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TOWN OF CARMEL
PLANNING BOARD



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Mahopac, New York 10541
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*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

PLANNING BOARD AGENDA
MAY 11, 2023– 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1. NYCDEP West Branch Auxiliary Dam – 34 Drewville Road	65.-1-5	5/11/23	3/31/23	Site Plan
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RESOLUTION

2. Platinum Propane – 1035 Route 6	65.10-2-11		3/30/23	Site Plan
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SITE PLAN

3. Willow Wood Country Club, Inc. – 551 Union Valley Road	87.7-1-6, 7 & 11		4/28/23	Amended Site Plan
4. Chang, John – 716 Route 6	76.30-1-26		5/1/23	Amended Site Plan
5. 728 Route 6, LLC – 728 Route 6	76.22-1-54		3/2/23	Amended Site Plan

SUBDIVISION

6. ANB Holdings GCCM LLC (Michael Scoca) - 93 Teakettle Spout Road	76.17-1-17		4/28/23	Final Subdivision
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MISCELLANEOUS

7. Minutes – 01/25/23, 02/22/23 & 03/22/23



May 1, 2023

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

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

Dear Chairman Paeprer and Members of the Board:

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

- Letter from Platinum Propane, dated April 27, 2023.
- Letter from Stacy Silvers of Hiltz Propane Systems, dated April 27, 2023.

All comments from the Town's consultants to this point have been satisfied.

With regard to comments raised at the public hearing and in letters which we have received, we would offer the following summary responses:

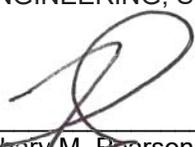
1. Though we respect the concerns of the neighboring property owners, this project, as designed, meets the requirements of Town of Carmel zoning, and all NFPA58 safety requirements. The enclosed letter from Stacy Silvers speaks in more detail about the safety requirements and system features.
2. With regard to the location of the facility on the site, this is a 1.3 acre development on a 12 acre site. The development is centrally located along the frontage, which provides the maximum distance from the surrounding residential properties. Again, the tanks' distance from the church to the north exceeds requirements (340'+-). It is also approximately 360' from the neighboring property to the south. The tanks sit 120' from the road, and are 450' or more from all other surrounding properties. The residential properties to the east, northeast, and southeast are uphill by 60-80 feet, and separated by forest. The characterization that the surrounding area is densely populated, and that the proposed development is in anyone's backyard is unfounded.
3. The New York State Department of Transportation is in the process of reviewing the project relative to the proposed driveway improvements and traffic. Future correspondence will be shared with the Planning Board as the project moves through the process to gain a highway work permit from the NYSDOT.
4. Please see the enclosed supplementary letters for specifics on some of the other concerns that have been raised.

Please place the project on the May 11, 2023 Planning Board agenda discussion of the project with the Board. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By:



Zachary M. Pearson, PE
Principal Engineer

ZMP/adt

Enclosures

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



P.O. Box 394
Millwood, NY 10546
(914) 666-2323
office@goplatinumpropane.com

April 27, 2023

Town of Carmel, NY
Attention: Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

Dear Planning Board Members,

We would like to address the concern that was brought up at the previous board meeting by Robin Webb Lopez, regarding Platinum Propane's violations. Our company was founded in 2015 and during the first few years as a young startup company we did receive minor violations that were DOT (Department of Transportation) related to paperwork documentation. Once we received the violations, we took the necessary actions to have those violations corrected.

We take pride in learning from our errors during our beginning years as a young business and can proudly state that as of April 27, 2023, we have no outstanding violations from the various municipalities that we have serviced. We thank the board for their consideration and are hopeful that we will be able to proceed with our project, and conduct business in Carmel.

Should you have any questions or concerns please feel free to contact us.

Thank you for your time,

Thank you,

Joseph Covais
Michele Velardo

Owners, Platinum Propane 914-666-2323
office@goplatinumpropane.com



Town of Carmel, NY
Attention: Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

April 27, 2023

Dear Planning Board Members,

In response to the collective comments from Robin Webb Lopez presented at the April 13, 2023 Planning Board Meeting, I would like to offer some responses and explanations of the proposed propane system.

The site proposed by Platinum Propane was reviewed by our team of engineers who use and consult the NY state adopted 2017 version of the National Fire Protection Association, NFPA 58 code. This code is the industry benchmark for safe LP-Gas storage, handling, transportation and use of propane. Its sole purpose is to mitigate risks and ensure safe installations to prevent failures, leaks and tampering that could lead to fires and explosions. After our team reviewed the proposed system and site features, a complete NFPA 58 Fire Safety Analysis was written for Platinum Propane and submitted to the Town of Carmel Planning Board. All of the responses below are based on this code and how it applies to this specific site and installation.

The proposed propane tank installation uses two new 30,000 gallon, 250 psi, ASME underground propane storage tanks. Because the tanks are underground, NFPA does not require any water availability for container protection. The tanks cannot be damaged by any external fire or heat. There is no water flow rate nor water volume required to cool underground containers exposed to a fire.

The liquid and vapor propane piping for these systems is also designed to follow NFPA 58 codes requiring valves which will automatically shutoff the system in case of thermal actuation. In case of a truck pull-away, breakaway stanchions will be installed which will maintain the integrity of the valves and piping. In other words, the piping is designed to release a minimal amount of propane in the event of any damage or heat placed on the system. This is similar to a gas station, where a pull-away resulting in a break in the hose will only allow the release of the liquid in that hose.

The proposed system is also designed with a manual emergency shutdown system, per NFPA 58. This will allow operators to manually shut down the flow of propane at any time by pressing buttons placed throughout the facility.

Propane is a non-poisonous, non-toxic fuel that will not contaminate soil or groundwater. There is no concern of environmental contamination from the fuel.

Although I do not have official reports to consult on the incident, my understanding of the fires at Barton Orchards were the result of a bobtail delivery driver who may not have shut down the delivery system on a commercial/home-delivery bobtail truck. In addition to the fact that this type of incident may happen at any delivery point, the drivers working at the Platinum Propane proposed site will have a very good understanding of the layout and functions at the site. They will be very familiar with the traffic pattern, safety procedures and overall functions at the site, including emergency shutdown stations.



HILTZ
PROPANE SYSTEMS

Sincerely,

Stacy Silvers

Director of Projects & Engineering
Hiltz Propane Systems
693 West Market Street
Marietta, PA 17547





May 1, 2023

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

RE: Willow Wood Country Club, Inc.
Amended Site Plan
Union Valley Road
Tax Map No. 87.7-1-6, 7 & 11

Dear Chairman Paepre and Members of the Board:

Please find enclosed five (5) copies of the following plans and documents in support of an application for Amended Site Plan Approval for the above referenced project:

- Site Plan Drawings (5 sheets total), last revised April 28, 2023.
- Applicant's Memorandum of Law prepared by George Calcagnini dated April 28, 2023
- Letter From Erich Thalheimer to Carmel Planning Board (Willow Wood Amended Site Plan Application Acoustical Responses) dated April 15, 2022
- Opinion of Probable Construction Cost for Restoration Bond Estimate, dated April 28, 2023

With respect to the comments offered by the Building Inspector, Consulting Town Planner and Town Engineer, we offer the following:

Memorandum from Michael G. Carnazza, Director of Code Enforcement, dated February 21, 2023:

- With respect the six (6) items from the Town's noise consultant, Epsilon, please refer to the April 15, 2023 letter from Mr. Erich Thalheimer, responding to each comment.
- Willow Wood Country Club will reach out to the Building Inspector directly to schedule an inspection of the existing sound barriers at the trap field.

Memorandum from Richard J. Franzetti P.E., Town Engineer dated February 16, 2023:

I. General Comments:

1. Permits

With respect to the permits cited, we offer the following:

- a. It is acknowledged that coverage under NYSDEC General Permit for Stormwater Discharges from Construction Activities, GP-0-20-001 is required as the project is disturbing more than 5,000 square feet but less than 1 acre. As such, all that is required is an erosion control plan. However, based on Town's policy, a Stormwater Pollution Prevention Plan (SWPPP) has been provided which provides swale sizing calculations as well as the provision of several rain gardens throughout the property.
2. A revised Stormwater Maintenance Agreement has been included as Appendix D in the SWPPP and was included in the previous submission for the Town's review. Included in the Maintenance

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www.insite-eng.com

Agreement is the Schedule A which indicates the stormwater maintenance provisions. The table from the Schedule A can also be found on Drawing SP-2 of the Site Plan Set.

3. An Opinion of Probable Construction Cost for Erosion Control Estimate & Drainage Bond has been included for review. The estimate is provided to establish the required performance bond and inspection fee.

II. Detailed Comments:

1. An additional NYSDEC Wetland Validation field visit was completed with NYSDEC on April 27, 2023 to confirm the extended boundary adjacent to the existing trap field. A DEC Validation map is in the process of being obtained.

Please note the NYSDEC wetland boundary, as it has the potential to impact the proposed improvements, has been survey located and shown on the project drawings since 2019. The additional field visit was to locate the full extents of the NYSDEC Wetland onsite and was done at the request of the neighbors and Town Engineer.

We trust you will find the enclosed information in order and respectfully request this item be placed on your May 11, 2023 Planning Board agenda.

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:


Richard D. Williams, Jr. P.E.
Principal Engineer

RDW/jwm

Enclosure(s)

cc: George J. Calcagnini

Insite File No. 18173.100

ERICH THALHEIMER

INCE BOARD CERTIFIED ACOUSTICAL ENGINEER

27 PETERSON ROAD, NATICK, MA 01760

PHONE: (508) 651-9772, FAX: (508) 315-3510

E-MAIL: THALHEIMER@RCN.COM

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George J. Calcagnini
Attorney at Law
376 Route 202
Somers, NY 10589

15 April 2023

RE: Willow Wood Amended Site Application Acoustical Responses

This letter is intended to respond to an issue recently raised by a Carmel Planning Board member regarding my acoustical report, *Willow Wood Gun Club Community Noise Study*, that was peer reviewed by Epsilon Associates. The question had to do with the locations where I performed my noise measurements, and if those locations were consistent with the Carmel Noise Ordinance.

In response to that request for further information, please be advised that the ambient noise and gunshot noise measurements were performed at or near receiving residential property lines. However, access onto private property was not sought, so the measurements were performed as close as could be obtained on public property. Notably, at those far distances of several thousand feet from the noise source, the difference in noise level would be minimal between the receiving property line and the spot where the noise was actually measured.

That point notwithstanding, there was no need to measure directly on receiving property lines because the gunshot noise measurements were performed at identified locations to be used to calibrate/validate the Cadna-A computer noise model, which was then used to give accurate predictions of noise anywhere in the area.

Based on the noise readings from actual field measurements, and as supported by the Cadna-A computer noise model predictions with the proposed noise mitigation measures in place, gunshot noise levels are expected to fully comply with the Carmel Noise Ordinance at all residential property lines where the noise will be perceived.

Feel free to contact me with any questions or comments.

Professional Certification:

I hereby certify that this plan, specification, or report was prepared or reviewed by me and that I am a duly certified acoustical professional as recognized by the Institute for Noise Control Engineering (INCE).



Erich Thalheimer
INCE Board Certified No. 20104

PLANNING BOARD OF THE TOWN OF CARMEL
COUNTY OF PUTNAM : STATE OF NEW YORK

In the Matter of the Application of

WILLOW WOOD COUNTRY CLUB, INC.,
d/b/a Willow Wood Gun Club,

For an Amended Site Plan.

**APPLICANT's
MEMORANDUM OF LAW**

Submitted by:

GEORGE J. CALCAGNINI
Attorney for Applicant
Office & P.O. Address
376 Route 202
Somers, NY 10589
(914) 277-2255
GCalcagnin@aol.com

Of Counsel:

Charles V. Martabano

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Recreation and Historic Preservation 17 (footnote 4), 18

INTRODUCTION

This Memorandum of Law is being submitted on behalf of the the applicant, Willow Wood Country Club, Inc., d/b/a Willow Wood Gun Club (hereinafter referred to as “Willow Wood”) in support of its application for an amended site plan to add a sporting clays course to its property.

In 1955 a group of local residents organized a shooting club and purchased the original 11 acres of land that later came to be known as Willow Wood Gun Club. The land was purchased in the name of three members who were New York City policemen (Ernest Kleeber, Vincent Langan and Joseph Volpato) and a few months later was re-conveyed into a newly formed corporation. Many of the original members were New York Police Department Police Officers. They began as a rifle and pistol shooting club and later added trap shooting. The Club was incorporated in 1955 as a Membership Corporation, meaning that the members own the corporation. The Membership Corporation Law has since been repealed and membership corporations are now governed by the Not For Profit Corporation Law.

Once the club was officially formed, the founding members conveyed the 11 acres of land into the new entity, Willow Wood Rifle and Pistol Club, on March 1, 1955. In 1981 the land owned by the Club increased with the purchase of an additional 75 contiguous acres.

In 1983 there was litigation with the Town concerning improvements to the Club facilities. The Appellate Division of the Supreme Court resolved that litigation concluding that “Willow Wood’s use of the subject property as a gun club is a permitted conditional use under the applicable zoning ordinance provision”. Willow Wood Rifle & Pistol Club, Inc. v. Town of Carmel, 115 AD 2d 742 (2d Dept. 1985). The court noted that the ordinance permitting “annual membership clubs, including golf, tennis and swimming clubs are permitted conditional uses” includes gun clubs such as Willow Wood. This use remains a conditional use in the R zone as stated in the current zoning code.

Following the Appellate Division decision Willow Wood formally changed its name in 1986 to Willow Wood County Club, Inc., d/b/a Willow Wood Gun Club.

Conditional Site plan approvals were previously issued in June of 1991 and January 2000. The previous site plans illustrated a main access road, 120 parking spaces, 6 trap shooting ranges, a pistol range, a club house and ancillary site improvements. These improvements were mainly east of the existing access drive. Only the pistol range (which is adjacent to the access drive) and the area for which a tree cutting permit was issued are west

of the access drive.

In 2016 Willow Wood obtained an approval from the Town of Carmel Environmental Conservation Board permitted the clearing of about 20 acres west of the previously permitted improvements. This approval is discussed in more detail below.

Willow Wood has now been in continuous operation as a gun club at 551 Union Valley Road since 1955. As set forth above, originally it was rifle and pistol only. Soon after opening, trap shooting was also added to the sporting activities offered at the Club. There are six trap fields in operation as permitted by the previous Town of Carmel Site Plan Approval.

In 1975 sporting clays was introduced to the United States from England. In the late 1970's an informal rudimentary sporting clays course was used intermittently on the hillside where the current sporting clays course is located.

Sometime around 2000 Willow Wood established a five stand field overlaid on two of the trap fields. Five stand is essentially a compact non-walking version of sporting clays.

Sporting Clays has become the most popular shooting sport in the United States. Unlike trap and skeet, where the targets are always exactly

the same no matter where you are, with sporting clays the targets are always different. The targets are shot from multiple stations spread out over a large course. Each station consists of multiple mobile trap machines and a wooden cage from which the shooter stands to limit the field of fire. Clay targets are thrown from the trap machines. The target can be thrown at almost any angle or trajectory, including rolling on the ground, at a variety of different speeds. The targets themselves come in a variety of sizes and configurations for different performance characteristics. Targets are released by digital radio signal from the cages and may be released sequentially or simultaneously. Weekly mobile trap locations are reviewed by qualified club personnel and arranged to release targets within the established station limits.

As set forth above, in April 2016 Willow Wood applied for a tree harvesting permit to clear trees from their property, including some areas of what is now the sporting clays course. The permit was issued in July 2016. After the lumber was harvested, the Club mostly used the existing farm roads and skid trails as cart paths for a sporting clays course.

The sporting clays course began operating in its current state in the Fall of 2016. Additional improvements were constructed in order to improve the condition of the course for the benefit of the environment,

sporting clays shooters and neighbors. Many of the existing logging trails were experiencing ongoing erosion. These trails were in part stabilized to provide safer trails for the user and stable surfaces preventing ongoing erosion. Willow Wood is now proposing improvements to the northern portion of the trail. In addition, Willow Wood has proposed additional sound barrier improvements to the course. As designed, the sporting clays course at Willow Wood will be one of the best shooting grounds for recreational and competition shooting of sporting clays in the country.

Each week the course will be reviewed by Chairman of the Sporting Clays Committee, who is a Certified Range Safety Officer and a Level 1 Certified Shooting Instructor, to ensure the field of fire and course arrangement is safe for members. The course will be set weekly by a specific group of designated members responsible for setting the targets. These members are trained in the safety aspects of setting targets on a sporting clays course and in many cases are Certified Range Safety Officers themselves.

The site plan amendment proposed by Willow Wood will continue the current operations of the trap and five stand fields and seeks to add a sporting clays course. The noise levels will remain exactly the same.

The shooting will simply be added to other areas of the property.

Willow Wood hired the leading experts with respect to outdoor gun ranges. The environmental expert was instrumental in drafting the EPA's Best Practices Management Guide for Outdoor Gun Clubs. He developed an Environmental Stewardship Plan for Willow Wood to manage the environmental issues. The noise expert hired by Willow Wood is renowned for his expertise in dealing with noise from gun clubs. He conducted an extensive study and report on the sound issues. He concluded that with the designated mitigation measures as proposed in the report (which will be implemented as part of the amended site plan approval), the amended site plan will fully comply with the Carmel Noise Ordinance. In his letter dated April 15, 2023 the noise expert, Erich Thalheimer, concluded that:

Based on the noise readings from actual field measurements, and as supported by the Cadna-A computer noise model predictions with the proposed noise mitigation measures in place, gunshot noise levels are expected to comply with the Carmel Noise Ordinance at all residential property lines where the noise will be perceived.

The following two sections of this memorandum will explain the relevant rules applicable to the present sound issues. Willow Wood is not relying on

preemption of the Carmel Noise Ordinance by General Business Law §150 because Willow Wood will be in full compliance with the local ordinance.

Point I

**UNDER THE FACTS OF THIS
APPLICATION, THE APPROPRIATE PLACE TO
MEASURE SOUND UNDER THE CARMEL NOISE
ORDINANCE IS WHERE THE SOUND
IS PERCEIVED**

Under Section 104-14 of the Carmel Noise Ordinance, the appropriate place to measure the level of noise may be either the property line:

1. Of the property generating the noise, **OR**
2. Where the noise is perceived.

Here, for the reasons set forth below, the most appropriate place to measure sound levels is where it the sound is perceived.

In the first instance there exists a very large buffer¹ consisting of heavily forested rugged terrain between Willow Wood and Heritage Hills. That buffer was established as part of the approval process of the Heritage Hills site plan. It was specifically designed to separate the residential condos from the gun club. That buffer is required to remain forever undeveloped. Nobody uses or does anything in the buffer zone. The buffer

¹ The buffer is about 900 feet wide where it is adjacent to the sporting clays course.

area is mostly heavily forested on rugged terrain. Other portions are impenetrable swamplands covered by dense thick vegetation that is impossible to walk through without a machete. On the far side of the buffer people own their individual condo units. The boundary lines of those individual condo units are the appropriate place to measure the sound. In the context of the Carmel Noise Ordinance, noise levels associated with the approval of Willow Wood's amended site plan will in fact comply with levels specified in the Carmel Noise Ordinance at each of those locations where the sound is perceived.²

Another reason that the appropriate location to measure the sound at the location at which it is perceived is because measuring at the property line could result in unintended consequences. For example, if a sound barrier was built on or close to the property line of the noise generating property, the noise reading on the other side of the sound barrier would comply with the Noise Ordinance. However, the sound waves would arc over such a sound barrier. At a distance of several hundred feet from the sound barrier, the receiving property could experience decibel levels higher

² It should further be noted that Willow Wood also complies with the Carmel Noise Ordinance at the property lines for *all* boundary lines other than the southern boundary line.

than permitted by Code. In that instance, if the ordinance was interpreted as requiring readings at the property line, the noise generating property would be in compliance, but the neighbors would experience sound levels at their residences above the Code limits. As in the present case, the neighbors would be better off if the sound was measured for Code compliance at the property where the sound is perceived rather than where the sound is generated. It is respectfully submitted that the drafters of the Carmel Noise Ordinance specifically intended to draft the ordinance to provide flexibility so as to achieve the correct result under the circumstances pertaining to each specific application.

Based on the foregoing, the Willow Wood application is fully compliant with the Carmel Noise Ordinance because the appropriate place of measurement is at the condos where the sound is perceived. As stated on page 2 in the April 26, 2022 cover letter enclosing the noise study report, Willow Wood's noise expert, Erich Thalheimer, stated that:

With noise mitigation measures in place, full compliance with your self imposed community noise limit, and Chapter 104 of the Town of Carmel Town Code can be demonstrated at all receiving properties.

Point II

**IN THE ALTERNATIVE, IF IT WAS DETERMINED
THAT THE WILLOW WOOD PROPERTY LINE IS THE
APPROPRIATE PLACE TO MEASURE NOISE,
WILLOW WOOD IS GRANDFATHERED IN AS A
PRIOR NONCONFORMING USE**

As set forth above, it is a matter of record that Willow Wood has been operating as a gun club continuously since 1955, long before Heritage Hills was built and long before any of the neighbors moved into their homes. The club has also been in existence long before the Town of Carmel adopted a Noise Ordinance. The proposed sporting clays course will not increase the level of noise at all. It will merely move the shooting to a new area of the property. Therefore, even if it was determined that the existing noise levels violate the noise provisions of the Carmel Town Code, then Willow Wood would still be permitted to continue the existing noise levels as a prior nonconfirming use.

The highest court in the State of New York has held that a nonconforming use of real property that exists at the time a restrictive ordinance is enacted is constitutionally protected and will be permitted to continue notwithstanding the contrary provisions of the ordinance. Town of Southampton v. NYS Dept. of Environmental Conservation, 2023 WL

1824432, 2023 NY Slip Op. 00689 (2/9/23). While a municipality may place reasonable restrictions on the prior nonconforming use, it must be placed in reasonable balance with the owner's interest in not having a property investment abruptly altered or terminated, taking into account a town's police power to restrain activity for the sake of public health or safety. Town of Southhampton v. NYS DEC, Id, involved a sand and gravel mine in the Town of Southhampton. It had operated the mine since the 1960s when the zoning code code allowed mining pursuant to a required permit. However, in 1972 the Town banned mining anywhere in the town, but recognized that the subject mine was a prior nonconforming use. In 2014 the mine applied to expand it's mine onto other portions of its property. In its decision, the Court of Appeals recognized the right of the mine to expand consistent with the scope of its prior nonconforming use. In Matter of Borer v. Vineberg, 213 AD 2d 828 (3d Dept. 1995), the Appellate Division held that a prior nonconforming use is permitted to expand notwithstanding a later prohibition on the use. Borer involved a gas station in a residential district that no longer permits gas stations. The court held that the increased hours of the gas station did not constitute at change in the property's use but only on expansion of the permitted prior noncomplying

use, which was permissible.

Applying the above rationales to the present case shows that Willow Wood has rights as a prior nonconforming use to continue shooting and to expand that shooting to its entire property. It is important to note that the noise levels generated by Willow Wood will remain the same as presently existing. Therefore, the reasonable balancing of the owner's interests versus the Town's police powers indicate that Willow Wood may expand its shooting locations on its property. The rules protecting prior conforming uses are not new. In People v. Miller, 304 NY 105 (1952) the Court of Appeals held that it is the law of this State that nonconforming uses in existence when an ordinance is enacted, are, as a general rule, constitutionally protected and will be permitted to continue notwithstanding the contrary provisions of the ordinance. 304 NY 2d 105 at 107.

The Appellate Division, Second Department, dealt with the application of a noise ordinance to a prior nonconforming race track in Town Board of Southampton v. 1320 Entertainment, Inc., 236 AD 2d 387 (2d Dept. 1997). The Appellate Division denied the Town's motion for a preliminary injunction to force the defendants to cease all racing at the track. While the Town was entitled to impose a reasonable limitations on the days

and hours races were conducted, attempting to close down the racetrack subjected the Town to greater scrutiny. The Town was not permitted to close down the prior nonconforming use.

Noise is protected as a prior nonconforming use. That point was made clear in Cleere v. Frost Ridge Campground, LLC, 55 Misc. 3d 1206(A) (S. Ct. Genesee Co. 2016). Cleere involved a campground that was established in the 1950s. Apparently since early in its existence, the camping ground broadcast music over its public address system. The campground also held outdoor concerts featuring musical bands and artists who played live for campers and other patrons. Subsequently, the town passed a noise ordinance prohibiting the outdoor concerts. The court in Cleere upheld the decision of the ZBA that outdoor concerts were a valid prior nonconforming use. As such, the concerts were permitted to continue even though they exceeded what was permitted by the noise ordinance.

Some of the neighbors of Willow Wood have argued that there cannot be prior nonconforming uses when it comes to application of a noise ordinance. They have based that argument on a misinterpretation or misunderstanding of the salient facts and legal issues involving Suffolk County Trap and Skeet in Yaphank on Long Island. The case is an

unpublished opinion entitled Hunter Sports Shooting Grounds, Inc. v. Foley, 2019 NY Slip Op 33459 (S. Ct. Suffolk Co. 2019).³ The legal principle, stripped of the extraneous dicta, is that by reason of the specific facts applicable to that case, Hunter Sports clearly was not a prior nonconforming use as pertains to the Town of Brookhaven noise ordinance for reasons specified below.

In Hunter Sports Shooting Grounds v. Foley, Id, the gun range owner sued to attempt to stop enforcement of the Town of Brookhaven noise ordinance against its operation of skeet, trap and sporting clays courses. In part, Hunter Sports argued that it was a prior nonconforming use because the property had first started operating as a gun range in the mid 1960s.

However, the Town of Brookhaven enacted a noise ordinance in 1987.

Significantly, Hunter Sports did not operate the gun range in 1987. In fact the gun range was closed for a period of five years from 2001 to 2006. The

³ The gun range involved in that litigation was, for lack of a better word, operated in a most unprofessional manner. Most competitive shooters will not go there due to rampant safety violations. The management of that range allow people to go out and shoot on the course with no training or familiarity with firearms. There is no oversight, no safety briefings, no required instruction. Because the facility is so poorly run, it gets little, if any, support from the gun community. Moreover, there is an issue of politics driving the effort to close down the range. The property is owned by the County of Suffolk as parkland within the Town of Brookhaven. However, the Town of Brookhaven has its own gun range that it rents out to responsible gun range operators (the same people who operate Mid Hudson Sporting Clays in New Paltz, NY). The Town of Brookhaven range is in direct competition with the gun range operated by Hunter Sports on the County property. That is the background of that case.

long closure is significant because the law is clear that a substantial discontinuance of an active nonconforming activity forfeits the nonconforming use. Matter of Toys “R” Us v. Silva, 89 NY 2d 411 (1996). Also see Brookhaven Town Code §85-883(6) which provides that substantial discontinuance of a nonconforming use for a period of one year terminate the nonconforming use status.

During the period of time that the County gun range in Yaphank was closed down, people thought that it was permanently closed. As a result, the area was developed with new houses. Now some houses are directly across the street from the gun range property and the sporting clays course is very close to the street. The noise levels at the property line **and** at the houses across the street from Suffolk County Trap and Skeet are well above the noise levels permitted by the Brookhaven noise ordinance. Interestingly, the noise expert who testified for the Town of Brookhaven against Hunter Sports was Erich Thalheimer, the same expert who performed the noise testing for Willow Wood. Therefore, despite admitting that he is an avid competitive shooter, Mr. Thalheimer testified against a shooting range in the Hunter Sports case. This clearly demonstrates that Mr. Thalheimer gives an unbiased professional opinion whichever way it may

fall regardless of his status as an avid competitive shooter.

In 2006 the County signed a revocable license agreement with Hunter Sports permitting it to reopen the gun range.⁴ Hunter Sports entered into the license agreement with full knowledge of the Brookhaven Noise Ordinance. Based on the fact that the gun range had been closed for five years and Hunter Sports commenced its operations thereafter with full knowledge of the Brookhaven Noise Ordinance, it absolutely was not a prior nonconforming use. As such it was not entitled to protection from enforcement of the Brookhaven Noise Ordinance.

The situation with Willow Wood is completely dissimilar to the situation pertaining to Hunter Sports. Unlike Hunter Sports, Willow Wood has been in *continuous* operation for decades prior to the enactment of the Carmel Noise Ordinance. Furthermore, Willow Wood does have constitutionally protected interests as the title owner of the subject property. In contrast, Hunter Sports did not own the property involved in that case. It was only a licensee whose right to occupy the property could be unilaterally terminated by the County of Suffolk at anytime. Counties rarely issue leases

⁴ Due to the property being County parkland, the Anti-Alienation of Parkland Rule precludes the County from issuing a lease to Hunter Sports. See the Handbook on Alienation and Conversion of Municipal Parkland published by the NYS Office of Parks, Recreation and Historic Preservation.

to businesses operating in parks due to the general prohibition against alienation of parkland. For a county to lease parkland, it actually requires legislation from the State authorizing the lease. (See Chapter 2, page 12 of the Handbook on Alienation and Conversion of Municipal Parkland published by the NYS Office of Parks, Recreation and Historic Preservation.)

Because Hunter Sports was not a prior nonconforming use, there was no need to engage in the balancing test that is required in order to evaluate whether a public safety regulation can be enforced against a prior nonconforming use. However, even if it was determined that Willow Wood was not in full compliance with the Carmel Noise Ordinance, then Willow Wood clearly has prior nonconforming use status. Applying a balancing test to Willow Wood shows that it is entitled to protection from the application of the Carmel Noise Ordinance. The factors in favor of Willow Wood include the facts that:

1. Willow Wood has been in continuous operation since 1955 and yet there has not been a single prosecution or notice of violation by the Carmel enforcement officer for a noise violation during that entire time;

2. The sound measurements where the sound is perceived at each and every resident surrounding Willow Wood are lower than the levels permitted by the Carmel Noise Ordinance;
3. There was no noise ordinance in the Town of Carmel when Willow Wood started;
4. Every person who spoke in opposition to the Willow Wood sporting clays application admitted that they moved in long after Willow Wood had been in existence. Most of them actually knew of the operation of Willow Wood before they moved in; and
5. Willow Wood provides numerous benefits to the community, including but not limited to:
 - a. It provides a unique recreational asset;
 - b. It provides a training ground for competitive shooters;
 - c. It provides community members, particularly young people with gun safety training;
 - d. It is one of the few private gun clubs that welcome women members;

- e. It provides youth training programs for firearms and archery;
- f. It prepares young shooters for collegiate shooting teams;
- g. It performs various charitable endeavors including
 - i. providing veterans with a free Veterans Day shoot and lunch ;and
 - ii. conducts a Christmas fund raiser for a local church food pantry.

In summary, based on the facts of this matter, even if the Planning Board were to disagree with Willow Wood that the appropriate place to measure noise is the lot line of the individual condo units, Willow Wood would still be entitled to approval of it application for an amended site plan because it will not exceed current levels of noise, which are grandfathered in as a prior nonconforming use.

Point III

**RESPONSE TO MISCELLANEOUS
ALLEGATIONS RAISED
IN OPPOSITION TO
THE APPLICATION**

**A. Lead In The Wetlands Is Being
Managed And Will Decrease Once
The Sporting Clays Course Is Open**

Many of the objections submitted in opposition to the application by Willow Wood do not actually pertain to the sporting clays course. For example, the environmental objection that Willow Wood is shooting lead into the wetlands actually pertains only to the existing five stand and trap fields. Willow Wood has been shooting at those locations for decades. The lead is not considered a pollutant because it has not been abandoned and is actively being managed. Lead is inert at a neutral PH. Willow Wood manages the PH levels by applying lime to the soil, thereby rendering the lead inert. Moreover, a formal Environmental Stewardship Plan will be adopted upon approval of the amended site plan, thereby ensuring that Willow Wood will remain environmentally responsible.

It should be noted that there are no wetlands on the sporting clays course. Once the sporting clays course is open, the five stand shooting

will be relegated to bad weather shooting or to members who don't have enough time to shoot a round of sporting clays. It is therefore likely that the number of shots fired on the five stand will decrease by about ninety (90%) percent. If a person was genuinely concerned about the environmental impacts of shooting at Willow Wood, he or she should welcome the sporting course and the resultant reduction of shot going out into the wetlands. Furthermore, it is the intention of Willow Wood upon completion of the sporting course to apply to the Carmel Environmental Conservation Board (ECB) for a permit to reclaim the lead in stages from the fields of fire on five stand and trap fields.

**B. The Fields of Fire Do Not
Permit Lead To Leave The Property**

It is clear that none of the people in opposition to the Willow Wood application showed any understanding of the ballistics of shotguns versus rifles and pistols. They consistently confused range design guidelines for rifles and pistols and even for skeet and trap ranges to argue that the criteria for those different sports should be applied to sporting clays courses. The applicable ballistics and course design principles are distinctly different for each of those sporting activities. The Willow Wood course is very safe

and well designed using the natural terrain as backstops to capture the shot.

The fact that the neighbors do not understand what sporting clays is all about was demonstrated by the one gentlemen who suggested that Willow Wood should be required to build an indoor sporting clays range. That assertion displays a profound lack of understanding as to what sporting clays is all about. While it is common to have indoor pistol ranges, it would be virtually impossible to have an indoor sporting clays course due to the required size of a sporting clays course.

Some residents of Heritage Hills asserted that the guidelines regarding downrange control for pistols is 1.5 miles and 3.5 miles for high powered rifles. There is no need to dispute those figures with a proper berm design. However, it is clearly improper to suggest that those same downrange control requirements should apply to shotguns. No matter what you do, you cannot get #7 1/2 shot fired from a shotgun to travel more than 208 yards and less than 200 yards for #8 shot. With proper berms or hillsides such as exist at Willow Wood, you can have much shorter fields of fire completely consistent with all safety guidelines.

The opposition has come up with outrageous and completely unsupportable allegations about the fields of fire at Willow Wood. What

they fail to acknowledge is that the Willow Wood sporting clays course is not flat. Rather, the terrain at Willow Wood has significant elevation differences that have been incorporated into the design of the sporting clays course to act as backstops to stop the shot.

For about two years the sporting clays course was open and operated without incident and without any shot from the course leaving the Willow Wood property. The opposition claims that shot will leave the Willow Wood property from Stations 6. They are mistaken. Station 6 is elevated above the ground in the field of fire. The shots are fired in a downward trajectory and go directly into the ground, not off the property. Shots fired from other stations go into hillsides.

With respect to the existing five stand field, the neighbors have submitted satellite photos on which they have drawn what they claim are the fields of fire. Those fields of fire do not remotely reflect the actual fields of fire. Those neighbors are claiming that the shots from the five stand field are leaving the Willow Wood property and going into the Somers Land Trust property, which is simply not true. The shots all stay on Willow Wood property (including the 15 acre shot fall easement). The Supervisor of the Town of Somers has also claimed that he discovered shot on a ½ acre

portion of the Somers Land Trust property. However, based on his description of where he was when he found the lead shot, it seems that he was actually trespassing on Willow Wood property.

C. Silencers Are Not Permitted

One resident of Heritage Hills suggested that Willow Wood should buy 23 shotguns and equip them with “silencers” and then mandate that members use those guns. Again we are dealing with somebody who clearly knows nothing about guns. First of all, “silencers” are illegal in New York. Even if you were able to obtain the required federal license to possess a “silencer”, possession would still be a felony in this State. Penal Law §265.02 (2) makes possession of a “firearm silencer” a class D felony. Therefore, members of Willow Wood could not legally use “silencers”. Second, despite my long-term active professional participation in the sport, I have never seen a “silencer” for a shotgun and do not believe that they would be feasible because the bore of a shotgun is so large, a “silencer” would have to be very bulky and heavy. The bulk and weight would make it very difficult to use a suppressed shotgun for sporting clays. I should also add I have no idea where the resident from Heritage Hills came up with the

number of 23 suppressed shotguns that Willow Wood should purchase for its members use. And finally, “silencers” are more properly referred to as “suppressors” because they merely reduce noise. They do not make a gun silent. However, even our state legislature uses the wrong term, so perhaps I should overlook the incorrect terminology.

**D. The Opposition Has Cited
Inapplicable Noise Ordinances**

One resident of Heritage Hills submitted the noise ordinance from the Town of Putnam Valley as grounds to oppose the Willow Wood application. Clearly the noise ordinance adopted by the Town of Putnam Valley has no bearing on the instant application.

Opponents from Heritage Hills have also mistakenly argued that Article I of the Carmel Noise Ordinance should be applied to deny Willow Wood’s application. However, Article I of the Carmel Noise Ordinance only deals with sound amplifying and reproducing equipment. Article I expressly only applies to devices on which sounds are carried, reproduced, amplified or increased in volume or intensity. Carmel Town Code §104-3. It does not apply to the noise of a shotgun. The Willow Wood application is governed by Article II of the Carmel Noise Ordinance.

For the reasons set forth above, the Willow Wood application is in complete compliance with that code.

Another neighbor submitted an article written by somebody named David Farrington, whose only credentials are that he is an NRA certified instructor. He apparently has no actual scientific training or credentials. A review of the report in context shows that the report is actually about shots fired from pistols and rifles, not shotguns. (Example, his reference to typical gunfire noise as having sound pressures of 150 to 175 dB is clearly referencing pistols and rifles, not shotguns.) Also, the author of the article has made no attempt to validate his lay opinions by references to actual scientific peer reviewed articles or studies. Furthermore, even if the article was written by a person with proper qualifications and was supported by valid scientific studies, it would have no bearing on the present application because the Willow Wood application complies with the Caramel Noise Ordinance.

E. Fumes

One of the residents of Heritage Hills urged the Planning Board to deny Willow Wood's application based on fumes. He asserted that fumes

from the shots somehow settle to the ground and then pollute the earth. This argument has absolutely no scientific basis. I have been involved in shooting sports for a very long time and have never heard any such claim of pollution at outdoor shooting ranges even by the most ardent environmentalist or anti-gun proponents.⁵ The neighbor alleging pollution from fumes did not provide a shred of evidence to support his claims. Moreover, if his argument was accepted, then logically every single outdoor gun range in the country would have to be closed, which is the real goal of the anti-gun movement. Fortunately, the applicable laws in this country still do permit outdoor gun ranges.

**F. An Archeological or
Historic Resource Survey
Was Conducted**

The residents of Heritage Hills also submitted a letter by Sarah Kautz that falsely claimed that no archaeological or historic survey had ever been conducted at the subject property. Miss Kautz is mistaken. An archaeological review was performed in connection with Willow Wood's

⁵ Indoor shooting ranges do need to vent large amounts of air rapidly to the outside because people indoors could potentially breathe lead fumes in confined spaces. There are no such concerns for outdoor ranges where the smoke from fired shots quickly dissipates.

application for a tree harvesting permit. The archaeologist concluded that there was nothing of archaeological or historical value on the land where the sporting clays course is proposed.

In summary, all of the arguments raised in opposition to the sporting clays course are devoid of merit.

CONCLUSION

The application by Willow Wood Gun Club for an amendment of its site plan to add the sporting clays course should be approved in all respects.

Dated: April 28, 2023

Respectfully submitted,


GEORGE J. CALCAGNINI

Attorney for Applicant

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376 Route 202

Somers, NY 10589

(914) 277-2255

GCalcagnin@aol.com

Of Counsel:

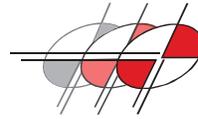
CHARLES V. MARTABANO

Office & P.O. Box Address

9 Mekeel Street

Katonah, NY 10536

(914) 242-6200

OPINION OF PROBABLE COSTS**INSITE**ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

BY: JWM

JOB #: 18173.100

DATE: 4-28-23

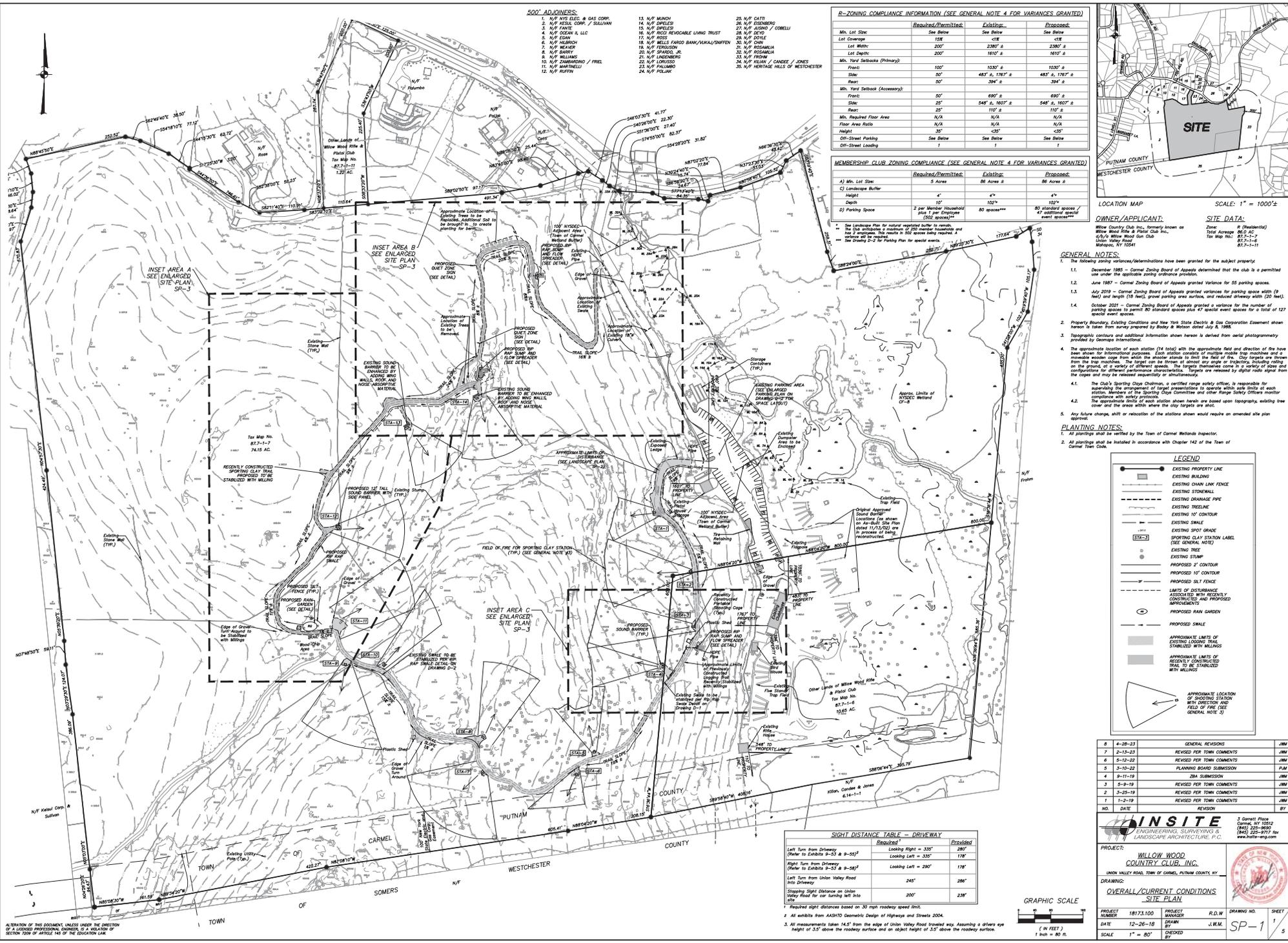
3 Garrett Place, Carmel, New York 10512

JOB DESCRIPTION: Willow Wood Country Club

Tel: (845) 225-9690; Fax: (845) 225-9717

TYPE OF ESTIMATE: EROSION CONTROL & DRAINAGE BOND ESTIMATE

Section	Description	Unit	Quantity	Unit Price (\$)	Amount (\$)
EROSION CONTROL	Silt Fence	LF	200	\$ 5.00	\$ 1,000.00
	Stabilized Construction Entrance	EA	1	\$ 1,500.00	\$ 1,500.00
	Strip & Stockpile Topsoil	SY	1,600	\$ 0.50	\$ 800.00
	Seed & Mulch	SY	1,600	\$ 0.50	\$ 800.00
STORMWATER MANAGEMENT	12" Drainage Pipe	LF	60	\$ 35.00	\$ 2,100.00
	12" End Section	EA	2	\$ 500.00	\$ 1,000.00
	Sump / Flow Spreader	EA	3	\$ 1,000.00	\$ 3,000.00
	Rip Rap Pads	EA	2	\$ 150.00	\$ 300.00
	Existing Swale Stabilized with Rip Rap	LF	250	\$ 15.00	\$ 3,750.00
	Rip Rap Swale	LF	850	\$ 25.00	\$ 21,250.00
	Rain Garden	EA	1	\$ 10,000.00	\$ 10,000.00
				TOTAL	\$ 45,500.00



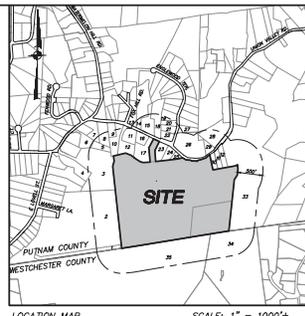
- 500' ADJACENTS:**
- 1. N/F VIG ELEC & GAS CORP.
 - 2. N/F KESSE CORP / SULLIVAN
 - 3. N/F FAHNE
 - 4. N/F OCEAN R, LLC
 - 5. N/F EGMAN
 - 6. N/F HILBORN
 - 7. N/F BECKER
 - 8. N/F BLANKET
 - 9. N/F ZIMMERMAN / FRIEL
 - 10. N/F ZIMMERMAN / FRIEL
 - 11. N/F MARTINELLI
 - 12. N/F RUFFIN
 - 13. N/F MUNCH
 - 14. N/F DWELDES
 - 15. N/F DWELDES
 - 16. N/F RICE REVOCABLE TRUST
 - 17. N/F TONGSON
 - 18. N/F WELLS FARGO BANK/NAHA/SWYEN
 - 19. N/F TONGSON
 - 20. N/F SPINNO, JR
 - 21. N/F SPINNO, JR
 - 22. N/F SPINNO, JR
 - 23. N/F PALMARD
 - 24. N/F PLUM
 - 25. N/F CATTI
 - 26. N/F DISBORNE
 - 27. N/F JORDY / CORRELL
 - 28. N/F DEVO
 - 29. N/F DOWLE
 - 30. N/F CHA
 - 31. N/F ROSAMBA
 - 32. N/F ROSAMBA
 - 33. N/F ROSAMBA
 - 34. N/F ROSAMBA
 - 35. N/F KILBY / GANESSE / JONES
 - 36. N/F HORTAGE HILLS OF WESTCHESTER

R-ZONING COMPLIANCE INFORMATION (SEE GENERAL NOTE 4 FOR VARIANCES GRANTED)

Min. Lot Size	Required/Permitted	Existing	Proposed
Lot Coverage	See Below	See Below	See Below
Lot Width	150'	< 150'	< 150'
Lot Depth	200'	2380' ±	2380' ±
Min. Year Setback (Primary)	100'	1810'	1810'
Front:	50'	1030'	1030'
Side:	50'	463' ±, 1767' ±	463' ±, 1767' ±
Back:	50'	394' ±	394' ±
Min. Yard Setback (Accessory)	50'	690'	690'
Front:	50'	690'	690'
Side:	25'	548' ±, 1907' ±	548' ±, 1907' ±
Rear:	25'	110'	110'
Min. Required Floor Area	N/A	N/A	N/A
Floor Area Ratio	N/A	N/A	N/A
Height	35'	< 35'	< 35'
Off-Street Parking	See Below	See Below	See Below
Off-Street Loading	1	1	1

MEMBERSHIP CLUB ZONING COMPLIANCE (SEE GENERAL NOTE 4 FOR VARIANCES GRANTED)

	Required/Permitted	Existing	Proposed
A) Min. Lot Size	5 Acres	86 Acres ±	86 Acres ±
C) Landscape Buffer	4'	4'	4'
Height	10'	102'	102'
Depth	2 per Member Household plus 1 per Employee (500 spaces)**	80 spaces**	80 standard spaces / 17 additional spaces / 97 total spaces**

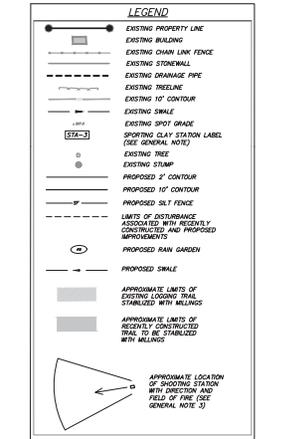


OWNER/APPLICANT:
 Willow Wood Country Club, formerly known as Willow Wood Golf & Club, Inc.
 1000 Valley Road
 Union Valley Road
 Putnam County, NY 10984

SITE DATA:
 Zone: R-20 (Residential)
 Total Area: 86.2 ± AC
 Lot Map No.: 87.7-1-6
 87.7-1-6
 87.7-1-11

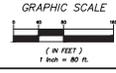
- GENERAL NOTES:**
- The following zoning variances/determinations have been granted for the subject property:
 - December 1985 - Carmel Zoning Board of Appeals determined that the club is a permitted use under the applicable zoning ordinance.
 - June 1987 - Carmel Zoning Board of Appeals granted variance for 55 parking spaces.
 - July 2019 - Carmel Zoning Board of Appeals granted variances for parking space width (9 feet) and length (24 feet), ground parking surface, and 500 standard spaces (20 feet).
 - October 2021 - Carmel Zoning Board of Appeals granted a variance for the number of parking spaces to permit 80 standard spaces plus 47 special event spaces for a total of 127 special event spaces.
 - Property Boundary, Existing Conditions and New York State Electric & Gas Corporation Easement shown herein is taken from survey prepared by Binky & Watson dated July 8, 1988.
 - Topographic contours and additional information shown herein is derived from aerial photography provided by Geomatics International.
 - The approximate location of each station (14 total) with the approximate file and direction of the line have been shown for informational purposes. Each station consists of multiple model top markers and a reasonable marker scope from which the observer stands to sight the field of view. Clay targets are blown from the top markers. The target can be blown at almost any angle or trajectory, including rolling on the ground, or in a variety of different ways. The target's effectiveness comes in a variety of ways and comparisons for different environmental conditions. The targets are removed by digital radio signal from the scope and may be removed sequentially or simultaneously.
 - The Club's Sporting Clays Chairman, a certified range safety officer, is responsible for supervising the arrangement of target presentations to operate within safe limits at each station. Members of the Sporting Clays Committee and other Range Safety Officers monitor the arrangements. The station shows herein are based upon a preliminary, existing line cover and the areas within where the clay targets are shot.
 - Any future change, shift or relocation of the stations shown would require an amended site plan approval.

- PLANTING NOTES:**
- All plantings shall be installed in accordance with Chapter 142 of the Town of Carmel Town Code.



SIGHT DISTANCE TABLE - DRIVEWAY

Viewing Direction	Required	Provided
Left Turn from Driveway (Refer to Exhibit 9-23 & 9-24)	Looking Right = 335' Looking Left = 335'	290' 178'
Right Turn from Driveway (Refer to Exhibit 9-23 & 9-24)	Looking Left = 290' Looking Right = 178'	290' 178'
Left Turn from Union Valley Road into Driveway	245'	296'
Stopping Sight Distance on Union Valley Road for car turning left into driveway	200'	238'



NO.	DATE	REVISION	BY
6	4-28-23	GENERAL REVISIONS	JWM
7	2-13-23	REVISED PER TOWN COMMENTS	JWM
8	8-19-23	REVISED PER TOWN COMMENTS	JWM
9	3-10-22	PLANNING BOARD SUBMISSION	PLM
4	9-11-19	ZMA SUBMISSION	JWM
3	5-9-19	REVISED PER TOWN COMMENTS	JWM
2	3-25-19	REVISED PER TOWN COMMENTS	JWM
1	1-2-19	REVISED PER TOWN COMMENTS	JWM

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

PROJECT: **WILLOW WOOD COUNTRY CLUB, INC.**

DRIVING: UNION VALLEY ROAD, TOWN OF CARMEL, PUTNAM COUNTY, NY

OVERALL/CURRENT CONDITIONS
SITE PLAN

PROJECT NUMBER: 18173.100
 DATE: 12-28-18
 SCALE: 1" = 80'

DESIGNED BY: JWM
 CHECKED BY: JWM

DRAWING NO.: SP-1
 SHEET: 1

ALL INFORMATION ON THIS DOCUMENT MUST BE USED IN ACCORDANCE WITH THE OPINION OF A LICENSED PROFESSIONAL ENGINEER OR A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT IN VIOLATION OF SECTION 2009 OF ARTICLE 146 OF THE EGRESSION LAW



PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE

PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 5 TO 10 YEARS
GRASS & RIP RAP SWALES	Ensure contributing area clean of debris, or evidence of erosion & muddy waterflow	Inspect for erosion, and	-	Inspect & clean accumulated sediment.	-
RAIN GARDENS	Inspect vegetation & mulch layer.	Ensure rain garden remains free of debris	-	-	-
SURFACE STORMWATER COLLECTION SYSTEMS	-	-	Inspect & clean	Inspect, clean, repair and/or replace. Remove debris.	-

NOTE: The party responsible for implementation of the maintenance schedule during and after construction is:
 Willow Wood Country Club Inc.
 Union Hill, NY 10541

PLANT LIST

QTY	SYMBOL	BOTANICAL/COMMON NAME	SIZE	ROOT
9	SR	EVERGREEN TREES Yucca filamentosa / Leather Leaf Yucca	5" - 6" HT.	B & B

LEGEND

---	EXISTING PROPERTY LINE
▭	EXISTING BUILDING
---	EXISTING CHAIN LINK FENCE
---	EXISTING STONE WALL
---	EXISTING DRAINAGE PIPE
---	EXISTING TRENCH
---	EXISTING 10' CONTOUR
---	EXISTING SPOT GRADE
---	SPORTING CLAY STATION LABEL (SEE GENERAL NOTE)
---	EXISTING TREE
---	PROPOSED 30' P.F. FENCE
---	LIMITS OF DISTURBANCE ASSOCIATED WITH PREVIOUSLY CONSTRUCTED AND PROPOSED IMPROVEMENTS
---	APPROXIMATE LIMITS OF NATURAL WOODS & LANDSCAPED AREA
X	EXISTING TREE REMOVAL
○	PROPOSED EVERGREEN TREE

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

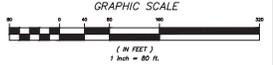
PRACTICE	MONITORING REQUIREMENTS			MAINTENANCE REQUIREMENTS	
	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	-	Inspect	Inspect	Clean/Replace	Remove
SEDIMENT CONSTRUCTION ENTRANCE	Inspect	-	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	-	Inspect	Mulching/ Spraying Water	N/A
VEGETATIVE ESTABLISHMENT	-	Inspect	Inspect	Water/Replenish/ Re-mulch	Re-seed to 80% Coverage
INLET PROTECTION	-	Inspect	Inspect	Clean/Repair/ Replace	Remove
SILT STOCKPILES	-	Inspect	Inspect	Mulching/ Re-seed	Remove
SWALES	-	Inspect	Inspect	Clean/Mulch/ Re-seed	See Permanent Stormwater Facility Maintenance Schedule
CHECK DAMS	-	Inspect	Inspect	Clean/Replace Stone and Fabric	Clean/Replace Stone/Repair
CONCRETE DRAINAGE STRUCTURES	-	Inspect	Inspect	Clean/Sump/ Replace/Repair	Clean/Sump/ Replace/Repair
DRAINAGE PIPES	-	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	-	Inspect	Inspect	Clean	Clean
STORMWATER TRAP/BAGS	-	Inspect	Inspect	Clean/Mulch/ Re-seed	See Permanent Stormwater Facility Maintenance Schedule

Permanent vegetation is considered established when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently established.
 NOTE: The party responsible for implementation of the maintenance schedule during and after construction is:
 Willow Wood Country Club Inc.
 Union Hill, NY 10541
 and/or the current owner(s) of the subject property.

6	4-28-23	GENERAL REVISIONS	J.M.J.
5	2-13-23	REVISED PER TOWN COMMENTS	J.M.J.
4	5-12-22	REVISED PER TOWN COMMENTS	J.M.J.
3	3-10-22	PLANNING BOARD SUBMISSION	P.M.J.
2	8-11-19	2ND SUBMISSION	J.M.J.
1	5-8-19	REVISED PER TOWN COMMENTS	J.M.J.
NO. DATE	DATE	REVISION	BY

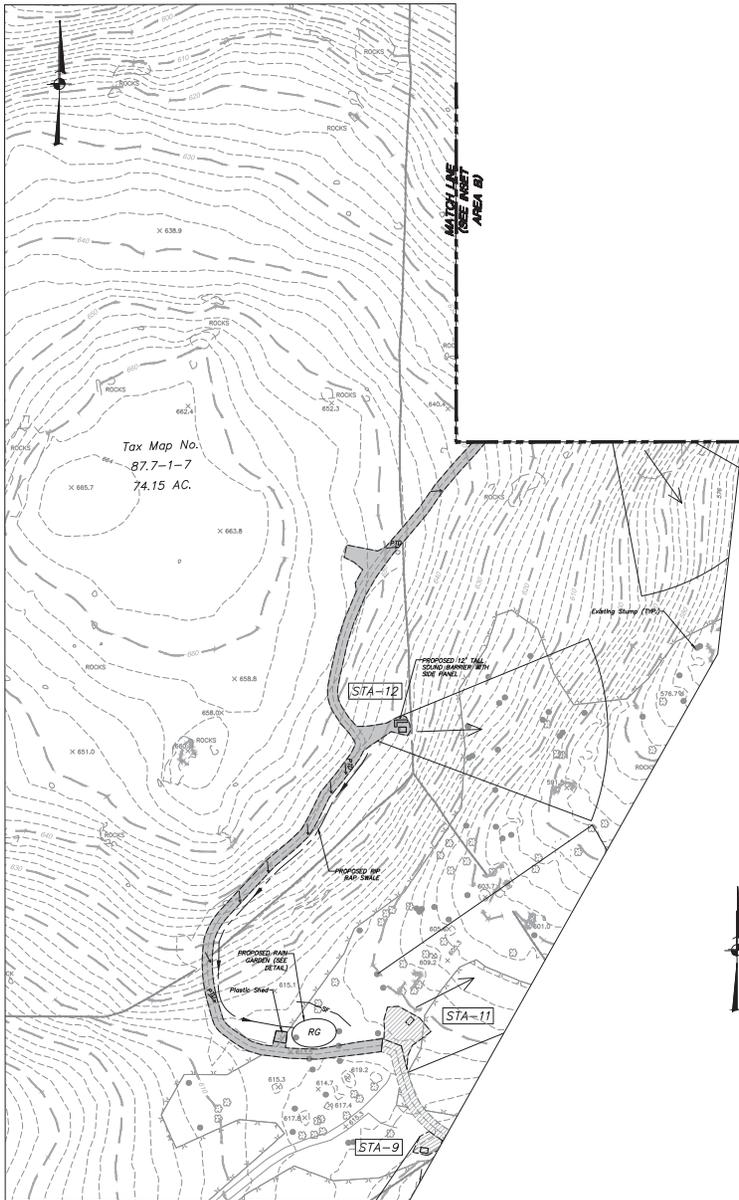
INSITE
 ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
 3 Corbett Place
 Carmel, NY 12165
 (518) 225-8997
 www.insite-ny.com

PROJECT: **WILLOW WOOD COUNTRY CLUB, INC.**
 1200 VALLEY ROAD, TOWN OF CARMEL, PUTNAM COUNTY, NY
 DRAWING: **LANDSCAPE & LIMITS OF DISTURBANCE PLAN**

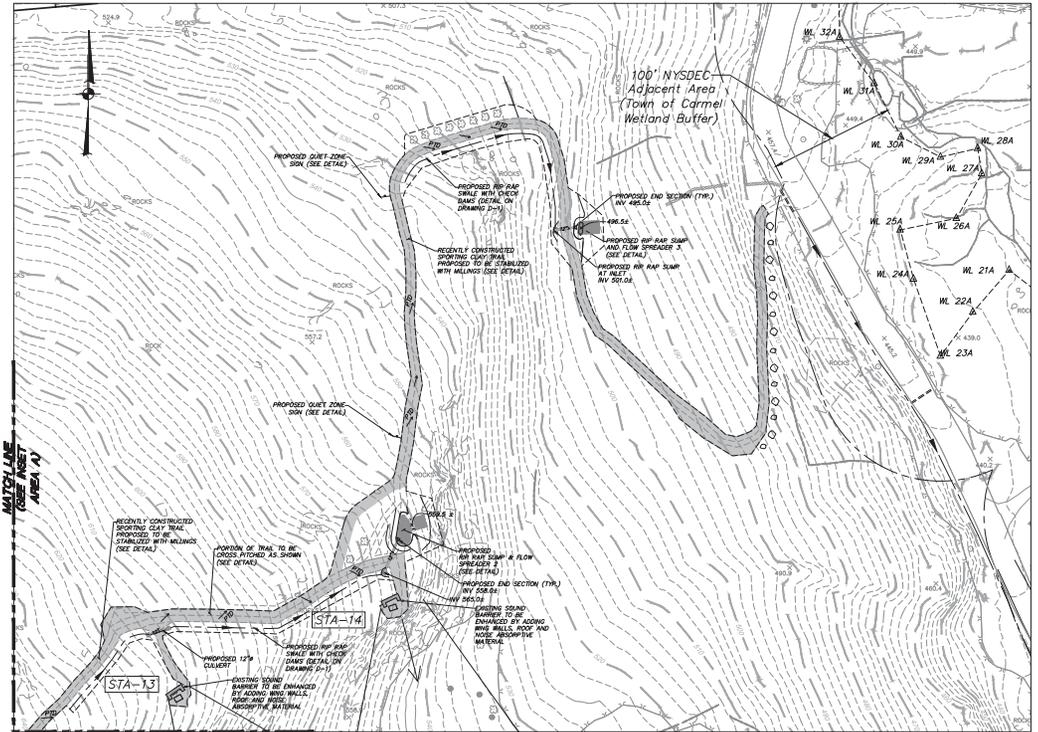


ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2009 OF ARTICLE 146 OF THE EDUCATION LAW.

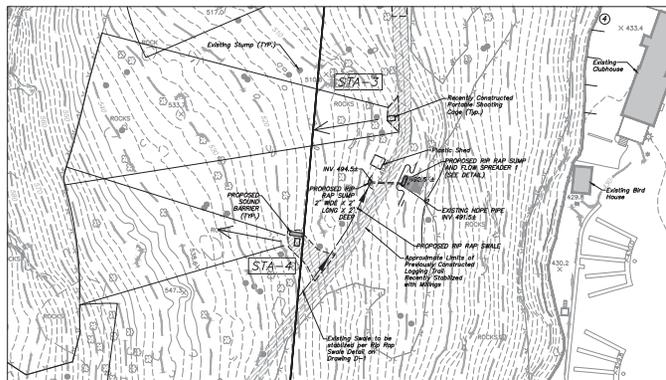
PROJECT NUMBER	18173.100	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
DATE	3-27-19	BY	J.W.M.	SP-2	2
SCALE	AS SHOWN	CHECKED BY			5



ENLARGED SITE PLAN
INSET AREA A
SCALE: 1" = 40'



ENLARGED SITE PLAN
INSET AREA B
SCALE: 1" = 40'



ENLARGED SITE PLAN
INSET AREA C
SCALE: 1" = 40'

7	6-28-23	GENERAL REVISIONS	JMM
6	2-15-23	REVISED PER TOWN COMMENTS	JMM
5	5-12-22	REVISED PER TOWN COMMENTS	JMM
4	3-10-22	PLANNING BOARD SUBMISSION	PJM
3	9-11-19	ZBA SUBMISSION	JMM
2	5-9-19	REVISED PER TOWN COMMENTS	JMM
1	3-17-19	REVISED PER TOWN COMMENTS	JMM
NO.	DATE	REVISION	BY

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LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place
Carmel, NY 12012
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(518) 225-8997 fax
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PROJECT:
**WILLOW WOOD
COUNTRY CLUB, INC.**

1200 VALLEY ROAD, TOWN OF CARMEI, PUTNAM COUNTY, NY

DRAWING:
**ENLARGED SITE
PLANS**

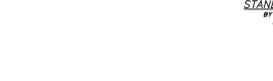
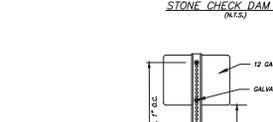
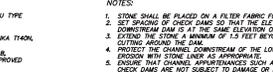
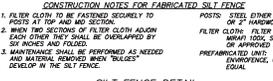
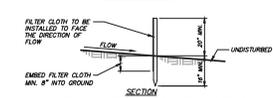
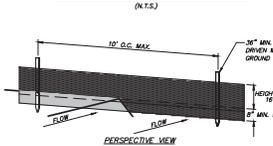
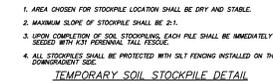
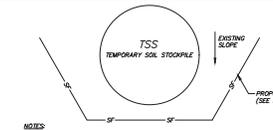
PROJECT NUMBER: 18173.100 PROJECT MANAGER: R.D.W.
DATE: 12-26-18 DRAWN BY: J.W.M.
SCALE: AS SHOWN CHECKED BY: SP-3



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

EROSION & SEDIMENTATION CONTROL NOTES:

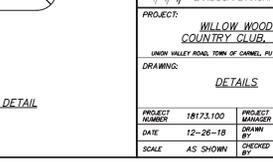
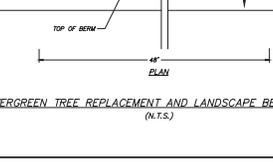
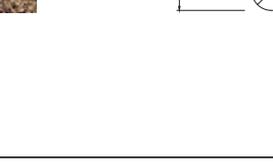
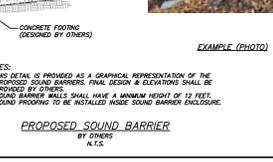
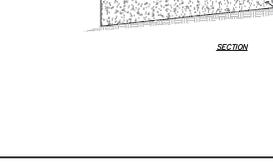
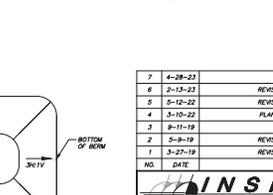
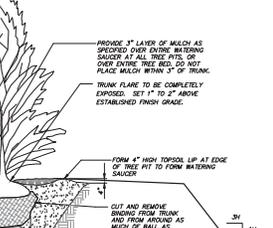
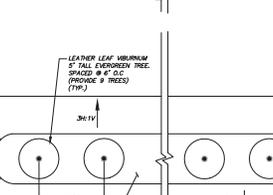
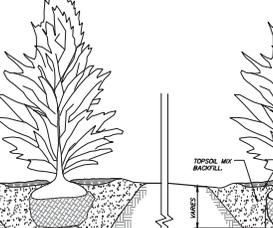
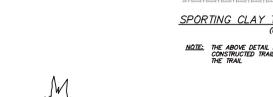
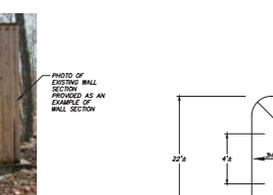
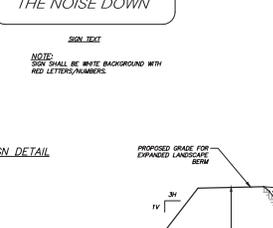
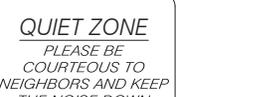
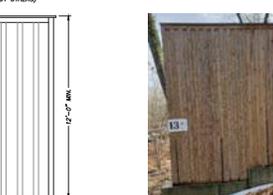
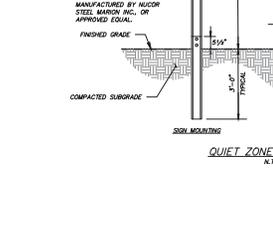
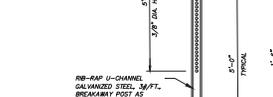
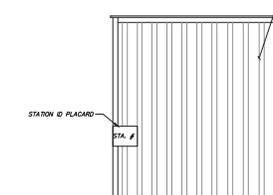
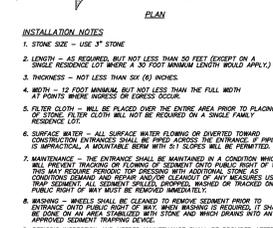
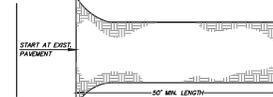
- The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
- All construction activities involving the removal or disposition of soil are to be conducted with appropriate measures to prevent erosion and sediment control measures that are implemented or shown on the plans and shall be treated in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized to the areas required to perform construction. No more than 5 acres of unprotected soil shall be exposed at any one time.
- When land is exposed during development, the exposure shall be kept to the shortest practical period of time, and it shall not exceed more than 7 days after the construction activity in that portion of the site has ceased. Disturbance shall be minimized to the areas required to perform construction.
- All construction vehicles shall be kept clear of the watercourse and sediment control areas outside the areas of proposed development. Silt fence and other construction fence shall be installed in the areas where the grading is in close proximity of the watercourse or wetland conveyance side.
- The stabilized construction entrances, silt fence, and storage construction fence shall be installed as shown on the plan to be installed by the contractor, including or otherwise.
- All topsoil to be affected from the area being developed shall be stockpiled and protected with a minimum 18" high silt fence. The silt fence shall be constructed for temporary stabilization. Calcium carbonate shall be used for winter seeding and calcium phosphate nutrition shall be used for spring and summer seeding.
- Any graded areas not subject to further disturbance or construction traffic shall, within 7 days of final grading, receive permanent vegetation cover in combination with a suitable mulch. All seeding and mulching shall be done in accordance with the following:
 - Seed mixture to be planted between March 21 and May 25, or between August 15 and October 15, at an average planting rate representative of a rate of 100 pounds per acre in the following proportions:
 - Perennial Ryegrass 25%
 - Creeping Red Fescue 40%
 - Perennial Oatgrass 25%
 - White Clover 10%
 - Mulch: Silt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 lbs./100 S.F. to be applied and anchored according to "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Grass seed mix may be applied by either mechanical or hydroseeding methods. Hydroseeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Materials, Section 610-3.02, Method No. 11."
- Out or fill slopes steeper than 3:1 shall be stabilized immediately after grading with Curlex 1 Single Wet Concrete Coating or approved equal.
- Flowed roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is directed to wet weather drainage facilities.
- All storm drainage outlets shall be established, as required, before the discharge points become operational.
- Stormwater that infiltrates areas shall be passed through erosion control barriers before discharge beyond disturbed areas or discharged into drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to ensure that channels, temporary and permanent ditches and silt dikes are free of debris, that embankments and berms have not been breached and that all stone banks and all erosion control devices, including silt fences, are in good working order. All erosion control measures shall be inspected and approved by the O.F.R. and/or site engineer.
- Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
- Out and fill shall not endanger adjoining property, nor divert water onto the property of others.
- All fill shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainfalls.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer, the District Inspector, the Town Engineer and/or NYCEP shall be installed by the contractor.
- Drainage and sediment control measures shall remain in place until all disturbed areas are restored to original conditions.



REQUIRED EROSION CONTROL SWPPP CONTENTS:

Pursuant to the NYCEP "SPDES General Permit for Stormwater Discharge from Construction Activity" (19-00-001) and the "New York Standards and Specifications For Erosion and Sediment Control," the contractor shall install and maintain the following erosion and sediment control measures on this site during construction. The following list of required SWPPP components is provided in accordance with Part 61.0.1 of the General Permit 19-00-001:

- Background information: The project consists of permitting on existing sporting clay course and stability on existing SWPPP requirements.
- Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.
- Description of the site present at the site: Onsite soils located within the proposed limits of disturbance consist of Chertion fine sandy loam (C0) and Onch. Chertion-Chertion Complex (C0C and C0CL). Chertion loam (C0L), Lactifer loam (L0L), and Halls Rock Outcrop (H0T) as identified on the Soil Conservation Service Map Soil Survey. These soil types belong to the Hydrologic Soil Group "B", "C", and "D".
- Construction phasing plan / sequence of operations: The Construction Sequence and phasing plan on these plans provide the required phasing. A Construction Sequence and phasing plan shall be provided to the District Inspector and the Town Engineer. The Construction Sequence and phasing plan shall be approved by the District Inspector and the Town Engineer. The Construction Sequence and phasing plan shall be approved by the District Inspector and the Town Engineer.
- Temporary and permanent soil stabilization plans: The Stabilization and Erosion Control Notes and Details provided herein identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
- Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.
- The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices. The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
- An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the "New York Standards and Specifications For Erosion and Sediment Control" (19-00-001). In addition the NYCEP Trained Contractor shall perform condition inspections on other in the Sedimentation and Erosion Control Notes.
- A description of pollution prevention measures that will be used to control filter, construction chemicals and construction debris: In general, all construction filter details shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction materials used for temporary construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No construction materials shall be disposed of onsite, and shall ultimately be disposed of in accordance with all relevant state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Plans, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and maintained for evidence of meeting sanitary needs.
- A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.
- Identification of any elements of the design that are not in conformance with the technical standards, "New York Standards and Specifications For Erosion and Sediment Control": All proposed elements of this design have been designed in accordance with the "New York Standards and Specifications For Erosion and Sediment Control."



ALLOCATION OF THIS DOCUMENT UNDER THE Aegis OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 208-B OF ARTICLE 146 OF THE EDUCATION LAW.

NOTES:
1. THIS DETAIL IS PROVIDED AS A GRAPHICAL REPRESENTATION OF THE PROPOSED SOUND BARRIER. FINAL DESIGN & ELEVATIONS SHALL BE PROVIDED BY OTHERS.
2. SOUND BARRIER WALLS SHALL HAVE A MINIMUM HEIGHT OF 12 FEET.
3. SOUND PROOFING TO BE INSTALLED INSIDE SOUND BARRIER ENCLOSURE.

PROPOSED SOUND BARRIER
BY OTHERS
N.T.S.

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7	6-28-23	GENERAL REVISIONS	J.M.
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1	3-17-19	REVISED PER TOWN COMMENTS	J.M.

NO. DATE REVISION BY

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

PROJECT:
WILLOW WOOD COUNTRY CLUB, INC.

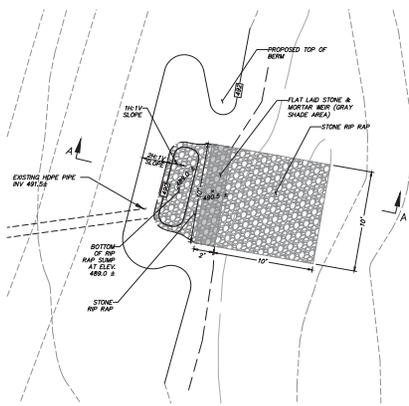
1500 SILENT HILL ROAD, TOWN OF DANIELS, PLUTAH COUNTY, UT

DRAWING: **DETAILS**

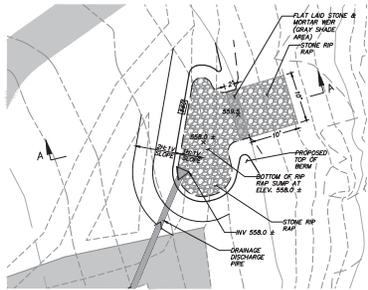
PROJECT NUMBER: 1873.100 PROJECT MANAGER: R.D.W. DRAWING NO.: D-1 SHEET: 4/5
DATE: 12-26-18 BY: J.W.M. CHECKED BY: DATE: REVISION: BY:

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Orlando, FL 32812
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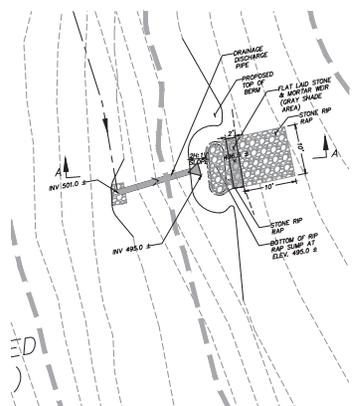
EVERGREEN TREE REPLACEMENT AND LANDSCAPE BERM DETAIL (N.T.S.)



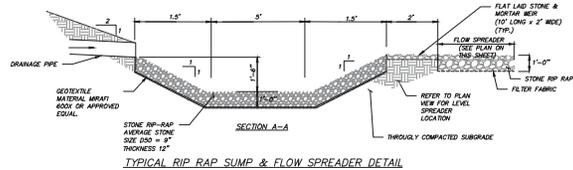
RIP RAP & FLOW SPREADER 1 DETAIL (N.T.S.)



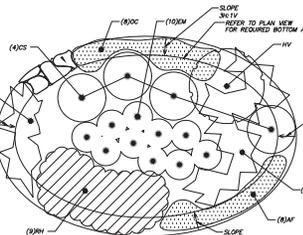
RIP RAP & FLOW SPREADER 2 DETAIL (N.T.S.)



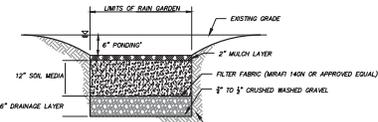
RIP RAP & FLOW SPREADER 3 DETAIL (N.T.S.)



TYPICAL RIP RAP SUMP & FLOW SPREADER DETAIL (N.T.S.)



SCHEMATIC RAIN GARDEN LANDSCAPE PLAN (N.T.S.)

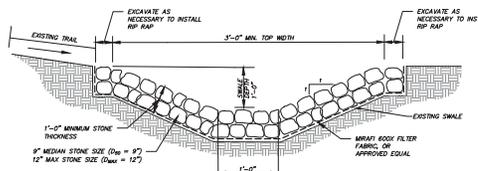


RAIN GARDEN CROSS-SECTION (N.T.S.)

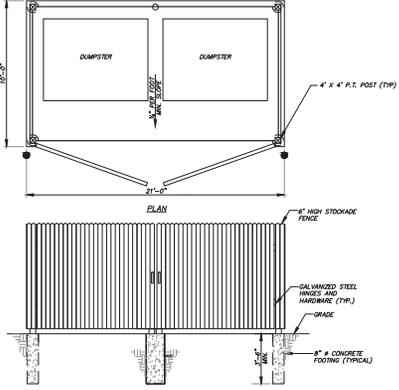
- NOTES:
1. SOIL MEDIA TO CONSIST OF 50% SAND, 20-30% TOPSOIL WITH LESS THAN 1% CLAY CONTENT, AND 20-30% LEAF COMPOST.
 2. DRAINAGE LAYER TO CONSIST OF 1.5"-2.0" DIA. CLEAN WASHED GRAVEL.

SCHEMATIC RAINGARDEN PLANT LIST

KEY	BOTANICAL/COMMON NAME	SIZE	ROOT/SPACING
CS	Coronilla sericea / Red-Outer Dogwood	18-24" HIG.	#2 CONT.
HW	Hieracium alpinum / Common Whitewort	2"-3" HIG.	8" x 8"
AR	Allyrium ranunculoides / Lady Fern	#1 CONT.	18" ON CENTER
CS	Chamaenerion / White Turnstone	#1 CONT.	18" ON CENTER
EW	Eupatorium maculatum / Joe-pye Weed	#1 CONT.	AS SHOWN
OC	Oenanthe oleracea / Cleverhans Fern	#1 CONT.	24" ON CENTER
RW	Rubus odoratus / Black-Cap Raspberry	#1 CONT.	24" ON CENTER
WV	Veronica zosterifolia / Common Ironweed	#1 CONT.	18" ON CENTER



RIP RAP SWALE DETAIL (N.T.S.)



DUMPSTER ENCLOSURE DETAIL (N.T.S.)

NOTE: CHECK WITH REFUSE HAULER PRIOR TO INSTALLATION OF REFUSE ENCLOSURE FOR DIMENSIONS.



PARKING SUMMARY

DURING CONFORMING SPACES	80 SPACES
ADDITIONAL SPECIAL EVENT PARKING	47 SPACES
TOTAL (INCLUDING EVENT PARKING)	127 SPACES

- PARKING NOTES:
1. SEE GENERAL NOTE 1 ON SP-1 FOR ZONING VARIANCES GRANTED WITH RESPECT TO THE EXISTING CONFORMING SPACES.
 2. DURING DAILY OPERATION AND MEMBER ONLY SPECIAL EVENTS, 80 SPACES IS SUFFICIENT TO ACCOMMODATE THE PARKING DEMAND.
 3. PERIODICALLY WILLOW WOOD COUNTY CLUB, INC. WILL HOLD SPECIAL EVENTS FOR MEMBERS & NON MEMBERS BASED ON COURSE CAPACITY. ONLY 171 INDIVIDUALS CAN OCCUPY ALL COURSE FACILITIES. DURING THESE EVENTS VALET PARKING CAN BE PROVIDED TO ALLOW THE STATIONS OF PARKING SPACES SHOWN IN GRAY ARE ADDITIONAL SPACES TO ACCOMMODATE PARKING. DURING THESE EVENTS VALET DRIVE ASIDE SHALL BE MAINTAINED AT ALL TIMES AND THE PARKING SPACE LAYOUT SHOWN HEREON PROVIDES THE 24 FOOT REQUIRED ACCESS ASIDE.

3 Garrett Place
 Suite 100
 (943) 225-8997
 www.insite-arg.com

PROJECT: WILLOW WOOD COUNTRY CLUB, INC.
 1200 VALLEY ROAD, TOWN OF DANIEL, PUTNAM COUNTY, NY

DRAWING: DETAILS

NO.	DATE	REVISION	BY
6	4-28-23	GENERAL REVISIONS	JMM
5	2-13-23	REVISED PER TOWN COMMENTS	JMM
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PROJECT NUMBER: 18173.100
 DATE: 3-27-19
 SCALE: AS SHOWN

PROJECT MANAGER: R.D.W.
 DRAWN BY: J.W.M.
 CHECKED BY:

DRAWING NO: D-2
 SHEET: 5/5

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May 1, 2023

Craig Paerprer, Chairman and Members of the Carmel Planning Board
60 McAlpin Ave
Mahopac, NY 10541

RE: Amended Site Plan, John Chang
716 Route 6
TM#: 76.30-1-26

Dear Mr. Paerprer and the Members of the Carmel Planning Board,

The following is my response to Mike Carnazza's memo dated 1/10/23:

1. The floor plan has been revised to show all room dimensions and the fixed seating area for the chapel.
2. The North arrow has been added.
3. Attached are the previous variances granted.
4. The parking calculations for each floor have been added to the Site Plan.
5. I reviewed the building code. Please note the following:
 - a Therefore, a sprinkler system is not required.
 - b Based on the above, a second means of egress is not required.
 - c fire alarm system exists.
 - d The two existing bathrooms will remain and one handicapped bathroom will be installed.

The following is my response to Richard Franzetti's memo dated 1/6/23:

1. The plantings as shown on the Site Plan exist. All the curbing exists.
2. There will be no site disturbance at all.
3. I will forward a water/wastewater report to the NYCDEP.

The following is my response to Patrick Cleary's memo dated 1/12/23:

1. A list of all the variances has been added to the Site Plan.
2. A detailed analysis of the parking requirements for each floor has been added to the Site Plan.
3. It should also be noted that services will be held at the chapel Wednesday, Friday, and Saturday from 7 PM – 9 PM, and Sunday from 4 PM – 6 PM.
4. The deli hours are 6 AM – 6 PM Monday – Friday, and Saturday & Sunday from 7 AM – 3 PM.



5. Based on numbers 3 & 4 above, the deli and the church services will never overlap. Although, our application to the ZBA will request a variance based on the full parking requirements for the deli and chapel.
6. Bells, clarions, & other amplified sounds have never and will never be part of this chapel.
7. The existing sign will remain and will be added to the Site Plan.
8. Since the second floor chapel is a place of public assembly, all required building and fire code regulations will be adhered to.
9. Based on the 2020 N.Y.S. Building Code, if the occupancy of the second floor is 49 people or less, no sprinklers system, second means of egress, or 2 Handicap rest rooms are required

Very truly yours,

A handwritten signature in cursive script that reads "Joel Greenberg". The signature is written in black ink and is positioned above the typed name.

Joel Greenberg, AIA, NACRB

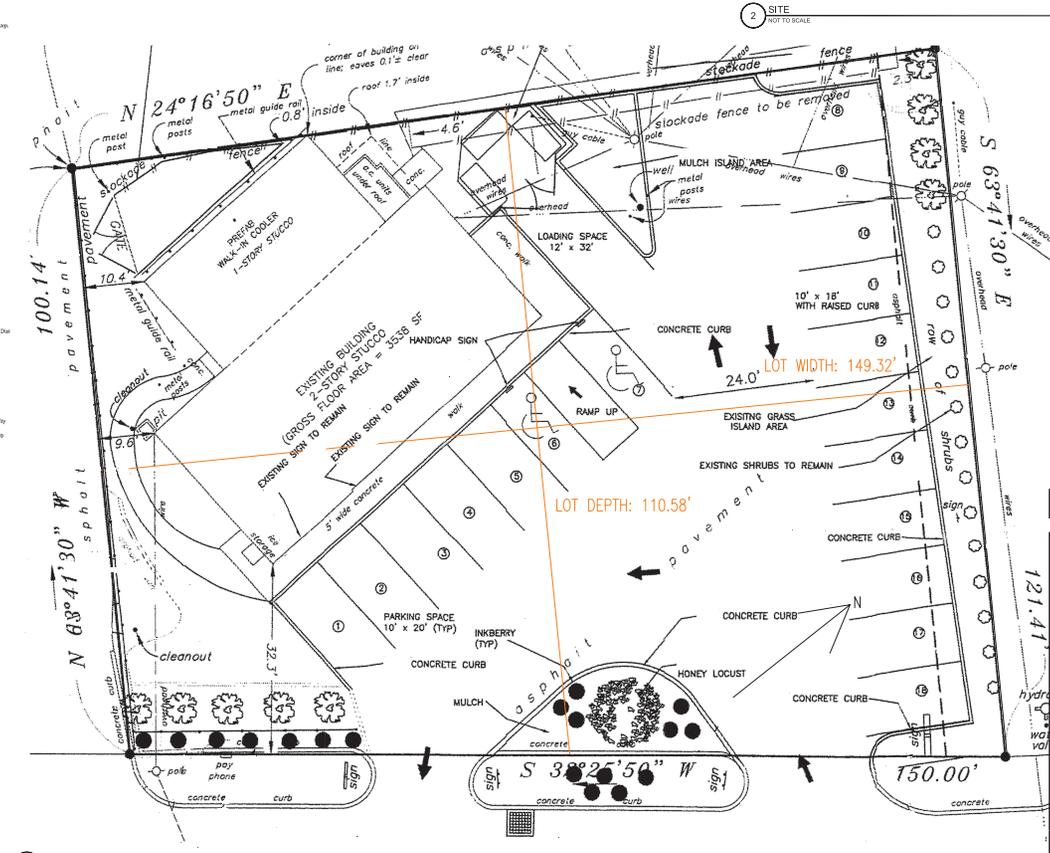
PROPERTIES WITHIN 500':

76.30-1-10 Rosa's Lashes 1000 N. 3rd St Mahopac, NY 10541	76.30-1-11 Joseph James 1 Overlook Dr Mahopac, NY 10541	76.30-1-11-11 Michael Marotta 100 Overlook Dr Mahopac, NY 10541	76.30-1-11-12 Lakshmi Sankar 149 East Lake Blvd Unit D-2 Mahopac, NY 10541	76.30-1-11-13 Lakshmi Sankar 149 East Lake Blvd Unit D-3 Mahopac, NY 10541	76.30-1-11-14 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-15 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-16 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-17 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-18 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-19 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-20 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-21 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-22 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-23 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-24 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-25 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-26 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-27 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-28 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-29 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-30 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-31 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-32 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-33 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-34 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-35 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-36 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-37 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-38 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-39 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-40 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-41 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-42 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-43 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-44 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-45 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-46 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-47 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-48 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-49 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-50 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-51 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-52 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-53 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-54 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-55 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-56 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-57 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-58 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-59 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-60 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-61 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-62 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-63 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-64 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-65 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-66 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-67 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-68 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-69 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-70 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-71 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-72 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-73 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-74 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-75 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-76 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-77 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-78 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-79 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-80 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-81 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-82 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-83 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-84 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-85 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-86 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-87 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-88 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-89 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-90 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-91 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-92 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-93 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-94 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-95 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-96 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-97 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-98 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-11-99 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659	76.30-1-12-00 Lakshmi Sankar Realty PO BOX 2058 Newport Beach, CA 92659
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Zoning Schedule
Owner - John Chang - 716 Route 6, Mahopac, NY 10541
Mailing Address - 2675 Cecile Drive, Yorktown Heights, NY 10598

ZONE - C TMW 76.30-1-26 C - COMMERCIAL	REQUIRED	EXISTING	VARIANCE
MIN LOT AREA (SF)	40,000SF	16,522SF	VARIANCE PREVIOUSLY GRANTED
MIN LOT WIDTH (FT)	200FT	149.32FT	VARIANCE PREVIOUSLY GRANTED
MIN LOT DEPTH (FT)	200FT	110.58FT	VARIANCE PREVIOUSLY GRANTED
MIN YARD DIMENSIONS (FT)			
FRONT	40FT	32.3FT	VARIANCE PREVIOUSLY GRANTED
SIDE	20FT	9.8FT	VARIANCE PREVIOUSLY GRANTED
REAR	20FT	0FT	VARIANCE PREVIOUSLY GRANTED
MINIMUM FLOOR AREA	5,000SF	4,400SF	VARIANCE PREVIOUSLY GRANTED
MAX BUILDING HEIGHT (FT)	35FT	35FT	NONE
MAX LOT COVERAGE (%)	15%	18.7%	NONE
TOTAL REQUIRED PARKING: 23 SP*	10.75% (11 SP) ± 3% SP	16.75% EXISTING	5 SP VARIANCE

*BASED ON 1500 FT X 150 FT
**MASS BY 75% ON WEDNESDAY AND SATURDAY, DECEASED AT 8 PM WEEKDAYS AND 1 PM ON SATURDAY.
***DELE: 1 SP/20 SF



ARCHITECTURAL VISIONS
2 MILCOOD ROAD NORTH MAHOPAC NY, 10541
PROJECT: JOHN CHANG
S-100

IF A VARIANCE OF STATE LAW OR FEDERAL OR OTHER LAWS UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER IS REQUIRED FOR THESE PLANS AND DOCUMENTS THE SEAL OF AN ARCHITECT OR ENGINEER SHALL APPEAR TO THE SEAL AND SIGNATURE OF THE ARCHITECT OR ENGINEER. THE SEAL OF AN ARCHITECT OR ENGINEER SHALL APPEAR TO THE SEAL AND SIGNATURE OF THE ARCHITECT OR ENGINEER. THE SEAL OF AN ARCHITECT OR ENGINEER SHALL APPEAR TO THE SEAL AND SIGNATURE OF THE ARCHITECT OR ENGINEER.

RAYEX DESIGN GROUP

DESIGN PLANNING CONSTRUCTION

266 SHEAR HILL ROAD
MAHOPAC, NEW YORK 10541

845-621-4000

RAYEXDESIGN@GMAIL.COM

ROY A. FREDRIKSEN, PE

Date: April 20, 2023

728 ROUTE SIX, LLC
728 US Route six, Mahopac NY 10541
Tax Map # 76.22-1-54

NARRATIVE REPORT FOR BUILDING WATER USAGE

1.0 PURPOSE

The purpose of this narrative is to specify water usage to determine sewage disposal capacity.

2.0 SITE DESCRIPTION

Existing is a commercial building that contains food service establishments and food retail stores in the process of obtaining approval to construct a small addition to take out restaurant (125 s.f.) property has private water well.

3.0 EXISTING CONDITIONS

Currently the building has two restaurants and a food retail store, takeout only. Also proposed is a takeout only dumpling restaurant.

4.0 HISTORY

This building had a sit-down restaurant and bar establishment with a catering hall. The building has been renovated and divided into the above-mentioned establishments.

5.0 WATER USAGE CALCULATIONS

These calculations of water usage are based on **NYS DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS Dated March 5, 2014 on pages B-19 and B-20**

BELLA CUCINA Food Retail 1,250 s.f, store @ .1 gal/s.f. plus 15 Gal/ employee/day = 155 gal/day.

DIM SUM Food Retail 785 s.f, store @ .1 gal/s.f. plus 15 gal/emp./day = 169 gal/day.

PHO sit-down restaurant 52 seats @ 35 gal/seat/ day = 1,820 gal/day.

THE PATRON sit-down restaurant 36 seats @ 35 gal/seat/ day = 1,260 gal/day.

Total water usage is 3,404 gallons/day

If I could be of further assistance, please don't hesitate to call.

Sincerely

Roy A. Fredriksen, PE





TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION			
Application Name: 728 Route 6 LLC.		Application # 23-0003	Date Submitted: 4/14/23
Site Address: No. 728 Street: Route 6 Hamlet: MAHOPAC			
Property Location: (Identify landmarks, distance from intersections, etc.) 728 US ROUTE 6 ACROSS FROM FIRE DEPT (MAHOPAC)			
Town of Carmel Tax Map Designation: Section 76.22 Block 1 Lot(s) 54		Zoning Designation of Site: C	
Property Deed Recorded in County Clerk's Office Date _____ Liber _____ Page _____		Liens, Mortgages or other Encumbrances Yes _____ No _____	
Existing Easements Relating to the Site No Yes Describe and attach copies: _____		Are Easements Proposed? No Yes Describe and attach copies: _____	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes No Attached List to this Application Form			
APPLICANT/OWNER INFORMATION			
Property Owner: 728 ROUTE SIX, LLC		Phone #: 914-523-9450	Email: GUOICB38@AOL
Owners Address: No. 108 Street: EAST LAKE BLVD Town: MAHOPAC State: NY Zip: 10541			
Applicant (if different than owner): WILLIAM BESHADAT		Phone #: 914 330 4999	Email: RAYEXDESIGN@GMAIL
Applicant Address (if different than owner): No. 266 Street: SHEAR HILL RD Town: MAHOPAC State: NY Zip: 10541			
Individual/ Firm Responsible for Preparing Site Plan: RAYEX DESIGN		Phone #: 845-621-4000	Email: RAYEXDESIGN@GMAIL.COM
Address: No. 266 Street: SHEAR HILL Rd Town: MAHOPAC State: NY Zip: 10541			
Other Representatives: [REDACTED]		Phone #: [REDACTED]	Email: [REDACTED]
Owners Address: No. _____ Street: _____ Town: _____ State _____ Zip: _____			
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof: REDACTED REDACTED , EXISTING PARKING AND UTILITIES WILL REMAIN UNCHANGED PROPOSED ADDITION TO EXISTING RETAIL STORE TO ALIGN FRONT DOOR WITH THE REST OF THE DOORS TO OTHER COMMERCIAL SPACES. ADDITIO IS 125 S.F. AND WILL BE USED FOR PICK-UP AREA FOR PROPOSED TAKE-OUT FOOD SERVICE STORE (DUMPLING STORE)			

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION	
Lot size: Acres: <u>0.54</u> Square Feet: <u>23262</u>	Square footage of all existing structures (by floor): <u>6180 S.F.</u>
# of existing parking spaces: <u>37</u>	# of proposed parking spaces: <u>37</u>
# 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 <u>sewer district</u> or will private septic system(s) be installed? <u>Mahopac Sewer</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? <input checked="" type="checkbox"/> Out-of district connection? <input type="checkbox"/> ▶ What is the total sewer capacity at time of application? <u>N/A</u> ▶ What is your anticipated average and maximum daily flow <u>3,409</u> 	
For Town of Carmel Town Engineer ▶ What is the sewer capacity <u>TBD 4/18/23 + 0.28</u>	
<ul style="list-style-type: none"> ▪ Water Supply <u>Well</u> Yes: <input type="checkbox"/> No: <input type="checkbox"/> 	<div style="border: 1px solid black; border-radius: 50%; padding: 10px; display: inline-block;"> max flow </div>
If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input 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 _____ 	
<ul style="list-style-type: none"> ▪ Storm Sewer Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 	
<ul style="list-style-type: none"> ▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Gas Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> • Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 	
For Town of Carmel Town Engineer Water Flows <u>N/A</u> Sewer Flows <u>- 0.28</u> <u>POD 4/18/23</u>	
Town Engineer; Date _____	
What is the predominant soil type(s) on the site? <u>N/A</u>	What is the approximate depth to water table? <u>N/A</u>
Site slope categories: <u>5%</u> 15-25% <u>0%</u> 25-35% <u>0%</u> >35% <u>0%</u>	
Estimated quantity of excavation:	Cut (C.Y.) <u>0</u> Fill (C.Y.) <u>0</u>
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>	
Is the site located in a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the sight distance? Left _____ Right _____	
Is the site located within 500' of:	
<ul style="list-style-type: none"> • The boundary of an adjoining city, town or village 	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • The boundary of a state or county park, recreation area or road right-of-way 	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • A county drainage channel line. 	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • 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"/>	
Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will the project require coverage under the Current NYCDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 5,000 sq ft	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site disturb more than 1 acre	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site contain freshwater wetlands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/>	
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>	
Are encroachments in regulated wetlands or wetland buffers proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site contain waterbodies, streams or watercourses? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Are any encroachments, crossings or alterations proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located adjacent to New York City watershed lands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input type="checkbox"/>	
Has this application been referred to the Fire Department? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the estimated time of construction for the project?	

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area	40,000	23,262	
Lot Coverage	30%	27%	
Lot Width	200	150	
Lot Depth	200	153	
Front Yard	30 40	15 15	
Side Yard	30	47.3	
Rear Yard	30 5000	47.3 47.3	
Minimum Required Floor Area	5000	6180+125	
Floor Area Ratio	30	40	
Height	35	30	
Off-Street Parking	34	34	
Off-Street Loading	5	1	

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	CONC.
Structural System	WOOD
Roof	ASPHALT
Exterior Walls	HARDI-PLANK SIDING
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.	
MIKE Guo _____ Applicants Name	 _____ Applicants Signature
Sworn before me this <u>17th</u> day of <u>April</u> 20 <u>23</u>	
 _____ Notary Public	ALICE DALY Notary Public, State of New York No. 01DA6345218 Qualified in Putnam County Commission Expires July 25, 2024



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Proposed signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/> 30	<input type="checkbox"/>

?



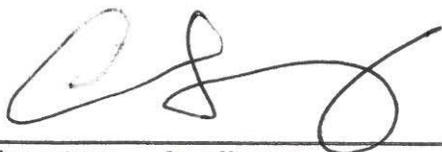
TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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"/> <i>N/A</i>	<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"/> <i>EXISTING</i>	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

I ROY A. FREDRIKSEN, 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:



Signature - Applicant

Date



Professionals Seal

need to have signed & sealed

Signature - Owner

Date



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Lombetta

Signature - Planning Board Secretary

5/1/23

Date

Kennedy J. [Signature]

Signature - Town Engineer

4/28/23

Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: 728 Route 6 LLC			
Project Location (describe, and attach a location map): 728 Route 6, Mahopac, NY 10541			
Brief Description of Proposed Action: Renovate existing building. No site work.			
Name of Applicant or Sponsor: 728 Route 6 LLC		Telephone: 914-523-9450	
		E-Mail: guo16838@aol.com	
Address: 168 East Lake Blvd			
City/PO: Mahopac		State: New York	Zip Code: 10541
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.56 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.56 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Well _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Septic _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	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"/>	
	<input 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:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

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

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

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

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

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

a. Will storm water discharges flow to adjacent properties?

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

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?
If Yes, briefly describe:

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

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

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

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

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

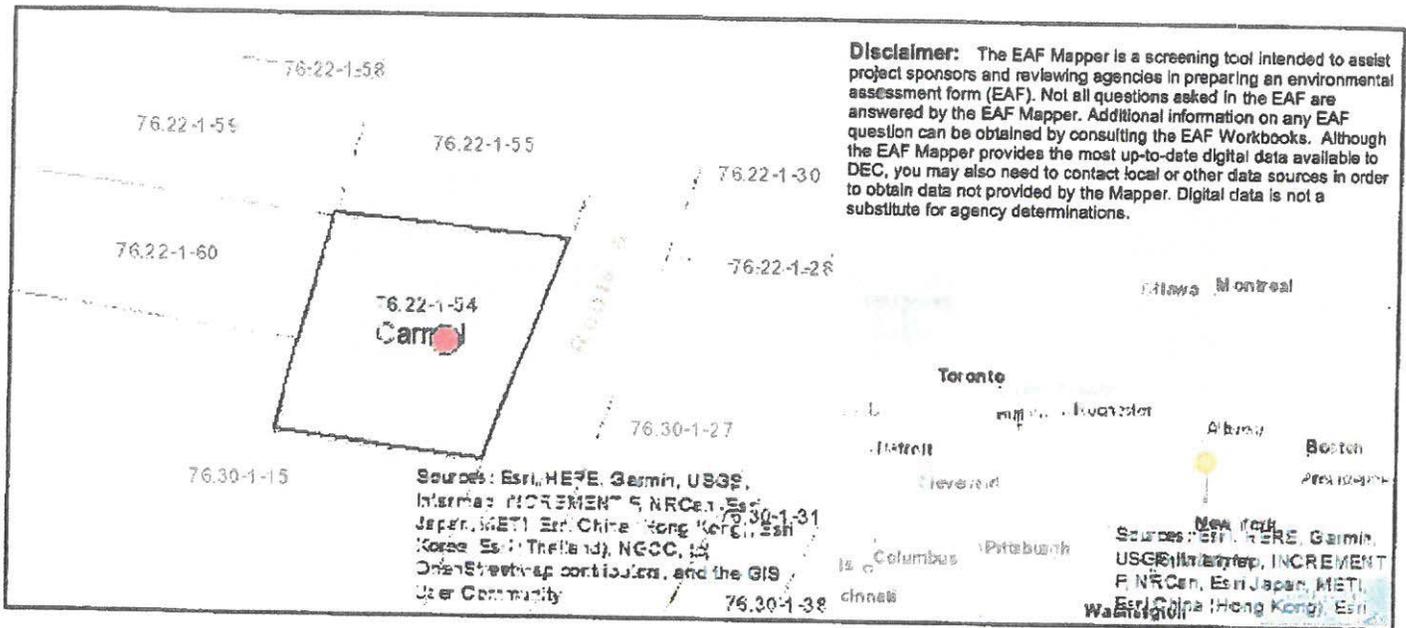
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe:

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

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

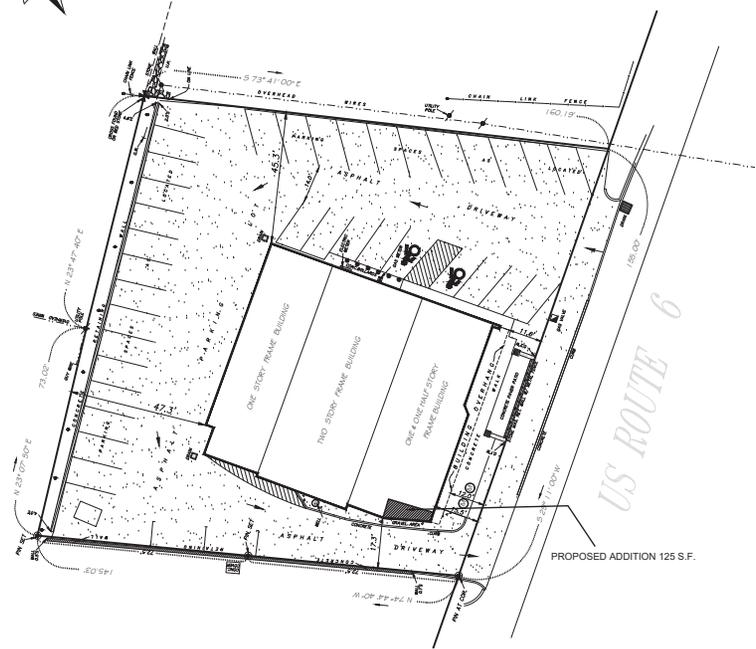
Applicant/sponsor/name: William Besharat Date: 6/29/2020
Signature: William Besharat Title: AGENT

PRINT FORM



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

?



SITE PLAN
SCALE 1"=20'

NOTES:

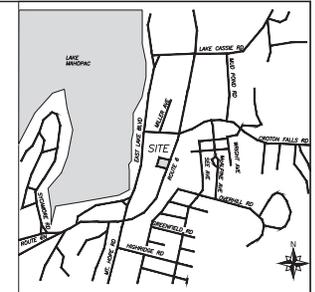
1. THIS SITE PLAN IS FOR THE PURPOSE OF USE CHANGE AND RENOVATION OF EXISTING COMMERCIAL BUILDING. NO CHANGE IN SQUARE FOOTAGE.
2. ORIGINAL USE OF THE BUILDING WAS RESTAURANT AND CATERING HALL WITH SEATING CAPACITY OF 240 SEATS. THE PROPOSED USE IS 5 INDIVIDUAL SPACES TO BE USED AS RETAIL AND SMALL RESTAURANT.
3. ORIGINAL RESTAURANT/BARBANQUET BUSINESS HAS A SEATING CAPACITY OF 140 SEATS CATERING, 80 SEATS RESTAURANT AND 20 SEATS BAR.
4. SEWAGE FLOW FOR ORIGINAL USE WAS 4,600 GALLON PER DAY AND THE PROPOSED USE WILL HAVE 3,070 GALLON PER DAY.
5. THE SITE IS SERVED WITH EXISTING MUNICIPAL SEWER CONNECTION AND PRIVATE WELL.
6. NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED.
7. PARKING REQUIREMENTS FOR ORIGINAL USE WAS 80 PARKING SPACES AND NEW USE WILL REQUIRE ONLY 34 PARKING SPACE OF WHICH 31 SPACES EXISTING. (FROM ORIGINAL USE)

ZONING TABLE

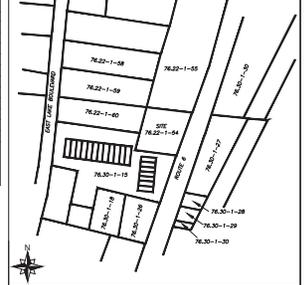
COMMERCIAL	REQUIRED	PROVIDED	ADDITION	VARIANCE REQUIRED
C				
MIN. LOT AREA	40,000 SQ. FT.	23,282 SQ. FT.		GRANTED
MIN. YARDS:				
FRONT	40 FT	15 FT		GRANTED
SIDE	25 FT	17.3 FT		GRANTED
REAR	30 FT	47.3 FT		
MIN. FRONTAGE	200 FT	155 FT		
MAX. BLDG. HEIGHT	35 FT	30 FT		
MIN. LOT WIDTH	200 FT	150 FT		GRANTED
MIN. LOT DEPTH	200 FT	153 FT		GRANTED
MIN. REQ. FLOOR AREA	5000 SQ FT	6,180 FT		
MAX. BLDG. COVERAGE	30%	27.4%	27.6%	
MIN. DRIVEWAY WIDTH	12 FT (ONE WAY)	12 FT (ONE WAY)		GRANTED
PARKING REQ. FOR	34 PARKING SPACES	35 SPACES (9'x18') PLUS 2 H.C. SPACE		VARIANCE FOR ADDITIONAL 80 PARKING SPACES GRANTED
		TOTAL 37 SPACES		

PARKING CALCULATIONS

PARKING REQUIREMENTS FOR ALL SPACES OF THIS BUILDING.
 PHO Vietnamese Restaurant 52 seats/ 3=17.3 required 18 parking spaces
 The Patron Restaurant 36 seats/ 3=12 required 12 parking spaces
 Dim Sum Dumpling takeout (patron use area) 200= 9 required 1 parking space
 Bella Cucina Italian retail (patron use area) 531 s.f./200= 2.6 required 3 parking spaces
 Total parking spaces required 34 parking spaces
 Total parking spaces provided 37 parking spaces



VICINITY MAP SCALE: 1" = 1000' +/-



AREA MAP SCALE: 1" = 200' +/-

TAX LOT	ADDRESS
76.22-1-05	MAHOPAC CENTRAL SCHOOL DISTRICT 178 EAST LAKE BLVD. MAHOPAC, NY 10541
76.22-1-27	AN W. REALTY, LLC 728 ROUTE 6 MAHOPAC, NY 10541
76.30-1-15	THE LAKE MAHOPAC CONDOMINIUMS 60 MULPINE AVE. MAHOPAC, NY 10541
76.22-1-60	JOHN P. MOONEY KOC FND., INC. 181 EAST LAKE BLVD MAHOPAC, NY 10541
76.22-1-59	MATTHEW SPALLINA 165 EAST LAKE BLVD MAHOPAC, NY 10541

ADJOINING OWNERS



ROY A. FREDRIKSEN, PE
 DESIGN, PLANNING, CONSULTING ENGINEERING
 266 SHEAR HILL RD. MAHOPAC, NY 10541 • 845-621-4000
 RAYEXDESIGN@GMAIL.COM

OWNER: 728 ROUTE SIX, LLC 168 EAST LAKE BLVD MAHOPAC, NY 10541	JOB #
	DRN BY:
	CHKD BY:
PROJECT: REVISION TO SITE PLAN FOR EXISTING BUILDING UNDER RENOVATION. LOCATED AT 728 RT 6 IN MAHOPAC.	TAX MAP #: 76.22-1-54

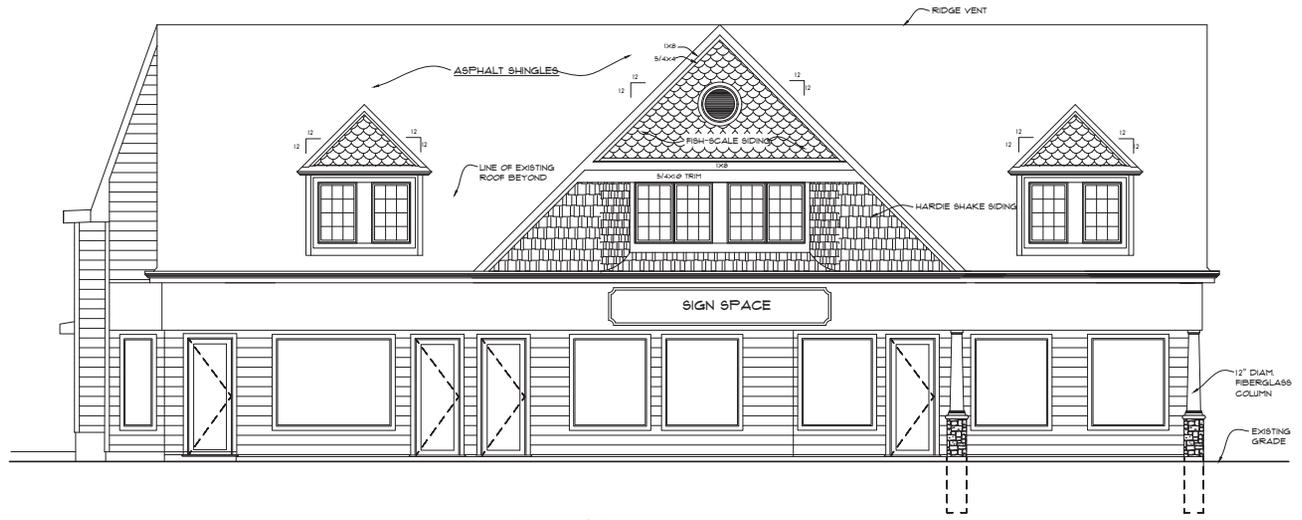
SHEET TITLE: SITE PLAN, NOTES AND DETAILS	REVISIONS:
	DATE: MARCH 2, 2022

TOPOGRAPHIC SURVEY PREPARED BY:

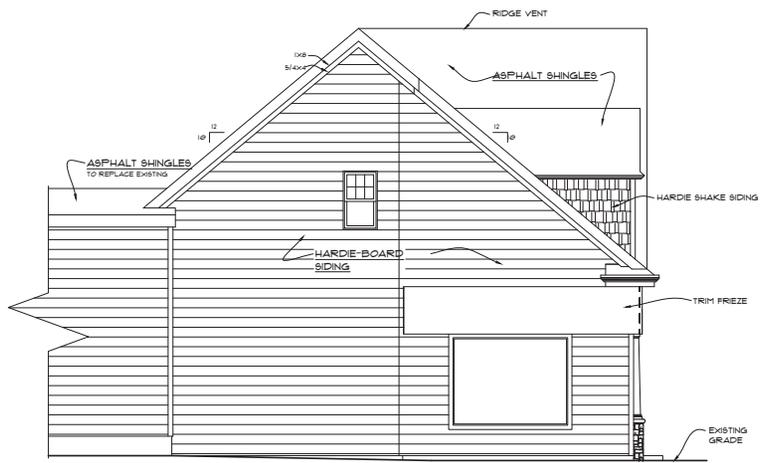
Link Land Surveyors P.C.
 21 Clark Place, Suite 1-B Mahopac, NY 10541 Phone 845-628-5857 Fax 845-621-0013

DATED NOVEMBER 19, 2020





FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION (PARTIAL)
SCALE 1/4" = 1'-0"

RAYEX
DESIGN PLANNING CONSTRUCTION

ROY A. FREDRIKSEN, PE
DESIGN • PLANNING • CONSULTING ENGINEERING
266 SHEAR HILL RD • MAHOPAC, NY 10541 • 845-621-4000
RAYEXDESIGN@GMAIL.COM

OWNER: **MIKE GUO LONG**
JOB #:
DRN BY:
CHKD BY:

PROJECT: RENOVATION TO EXISTING BUILDING
LOCATED 128 ROUTE 6 IN MAHOPAC, NY. TAX MAP #:
76.22-1-54

SHEET TITLE: FLOOR PLAN
1 OF 2

REVISIONS:
DATE: 2/21/2023



April 28, 2023

Mr. Richard J. Franzetti, P.E.
Town Engineer / Town of Carmel NY
60 McAlpin Avenue
Mahopac, NY 10541



Re: 93 Teakettle Spout Road

Dear Mr. Franzetti,

Enclosed please find the following re-submittal documents for the proposed site development project at 93 Teakettle Spout Road in Mahopac, New York:

- ✓ Review Memorandum by Richard Franzetti, P.E./Town Engineer dated March 3, 2023 x 1
- ✓ Short Environmental Assessment Form x 1
- ✓ Revised SWPPPP dated April 23, 2023 (including civil plans) x 1

In order to facilitate the review of this application, below is the list of comments received in your review memorandum, along with their respective response shown in **bold**:

I. General Comments

1. The following referrals would appear to be warranted:
 - a. The Town of Carmel Environmental Conservation Board
 - b. Putnam County Department of Planning (GML 239n referral; proximity to County highway)
 - c. Town of Carmel Highway Department
 - d. Mahopac Fire Department

Acknowledged – all of the above.

2. The following regulatory permits will be required for the application:
 - a. New York State Department of Conservation (NYSDEC) Stormwater Permit;
 - b. Putnam County Department of Health
 - i. Water Supply Permit
 - ii. Septic Permits
 - c. The Town of Carmel Environmental Conservation Board
 - d. Town of Carmel Highway Permit

Acknowledged – all of the above.

3. The area of disturbance for the work has been provided as 0.7 acres. The threshold criteria of disturbances for the NYSDEC stormwater regulation are between 5,000 square feet and one (1) acre and over one (1) acre. The project will require coverage under the NYDSEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-20-001) and the development of Stormwater Pollution Prevention Plan (SWPPP) that has erosion and sediment controls.
Acknowledged.

The applicant has provided a SWPPP. Initial comments are as follows:

- The infiltration rates are based on test records certified by the DOH in 1999. The applicant will need to perform percolation tests, as per NYSDEC guidelines, in the area where the stormwater management practices are proposed. **Percolations tests were performed at the site**

on 4/22/2023 at the location of the proposed infiltration practices. The SWPPP has been updated accordingly.

- A custom soil report has been provided. This report should be narrowed down to the site-specific soils and not include the larger surrounding area. **A revised soil report has been prepared focusing at the subject site and is included in the updated SWPPP.**
- Standard soil and erosion sediment controls are provided as part of the SWPPP. There is an extensive list of practices provided (e.g. buffer strips, coffer dams, compost filter sock etc.). This list should be narrowed down to the site-specific practices. **The SWPPP has been updated to only include SESC's that are pertinent to the project.**
- Standard inspection checklists controls are provided as part of the SWPPP. There is an extensive list of practices provided (e.g. buffer strips, coffer dams, compost filter sock etc.). This list should be narrowed down to the site-specific practices. **The SWPPP has been updated to only include checklists on the proposed stormwater management systems.**
- There is insufficient detail on how the stormwater management practices (SMPs) will be protected during construction. Details should be provided. **A note has been added to Sheet C-200 to require the proposed location of the retention systems to be protected during construction using construction fencing; construction fencing detail is shown on Sheet C-601 Construction Details.**
- Drainage areas must be provided/shown on drawings. **Drainage areas have been included on the plans – see Sheet DA-100**
- Location of the proposed swales should be provided. **Swale locations are shown on Sheet C-300 Drainage and Grading Plan.**
- The SWPPP should be a standalone document and include applicable drawings and details. **The SWPPP is presented as a standalone document. Civil engineering plans are included under Attachment K of the SWPPP.**

4. The applicant has indicated that there are easements related to the site. The narrative of these easement should be provided and the easements must be shown on the drawings

5. Applicant has indicated that 10% open space will be set aside. This area must be identified and noted on the drawing

6. If necessary the applicant will be required to supply a stormwater maintenance agreement and maintenance guarantee per Town Code (§156-85 and §156-87 B respectively) to assure long-term maintenance of all stormwater management practices (SWMP) proposed for the site. **Acknowledged; a maintenance agreement and maintenance guarantee will be executed prior to construction.**

7. Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work. The applicant should note that a Performance Bond and associated Engineering fee is minimally required for the stormwater management practices, erosion and sediment control drainage features, landscaping etc. installed on the site. Please see §156-61 J and K of the Town Code for additional information. **Acknowledged; a performance bond in the amount necessary to cover the proposed soil erosion and sediment control and stormwater management improvements will be provided prior to construction.**

II. Detailed Comments

1. Provide scale on cover sheet. **Scale has been added.**

2. Provide a legend on all drawings. **Legends have been added.**
3. Provide an electronic version of the SEA <http://www.dec.ny.gov/permits/6191.html> ; <http://www.dec.ny.gov/cafmapper/> **A short Environmental Assessment Form is included with this comment response letter.**
4. Sheet C-100:
 - a. The drawing appears to be a copy of the original survey map that had wetland flags from 2022 identified. **Yes, this sheet shows the original survey with the mapped wetland flags.**
 - b. Provide a scale on the drawing ; **scale is shown.**
5. Drawing C-200 -
 - a. The wetland area as identified on Drawing C-100 in the south east portion of the site is identified on this drawing as a center of a dry bed. This should be clarified and corrected on all drawings.
6. Drawing C-300-
 - a. All re-grading required to accomplish the intended development should be provided. It is unclear from the drawings provide the extent of cut and fill proposed for the site. **Proposed contours are shown more clearly on the revised plans and limits of site disturbance are now shown.**
 - b. The amount of fill, if any, being brought to the site should be provided. **Fill will not be imported to the site; this has been noted on the plan.**
 - c. All fill brought to the site must be certified per NYSDEC regulations and manifests/certification of the fill material being delivered should be provided. Add note to drawing. **Note added, in case fill needs to be brought to the site, although none is anticipated.**
7. Drawing C-400-
 - a. This will need to be reviewed and approved by the PCDOH **Acknowledged**
 - b. The applicant should note that there are no Town related water and sewer utilities at this site. **Understood.**
 - c. Access lanes should be identified to denote a traversable path to the intended septic locations, for maintenance purposes. **Maintenance access is now shown on the plan.**
 - d. Any existing PCDOH approvals for either lot should be submitted, for the Board's records. **There are no current PCDOH approvals for the site.**
8. Drawing C-500-
 - a. Provide details and add note on drawing that the areas to be used for the infiltration SMP areas are to be protected during construction **Note added**
 - b. Show silt and construction fencing **These details have been duplicated to show on this sheet also.**
 - c. Construction sequence should be provided in this drawing **Construction Sequence has been added to Sheet C-001 Project Notes and Specifications**
 - d. Area of disturbance is identified as 30,990 sf, the SWPPP uses 42,940 sq ft this should be clarified **The SWPPP uses the entire lot size for stormwater modeling purposes, which is different from the site disturbance area. Leaders have been added to clarify site disturbance versus lot size.**

9. Drawings C-600 and 601 -

a. Additional details should be provided as to the underdrains of the cultic systems **No underdrains are proposed under the Cultecs. The upstream structure functions as a flow diverter in the design.**

b. The locations of the erosion control blankets and stone check dam should be provided on the drawings **Erosion control blankets have been removed as found not to be required upon further evaluation. The drainage swales to be equipped with stone check dams as a temporary erosion control is shown on Sheet C-500**

c. Provide Driveway Cross Section. **The proposed driveway section is shown on Sheet C-601.**

10. A landscaping plan for the property building should be provided.

11. All planting should be verified by the Town of Carmel Wetlands Inspector and a note added to the drawing

12. All plantings shall be installed per g142 of the Town of Carmel Town Code and a note added to the drawing.

13. Available sight distances at each driveway location should be specified on plan. Any clearing along the edge of the roadway R.O.W. that may be necessary to assure appropriate sight distances are provided, should be identified. **Sight distances are shown on the Sheet C-200 ; clearing a the right-of-way is not required.**

14. Slopes at the entrance way need to be defined. It is suggested that slopes of less than 6% be used for the first 20 feet of entry and that slopes of no greater than 8% be used entering the site. **The proposed grading plan yields a maximum slope of 5.56% along the proposed driveway. An arrow reading "6% Slope Max" was added to Sheet C-300 Drainage and Grading Plan.**

15. All utilities must be buried. Details for trenching must be provided. **A pipe/utility trench detail is shown on Sheet C-600 Construction Details.**

16. Information regarding topographic contours should be provided on all drawings. **Contours are now shown on all pages. Proposed contours are shown on Sheet C-300 Drainage and Grading Plan.**

We trust this resubmittal will be effective in addressing all of your review comments. If you have any questions, please do not hesitate to contact me at (646) 705 6664.

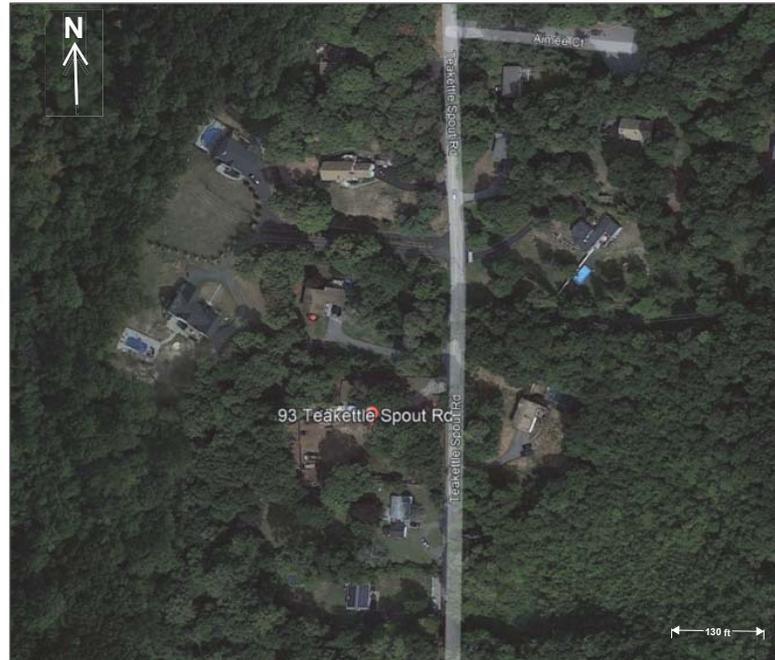
Thank you,



Alvaro Alfonzo-Larrain, P.E., M.Eng.
A2L Engineering, PLLC
President

CC: Michael Scocca (Owner)

**MAHOPAC HOUSE
AT
93 TEAKETTLE SPOUT ROAD
MAHOPAC, NY 10541**



SITE LOCATION MAP

DRAWING LIST

- C- 001 PROJECT NOTES AND SPECIFICATIONS
- C- 100 EXISTING CONDITIONS
- C- 200 SITE PLAN
- C- 300 DRAINAGE AND GRADING PLAN
- C- 400 WATER WELL AND SEPTIC SYSTEM PLAN
- C- 500 SOIL EROSION AND SEDIMENT CONTROLS
- C- 600 CONSTRUCTION DETAILS
- C- 601 CONSTRUCTION DETAILS
- DA-100 DRAINAGE AREA MAPS

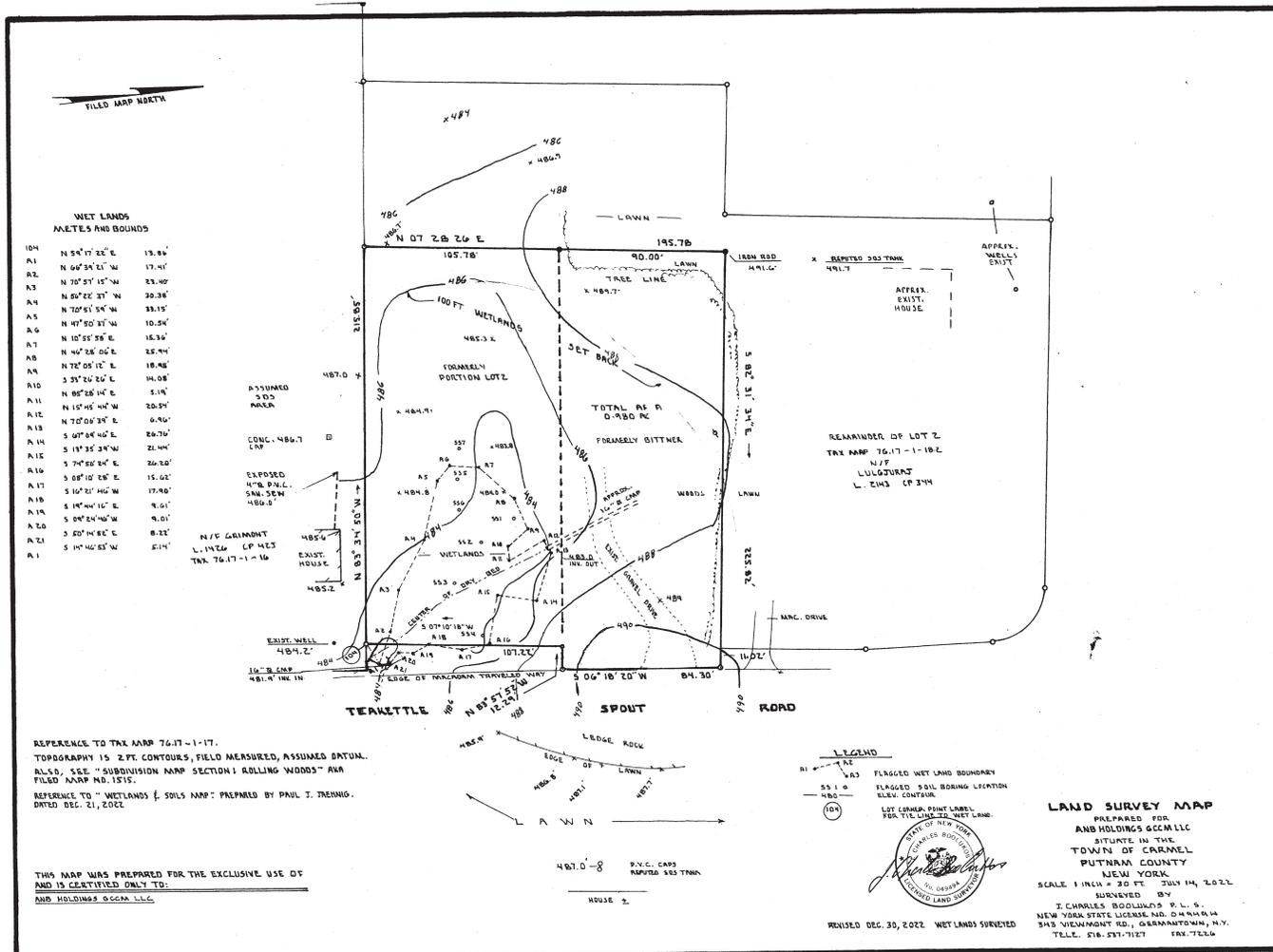


FEBRUARY 2023



WETLAND NOTES:

1. WETLANDS BOUNDARY SHOWN AS MAPPED ON SITE BY PAUL J. JAENNING ON DECEMBER 21, 2022.
2. PROPERTY IS MORE THAN 100 FEET AWAY FROM THE STATE REGULATED WETLAND CP-9, AS CONFIRMED BY NYSDEC ON EMAIL DATED JUNE 9, 2022 FROM SARAH PAWLICZAK.



WETLANDS POINTS AND BOUNDS

POINT	BEARING	DISTANCE
A1	N 59°17'22" E	13.86
A2	N 66°34'41" W	17.47
A3	N 70°27'15" W	23.40
A4	N 80°22'27" W	30.28
A5	N 70°21'54" W	28.15
A6	N 10°25'57" W	10.28
A7	N 10°25'58" E	15.52
A8	N 40°28'00" E	15.94
A9	N 72°08'12" E	18.48
A10	S 25°20'20" E	14.08
A11	N 88°28'44" E	5.14
A12	N 15°46'44" W	20.24
A13	N 70°09'34" E	0.90
A14	S 07°04'40" E	28.70
A15	S 13°35'24" W	21.44
A16	S 74°28'24" E	26.20
A17	S 08°10'28" E	15.62
A18	S 10°21'40" W	17.40
A19	S 14°46'12" E	9.01
A20	S 24°24'40" W	4.01
A21	S 20°14'22" E	8.32
A22	S 14°40'25" W	21.41



ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2209, SUBSECTION 2.

PROJECT NAME: MAHOPAC HOUSE
 PROJECT ADDRESS: 93 TEAKETTLE SPOUT ROAD, MAHOPAC, NY 10541

LEGEND: (REFER TO LEGEND ON LAND SURVEY MAP)

NO.	DATE	DESCRIPTION
3	4/28/23	REVISED PER REVIEW COMMENTS
2	2/23/23	ISSUED AS FINAL
1	1/23/23	REVISED DRAFT
0	1/19/23	ISSUED FOR REVIEW

PROJECT NO: ----
 CAD DWG FILE:
 DRAWN BY:
 CHECKED BY:

SHEET TITLE: EXISTING CONDITIONS

SHEET NUMBER: C-100



ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2208, SUBSECTION 2.

PROJECT NAME:

MAHOPAC HOUSE

PROJECT ADDRESS:

93 TEAKETTLE SPOUT ROAD, MAHOPAC, NY 10541

LEGEND

NAME	TYPE OF LINE
CONSTRUCTION FENCING	-----
PROPERTY LINE	-----
ELEVATION CONTOUR	-----
WELL SETBACKS
WETLAND SETBACK	-----
UNDERGROUND ELECTRIC	-----

NO.	DATE	DESCRIPTION
3	4/28/23	REVISED PER REVIEW COMMENTS
2	2/23/23	ISSUED AS FINAL
1	1/23/23	REVISED DRAFT
0	1/19/23	ISSUED FOR REVIEW

PROJECT NO. ----

CAD DWG FILE: ----

DRAWN BY: ----

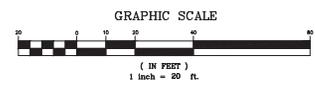
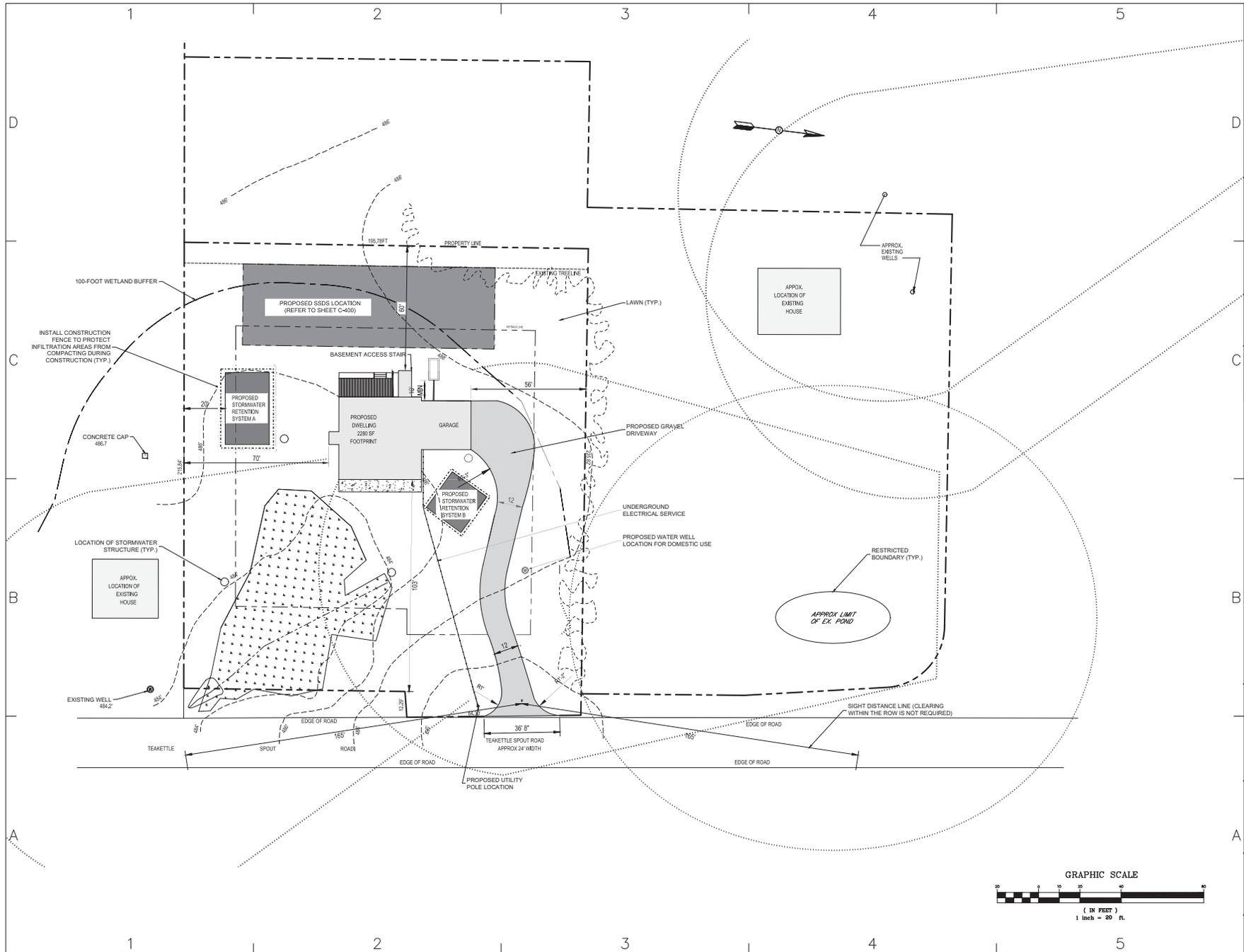
CHECKED BY: ----

SHEET TITLE

SITE PLAN

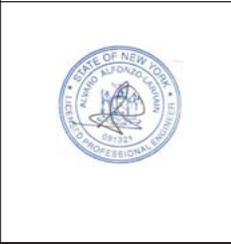
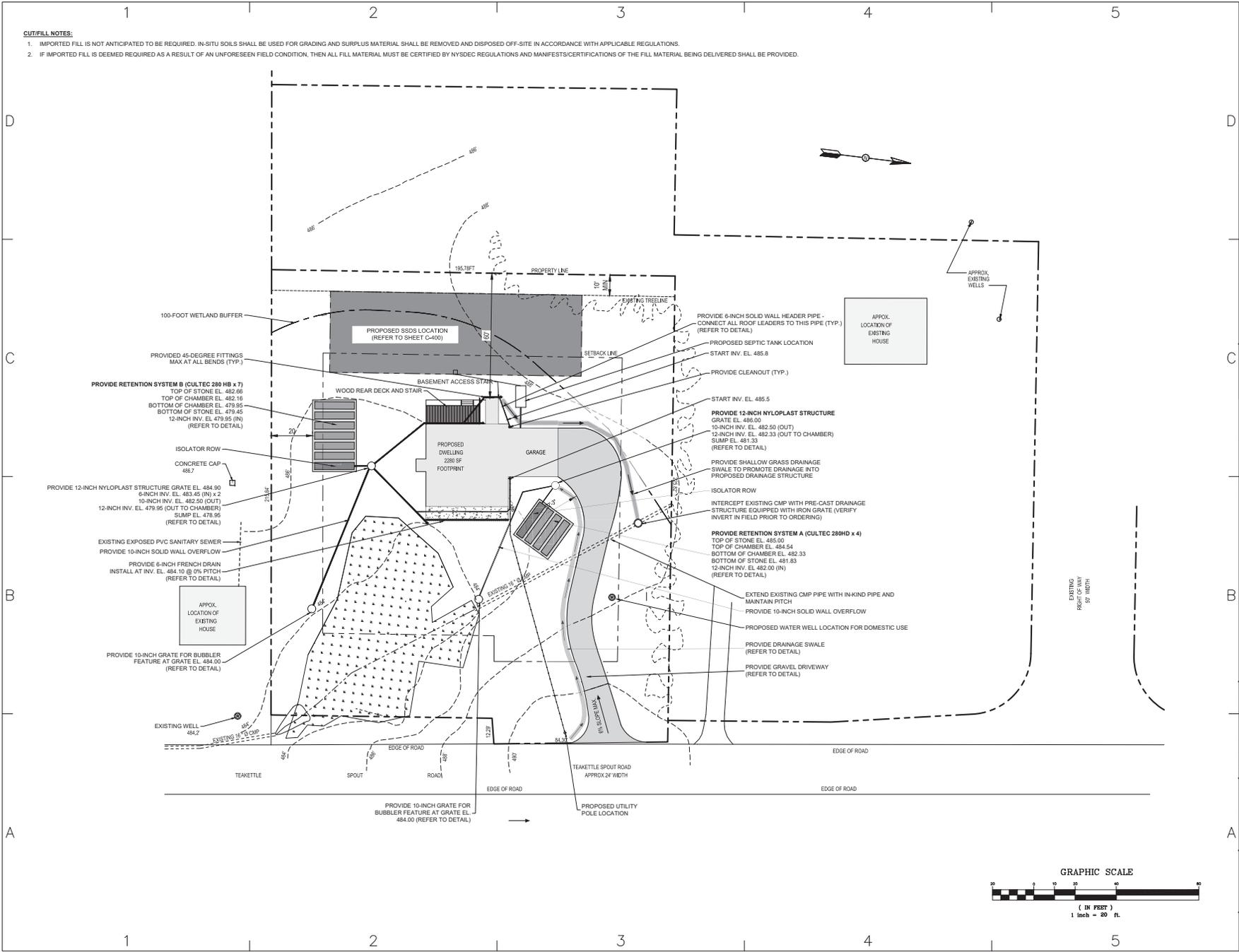
SHEET NUMBER

C-200



CUT/FILL NOTES:

1. IMPORTED FILL IS NOT ANTICIPATED TO BE REQUIRED. IN-SITU SOILS SHALL BE USED FOR GRADING AND SURPLUS MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS.
2. IF IMPORTED FILL IS DEEMED REQUIRED AS A RESULT OF AN UNFORESEEN FIELD CONDITION, THEN ALL FILL MATERIAL MUST BE CERTIFIED BY NYSDC REGULATIONS AND MANIFESTS/CERTIFICATIONS OF THE FILL MATERIAL BEING DELIVERED SHALL BE PROVIDED.



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PROJECT NAME:
MAHOPAC HOUSE

PROJECT ADDRESS:
93 TEAKETTLE SPOUT ROAD, MAHOPAC, NY 10541

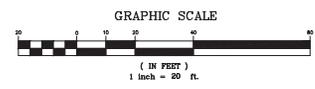
LEGEND

NAME	TYPE OF LINE
CONSTRUCTION FENCING	---
PROPERTY LINE	---
ELEVATION CONTOUR	---
WELL SETBACKS
WETLAND SETBACK	---
UNDERGROUND ELECTRIC	---

NO.	DATE	DESCRIPTION
3	4/28/23	REVISED PER REVIEW COMMENTS
2	2/23/23	ISSUED AS FINAL
1	1/23/23	ISSUED DRAFT
0	1/19/23	ISSUED FOR REVIEW

PROJECT NO.: ----
 CAD DWG FILE:
 DRAWN BY:
 CHECKED BY:
 SHEET TITLE:
DRAINAGE AND GRADING PLAN

SHEET NUMBER:
C-300





ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 2208, SUBSECTION 2.

PROJECT NAME

MAHOPAC HOUSE

PROJECT ADDRESS

93 TEAKETTLE SPOUT ROAD, MAHOPAC, NY 10541

LEGEND

NAME	TYPE OF LINE
CONSTRUCTION FENCING	-----
PROPERTY LINE	-----
ELEVATION CONTOUR	-----
WELL SETBACKS
WETLAND SETBACK	-----
UNDERGROUND ELECTRIC	-----

NO.	DATE	DESCRIPTION
3	4/28/23	REVISED PER REVIEW COMMENTS
2	2/23/23	ISSUED AS FINAL
1	1/23/23	ISSUED DRAFT
0	1/19/23	ISSUED FOR REVIEW

MARK: DATE: DESCRIPTION:

PROJECT NO: ----

CAD DWG FILE:

DRAWN BY:

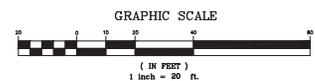
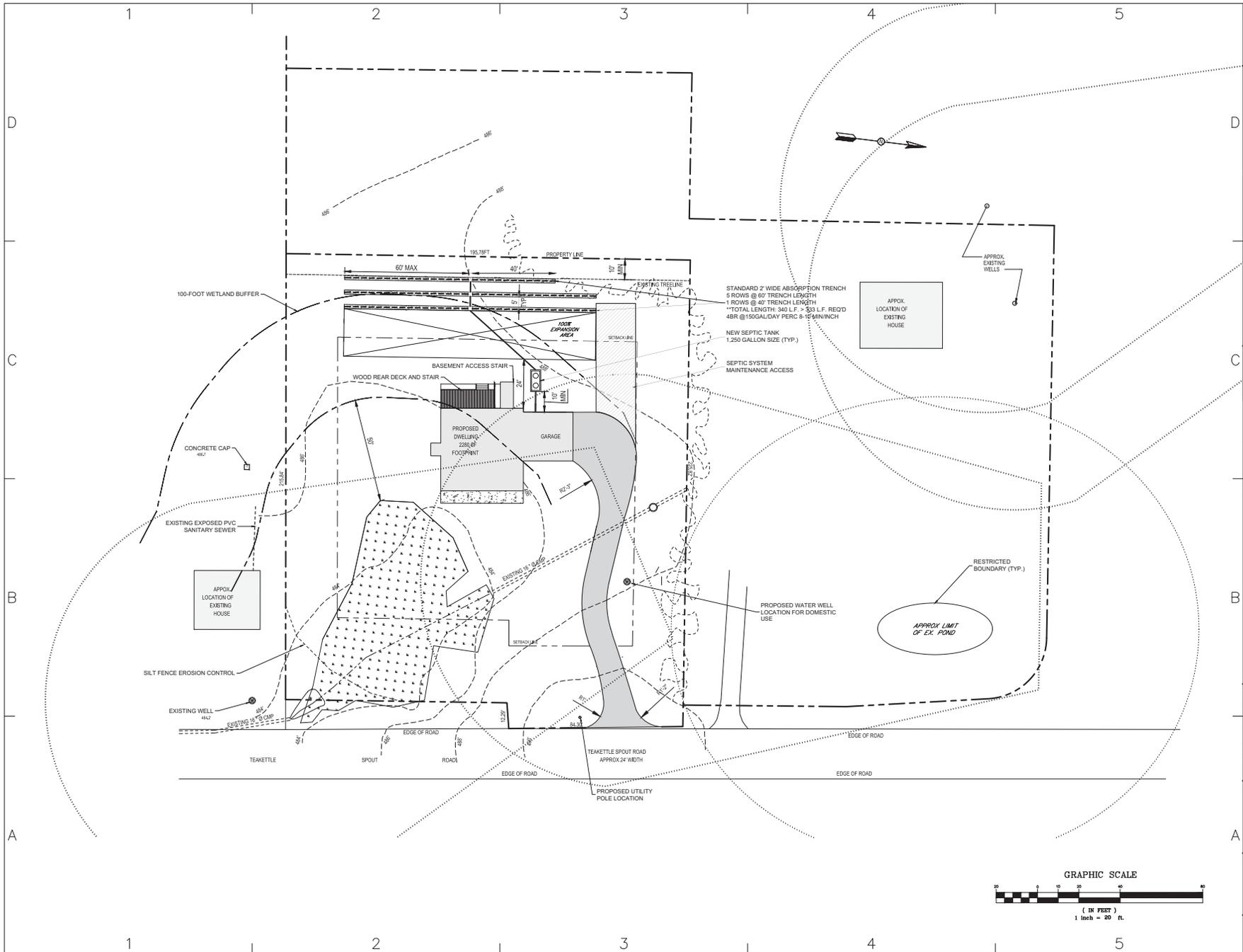
CHECKED BY:

SHEET TITLE

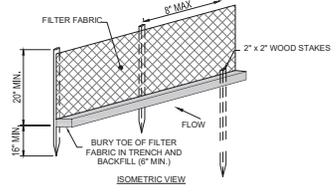
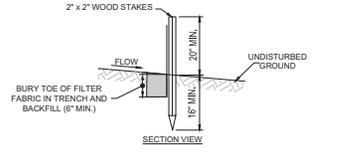
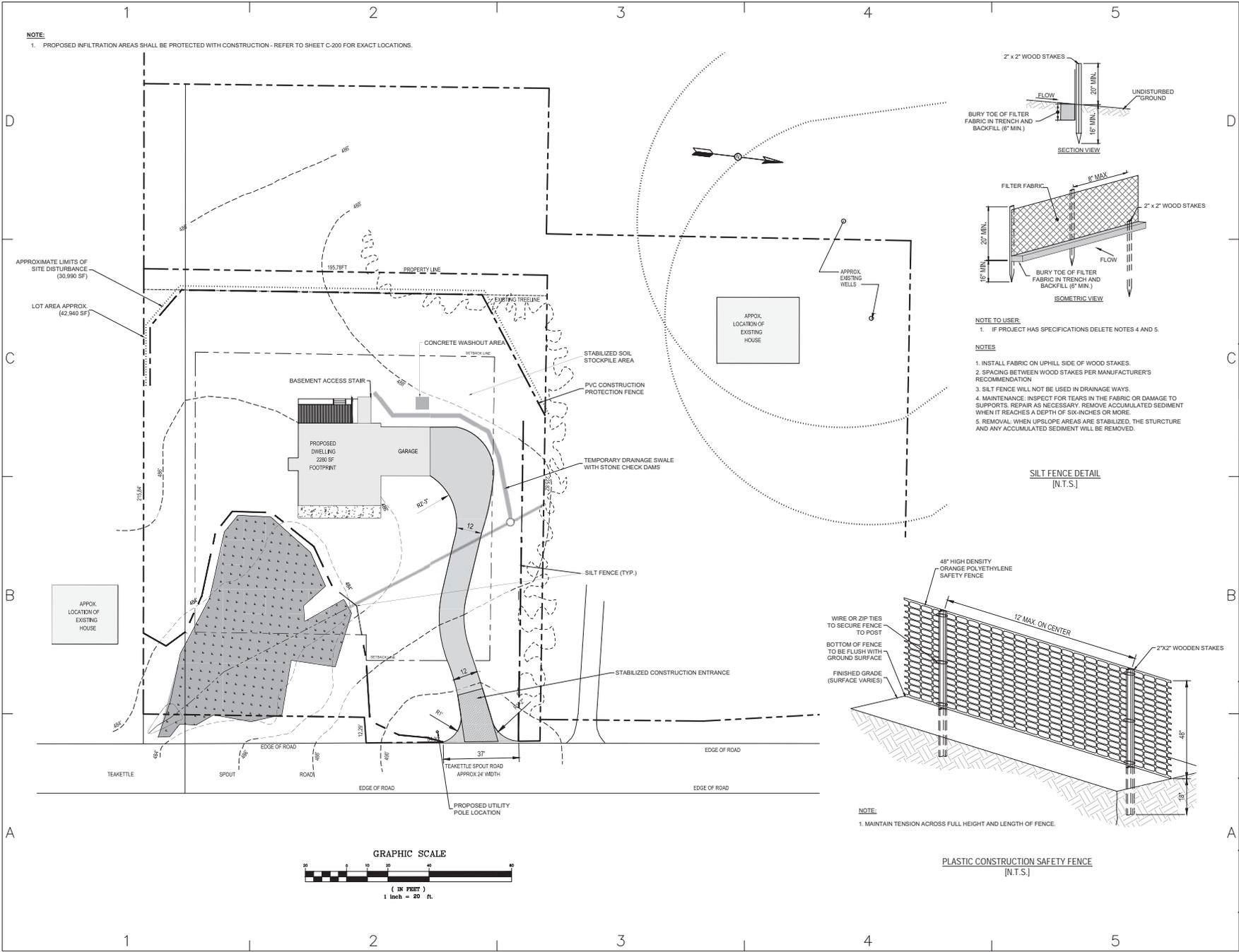
WATER WELL AND SEPTIC SYSTEM PLAN

SHEET NUMBER

C-400



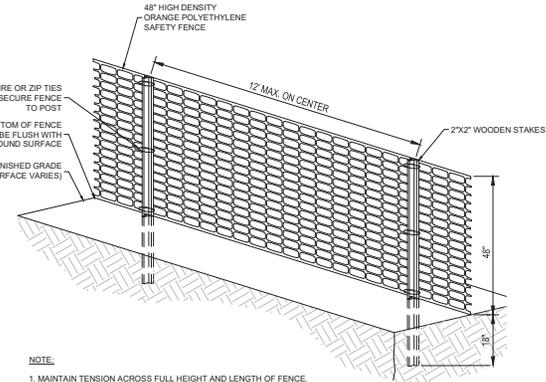
NOTE:
1. PROPOSED INFILTRATION AREAS SHALL BE PROTECTED WITH CONSTRUCTION - REFER TO SHEET C-200 FOR EXACT LOCATIONS.



NOTE TO USER:
1. IF PROJECT HAS SPECIFICATIONS DELETE NOTES 4 AND 5.

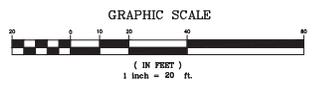
- NOTES**
1. INSTALL FABRIC ON UPHILL SIDE OF WOOD STAKES.
 2. SPACING BETWEEN WOOD STAKES PER MANUFACTURER'S RECOMMENDATION.
 3. SILT FENCE WILL NOT BE USED IN DRAINAGEWAYS.
 4. MAINTENANCE: INSPECT FOR TEARS IN THE FABRIC OR DAMAGE TO SUPPORTS. REPAIR AS NECESSARY. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES A DEPTH OF SIX-INCHES OR MORE.
 5. REMOVAL: WHEN UPSLOPE AREAS ARE STABILIZED, THE STRUCTURE AND ANY ACCUMULATED SEDIMENT WILL BE REMOVED.

SILT FENCE DETAIL
(N.T.S.)



NOTE:
1. MAINTAIN TENSION ACROSS FULL HEIGHT AND LENGTH OF FENCE.

PLASTIC CONSTRUCTION SAFETY FENCE
(N.T.S.)



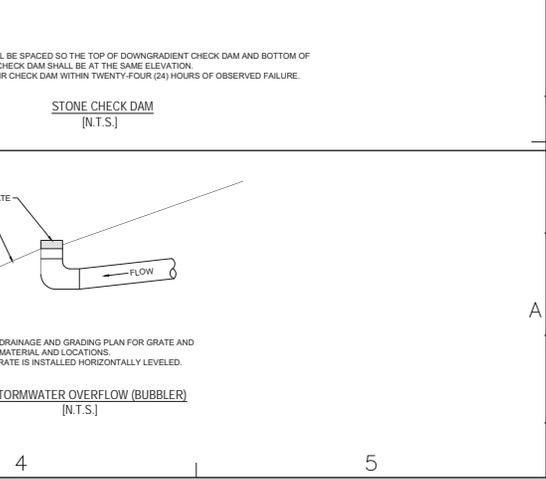
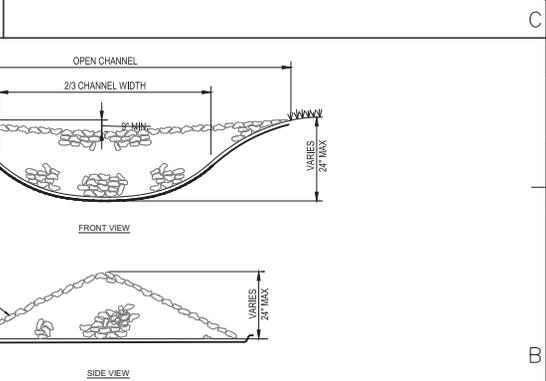
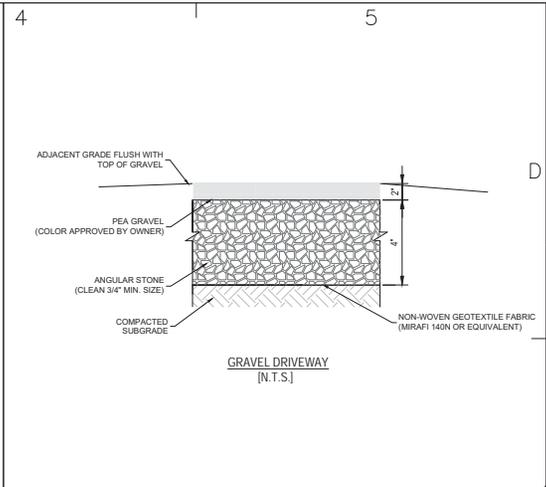
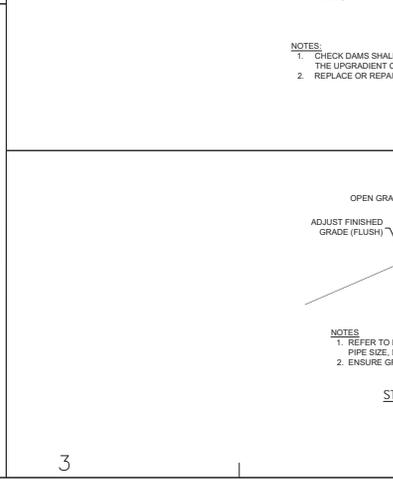
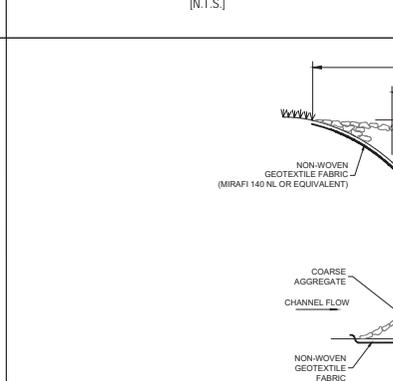
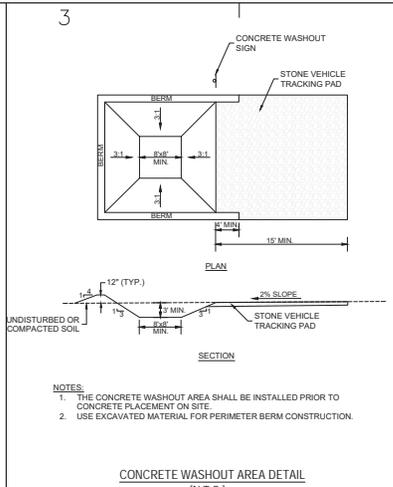
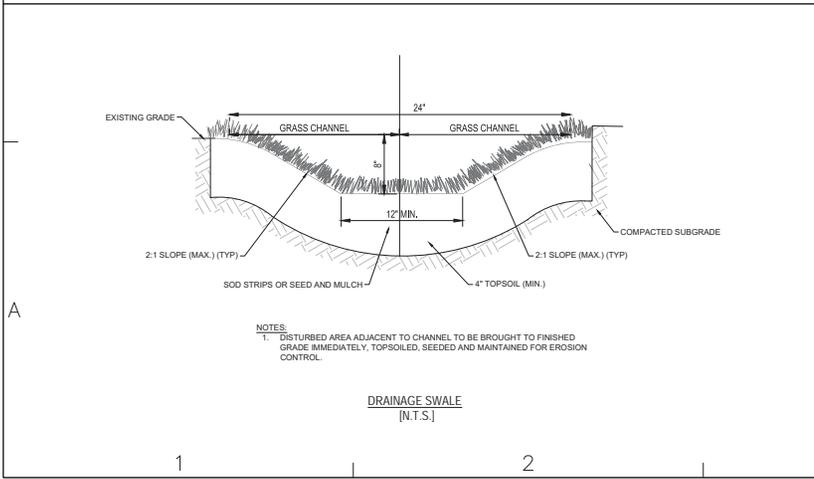
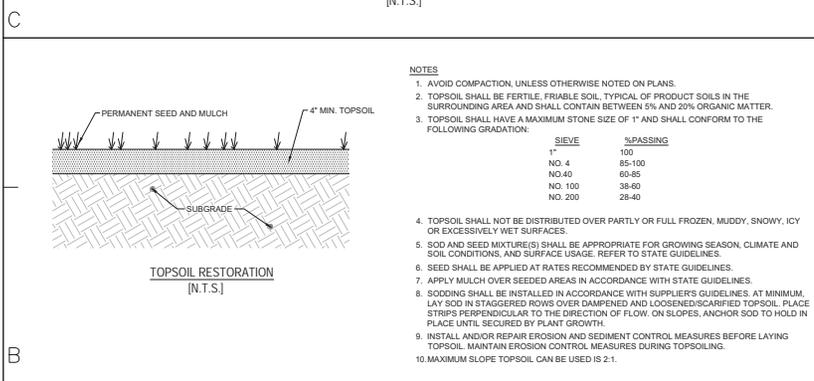
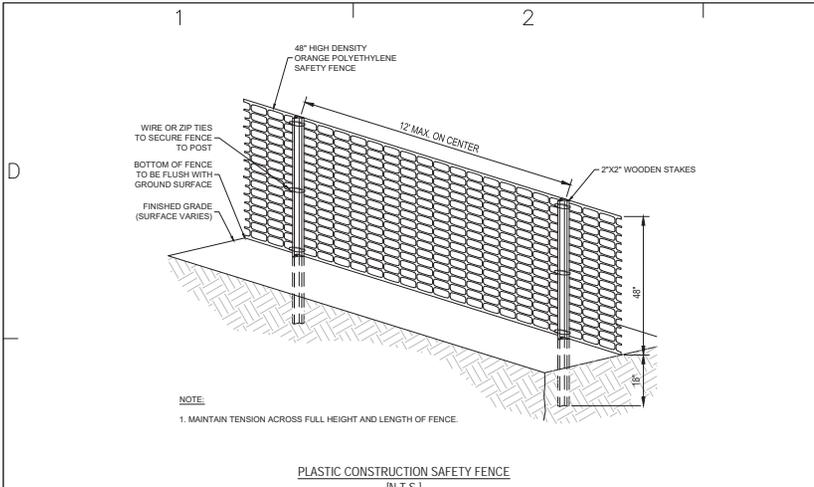
PROJECT NAME: MAHOPAC HOUSE
PROJECT ADDRESS: 93 TEAKETTLE SPOUT ROAD, MAHOPAC, NY 10541

LEGEND

NAME	TYPE OF LINE
CONSTRUCTION FENCING	---
PROPERTY LINE	----
ELEVATION CONTOUR
WELL SETBACKS
WETLAND SETBACK	-----
UNDERGROUND ELECTRIC	-----

NO.	DATE	DESCRIPTION
3	4/28/23	REVISED PER REVIEW COMMENTS
2	2/28/23	PROGRESS REVIEW/PERMIT REVIEW
1	1/29/23	PROGRESS REVIEW/PERMIT REVIEW
0	1/19/23	ISSUED FOR REVIEW

PROJECT NO: ----
CAD DWG FILE: TEAKETTLE 2023 04 28.DWG
DRAWN BY: AL
CHECKED BY: AL
SHEET TITLE: SOIL EROSION AND SEDIMENT CONTROLS
SHEET NUMBER: C-500





A2L ENGINEERING



PROJECT NAME: MAHOPAC HOUSE

PROJECT ADDRESS: 93 TEAKETTLE SPOUT ROAD, MAHOPAC, NY 10541

LEGEND: (REFER TO DETAILS IF APPLICABLE)

NO.	DATE	DESCRIPTION
3	4/28/23	REVISED PER REVIEW COMMENTS
2	2/23/23	ISSUED AS FINAL
1	1/23/23	REVISED DRAFT
0	1/19/23	ISSUED FOR REVIEW

PROJECT NO.: ----
 CAD DWG FILE:
 DRAWN BY:
 CHECKED BY:
 SHEET TITLE: CONSTRUCTION DETAILS 2
 SHEET NUMBER: C-601



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PROJECT NAME: MAHOPAC HOUSE
 PROJECT ADDRESS: 93 TEAKETTLE SPOUT ROAD, MAHOPAC, NY 10541

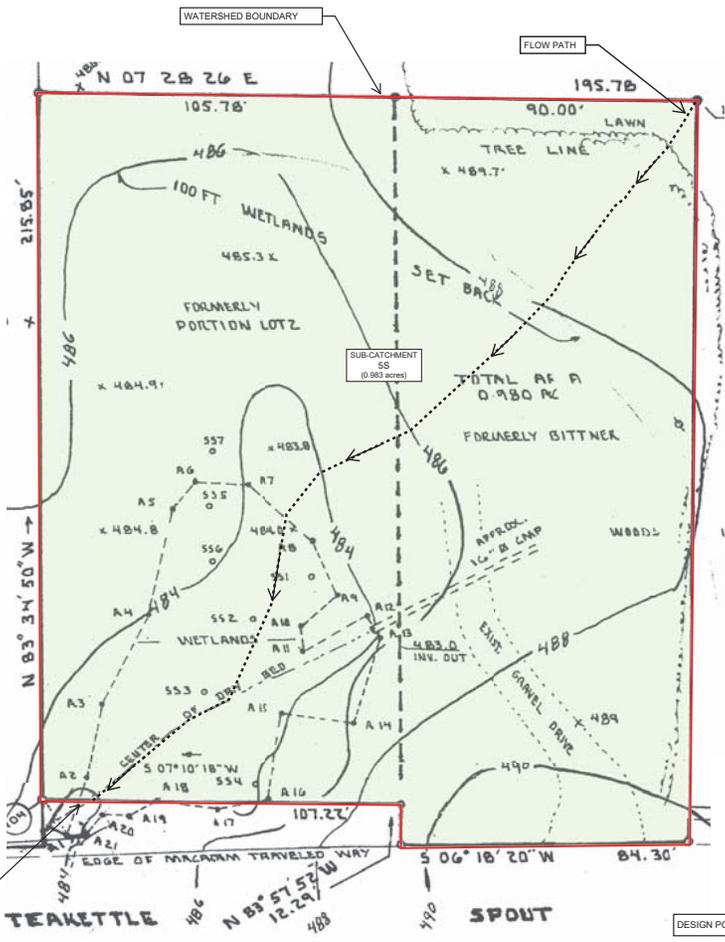
LEGEND

NAME	TYPE OF LINE
CONSTRUCTION FENCING	---
PROPERTY LINE	---
ELEVATION CONTOUR	---
WELL SETBACKS
WETLAND SETBACK	-----
UNDERGROUND ELECTRIC	---

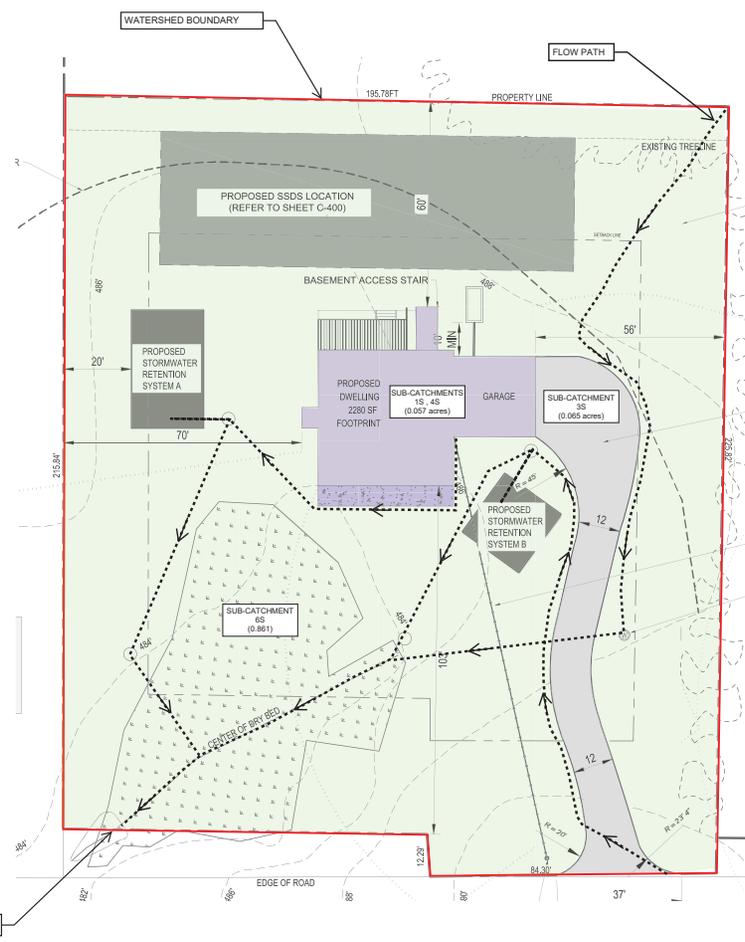
MARK	DATE	DESCRIPTION
3	4/28/23	REVISED PER REVIEW COMMENTS
2	2/23/23	ISSUED AS FINAL
1	1/23/23	ISSUED DRAFT
0	1/19/23	ISSUED FOR REVIEW

PROJECT NO: ----
 CAD DWG FILE:
 DRAWN BY:
 CHECKED BY:
 SHEET TITLE: DRAINAGE AREA MAPS
 SHEET NUMBER:

DA-100



PRE-DEVELOPMENT DRAINAGE AREA AND SUBCATCHMENTS [N.T.S.]



POST-DEVELOPMENT DRAINAGE AREA AND SUBCATCHMENTS [N.T.S.]