQUIS NJ Hazsite EDD NY EZ EDD (ASP) Other

Data Package NJ Reduced Deliv. * NY Enhanced (ASP B) Other

State where samples were collected: _____

- PROJECT NOTES:**
- OWNER / APPLICANT:
BRIAN & GENNYNE VITTORINI
6 PHEASANT PLACE,
CARMEL, NY 10512
 - PROJECT SITE ADDRESS:
6 PHEASANT PLACE,
CARMEL, NY 10512
 - SURVEY BOUNDARY INFORMATION
FROM MAP PREPARED BY:
TERRY BERGENDORFF COLLINS
62 STARS RIDGE ROAD,
BREWSTER, NY 10509
 - SECTION 54.16 BLOCK 1 LOT 40
TOTAL AREA OF PARCEL = 2.161 ACRES
 - USDA SOIL TYPE:
CIC - CHARLTON-CHATTILED, 0-15% SLOPES
C1D - CHATFIELD-CHARLTON, 15-35% SLOPES
AS PER USDA NATIONAL RESOURCES
CONSERVATION SERVICE SOIL SURVEY MAPS
 - TOTAL AREA OF DISTURBANCE = APPROX. 7,500 SF
 - ESTIMATED START DATE: 5/01/22
ESTIMATED FINISH DATE: 10/01/22

PROPOSED CONSTRUCTION SCHEDULE

- OBTAIN PLAN AND PERMIT APPROVALS FROM TOWN OF CARMEL.
- FIELD STAKE LIMITS OF DISTURBANCE ON AS SHOWN PRIOR TO CONSTRUCTION.
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
- REMOVE SELECTED ITEMS & INSTALL SILT FENCING AS SHOWN. CALL FOR INSPECTIONS IF REQUIRED.
- PERFORM SITE AND DRIVEWAY GRADING.
- PERFORM FINAL SITE GRADING, TOPSOIL, SEED & HAY OR OTHERWISE STABILIZE ALL DISTURBED AREAS, PERFORM FINAL PLANTINGS AS DIRECTED BY LANDSCAPE ARCHITECT.
- AFTER SITE IS DETERMINED TO BE STABILIZED BY TOWN ENGINEER OR AUTHORIZED OTHER, SEDIMENT AND EROSION CONTROLS MAY BE REMOVED.

MAINTENANCE SCHEDULE

- ALL EROSION CONTROL PRACTICES WILL BE INSPECTED REGULARLY FOR STABILITY AND OPERATION AT MINIMUM ONCE WITHIN EVERY WEEK OR FOLLOWING ANY SIGNIFICANT RAINFALL EVENT. REPAIRS SHOULD BE MADE IMMEDIATELY UPON NOTICE OF FAILURE.
- SEDIMENT TO BE REMOVED FROM SILT FENCE ONCE LEVELS REACH 50% OF HEIGHT OF EXPOSED FENCE OR BULGES APPEAR.
- ALL DISTURBED AREAS FOR TRENCHING ETC., TO BE BACKFILLED IMMEDIATELY AND ROUGH GRADED.

LOT	ZONING TABLE		PROPOSED
	MINIMUM	EXISTING	
AREA	120,000 SF	94,133 SF	NO CHANGE
YARDS			
FRONT	40'	43.4'	NO CHANGE
SIDE	25' / 50'	69.57' / 86.5'	NO CHANGE
REAR	40'	143.5'	NO CHANGE

"FINAL PLAT
SUBDIVISION OF PROPERTY
PREPARED FOR NICK PESOLA"
FILED MAP NO. 2384
FILED 2/22/1989

LOT 1
N/F PESOLA
IRREVOCABLE TRUST
TAX ID: 54.16-1-43

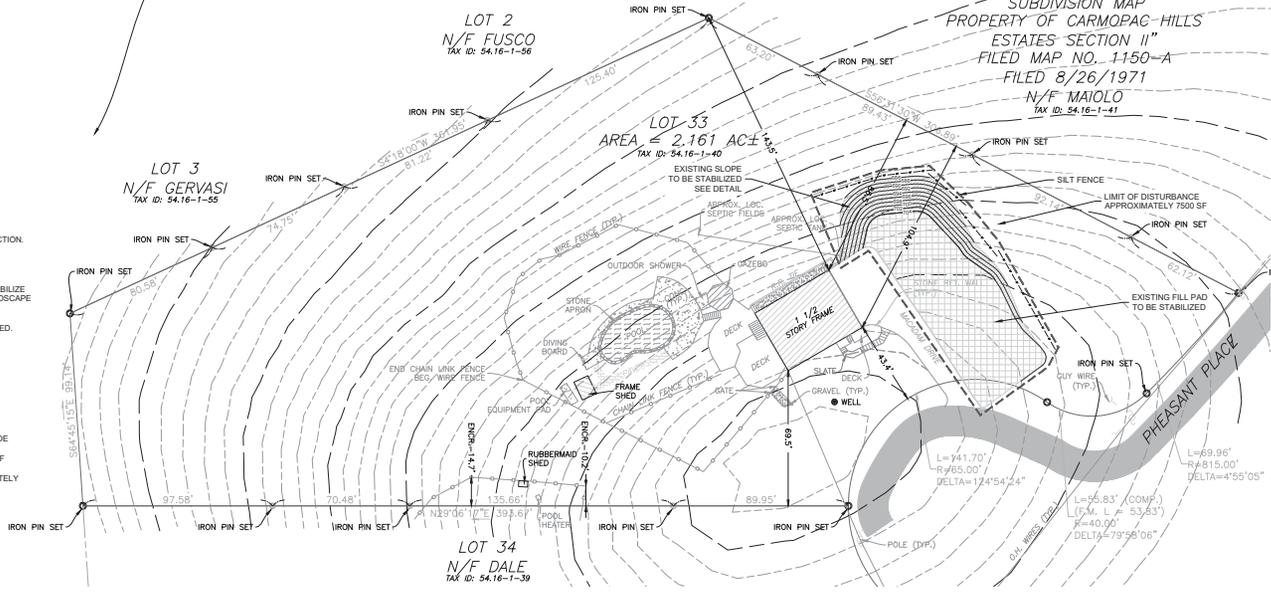
LOT 32
"SUBDIVISION MAP
PROPERTY OF CARMOPAC-HILLS
ESTATES SECTION II"
FILED MAP NO. 1150-A
FILED 8/26/1971
N/F MAIOLLO
TAX ID: 54.16-1-41

LOT 2
N/F FUSCO
TAX ID: 54.16-1-56

LOT 33
AREA = 2.161 AC ±
TAX ID: 54.16-1-40

LOT 3
N/F GERVASI
TAX ID: 54.16-1-55

LOT 34
N/F DALE
TAX ID: 54.16-1-39

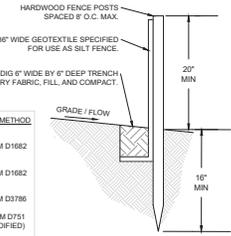


EASTCOAST
erosion blankets

413 Becker Road, Arvonia, PA 17003
Tel: 717-832-8400 * Fax: 717-832-8888

Proud Member of:
IECA, SITA, NAHB

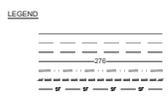
SLOPE STEEPNESS	MAX LENGTH
2:1	25'
3:1	50'
4:1	75'
5:1 OR FLATTER	100'



FABRIC PROPERTIES	MIN VALUE	TEST METHOD
GRAB TENSILE STRENGTH (LBS)	90	ASTM D1682
ELONGATION AT FAILURE (%)	50	ASTM D1682
MILLEN BURST STRENGTH (PSI)	150	ASTM D3786
PUNCTURE STRENGTH (LBS)	40	ASTM D751 (MODIFIED)
EQUIVALENT OPENING SIZE	40.80	US STD SEIVE CW 20251
SLEIGHT FLOW RATE	0.3	(GAL/MIN/SF)
ULTRAVIOLET RADIATION STABILITY (%)	90	ASTM G-26

SILT FENCE NOTES:

- FILTER FABRIC TO BE FASTENED SECURELY TO POSTS WITH STAPLES WITH MAXIMUM SPACING 8" ON CENTER.
- ALL SILT FENCE SHALL RUN PARALLEL TO CONTOURS.
- ALL SILT FENCE SHALL MEET THE MINIMUM REQUIREMENTS AS STATED UNLESS OTHERWISE NOTED AND APPROVED BY THE BUILDING INSPECTOR OR ENGINEER.
- WHEN TWO SECTIONS OF SILT FENCE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN SEDIMENT LEVELS REACH 1/2 HEIGHT OF EXPOSED FENCE OR BULGES APPEAR.
- PRE-FABRICATED UNITS: ENVIRONMENTAL, GEOTEXTILE, OR APPROVED EQUAL, MAY BE USED IN LIEU OF THE ABOVE METHOD PROVIDING THE UNIT IS INSTALLED AS PER ABOVE DETAIL.
- FENCE POSTS (FOR PRE-FAB UNITS): THE LENGTH SHALL BE MIN 36" WITH WOOD POSTS OF SOUND HARDWOOD WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ. IN. STEEL POSTS SHALL BE 2" IN DIAMETER WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ. IN. STEEL POSTS SHALL BE 2" IN DIAMETER WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ. IN. STEEL POSTS SHALL BE 2" IN DIAMETER WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ. IN.



SITE PLAN
VITTORINI RESIDENCE
6 PHEASANT PLACE
TOWN OF CARMEL
PUTNAM COUNTY, NY

487 E MAIN STREET
SUITE # 230
MOUNT KISCO, NY 10549
P.O. 1-800-786-1000
WWW.RAINCONCEPTS.COM
RFO@RAINCONCEPTS.COM

RAIN CONCEPTS

6/6/22

JOHN P. PETROCCIO, P.E. LICENSE NO. 107516
2 LAKE STREET, SUITE 203
MONROE, NEW YORK 10550

REVISIONS:

6/6/22	INITIAL PREPARATION
--------	---------------------

SCALE = 1"=30'

SHEET 1 OF 1