

CRAIG PAEPRER
Chairman

ANTHONY GIANNICO
Vice Chairman

BOARD MEMBERS
RAYMOND COTE
ROBERT FRENKEL
VICTORIA CAUSA
JOHN NUCULOVIC

TOWN OF CARMEL
PLANNING BOARD



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

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI,
P.E., BCEE
Town Engineer

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

PLANNING BOARD AGENDA
JUNE 8, 2023– 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

SITE PLAN

- | | | | |
|---|------------|--------|-------------------|
| 1. Chang, John – 716 Route 6 | 76.30-1-26 | 5/9/23 | Amended Site Plan |
| 2. Messina Family Trust – 174 Wixon Pond Road | 65.6-1-36 | 5/4/23 | Site Plan |

SUBDIVISION

- | | | | |
|---|------------|---------|-------------------|
| 3. Western Bluff Subdivision – 350 West Shore Dr. | 66.14-1-20 | 3/29/23 | Final Subdivision |
|---|------------|---------|-------------------|

MISCELLANEOUS

- | | | | |
|-----------------------|--|--|--|
| 4. Minutes – 03/09/23 | | | |
|-----------------------|--|--|--|



May 31, 2023

Craig Paepre, 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. Paepre and the Members of the Carmel Planning Board,

The following is my response to Mike Carnazza's Comments:

1. The floor plan for the Deli now shows all the interior equipment & furnishings.
2. I spoke with the Mahopac Fire Department President . He indicated that if the building met the applicable NY State Codes, he would be satisfied.
3. Based on the the 2020 N.Y.S.-Building Code, if the occupancy of the second floor is 49 people or less, no sprinkler system , second means of egress, or 2 Handicap rest rooms are required

The following is my response to Richard Franzetti's Comments:

1. As requested NYDECP was informed of the change of use on the second floor. Attached is their letter of approval

The following is my response to Patrick Cleary's Comments:

1. 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.
2. The deli hours are 6 AM – 6 PM Monday – Friday, and Saturday & Sunday from 7 AM – 3 PM.
3. Based on numbers 1 & 2 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 church.

Very truly yours,

A handwritten signature in cursive script that reads "Joel Greenberg".

Joel Greenberg, AIA, NACRB

Two Muscoot Road North
Mahopac, New York 10541
P: (845) 628-6613 F: (845) 628-2807
Email: joel.greenberg@arch-visions.com
www.arch-visions.com





May 23, 2023

Joel Greenberg, Architectural Visions PLLC
Two Muscoot Road North
Mahopac, NY 10541

Rohit T. Aggarwala
Commissioner

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

Paul V. Rush, P.E.
Deputy Commissioner

P.O. Box 358
Grahamsville, NY 12740

Tel. (845) 340-7800
Fax (845) 334-7175
prush@dep.nyc.gov

Dear Mr. Greenberg:

This letter is in response to the information electronically transferred to me on May 11, 2023, regarding an amended site plan for the property listed above. I reviewed the flow calculations submitted and agree the change from office space to accommodate a Prayer Group would be a reduction in proposed flow. The New York City Department of Environmental Protection, Mahopac Water Resource Recovery Facility (WRRF) has flow capacity available at the facility. Based on the calculations and available capacity at the treatment plant I have no objections to the change in use for the building. Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Erik Coddington", with a long horizontal line extending to the right.

Erik Coddington
Chief, Water Resource
Operation Division
Bureau of Water Supply

c: John Vickers, P.E., Director, Source Water Operations, DEP
David Warne, Assistant Commissioner, WPP
Patrick Frawley, Chief Operator, Mahopac WRRF
File



May 11, 2023

Erik Coddington NYCDEP
NYCDEP
WRRO
P.O. Box 358
Grahamsville, NY 12740

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

Dear Mr. Coddington,

The above mentioned building has been in existence for over 25 years. The original uses were for a Deli on the 1st floor and 4 offices on the second floor. On behalf of my client I made an application to the Carmel Planning Board as follows:

1. The Deli will remain with no changes.
2. The 2nd floor is being converted to accommodate a Prayer Group. They are taking the entire 2nd floor and the offices on the second floor will be eliminated
3. The building is serviced by a private well and is connected to the Town Sewer which is operated by N.Y.C.D.E.P.

Since the deli will remain as is, the daily flow to the sewer plant will remain the same, However, the change on the 2nd floor will actually reduce the flow to the sewer plant.

The original approval for the for the offices on the 2nd floor would accommodate 3 people per office with the offices operating 6 days for approximately 8 hours a day. The daily flow is as follows;
12 people @ 10 gallons per person per day =120 gallons per day x6 days per week or 720 gallons per week.

The prayer group will meet for 2-3 hours on Wednesday and 2-3 hours on Sunday with a maximum capacity of the 32 people @ 4 gallons per person per day or 128 gallons per day.

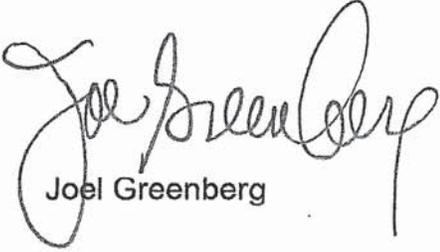
Therefore 32X4X2 days per week for a maximum of 256 gallons per week. Therefore, the sewage flow will be reduced for the 2nd floor by 464 gallons per week.



Based on the above, I would appreciate a letter from you indicating that you have no objections to the change in use on the 2nd floor since the weekly sewage flow will be reduced by 464 gallons per week or 66.3 gallons per day.

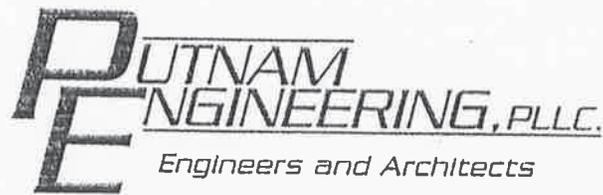
Please call me with any questions

Yours Truly,



Joel Greenberg

JLG/xyz



May 25, 2023

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

Re: Site Plan
Messina Family Trust
124 Wixon Pond Road
T.M. 65.5-1-36

Dear Chairman Paeprer and Members of the Board,

In response to comments received at the September 28, 2022 Planning Board Meeting we have proposed the following responses:

Director of Code Enforcement

1. We have corrected Plan Sheet S-010 to state that a Use Variance is required.
2. The plan has been labelled as a Site Plan.
3. The only uses on the property are the residence and the commercial office space. The daycare/nursery school is located on the adjacent lot at 160 Wixon Pond Road (T.M. 65.5-1-37.)
4. The math in the zoning chart has been corrected. The existing lot is 79,507 s.f. in size and needs a variance of 40,493 s.f. in order to total 120,000 s.f.
5. It has been noted on the plan to either sawcut and remove that portion of the at grade concrete slab from the neighboring property or to remove the slab in its entirety.
6. Variances for the pool house, shed and garage are noted as needing rear yard accessory setbacks.
7. A separate Engineer's Report has been prepared discussing the imported fill.
8. Noted. Putnam County Health Department approval is required.

Engineering Department

1. The at grade concrete slab that extends over the rear property line will either be removed in its entirety or sawcut and that portion over the property line removed.
The fence will be removed and reset on the applicants' property. A note has been added to the drawings.
2. A separate Engineer's Report had been prepared addressing the imported fill.
3. a. site distance calculations have been added to the plan.
b. A driveway profile has been added.

L2110

PUTNAM ENGINEERING, PLLC. Engineers and Architects

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

- c. The existing slope at the base of the driveway is shown on the profile and is 4.2 percent.
4. The enlarged plan of the garage/office has been revised to show locations of lighting elements.
5. Comment noted.

Planning

1. We have revised the plans to note that a Use Variance is required.
2. We have itemized the various variances required at what relief is being sought.
3. It is understood that parking requirements have been met.
4. It is understood that the off street loading area has been provided.
5. There are no proposed changes being made to this site.

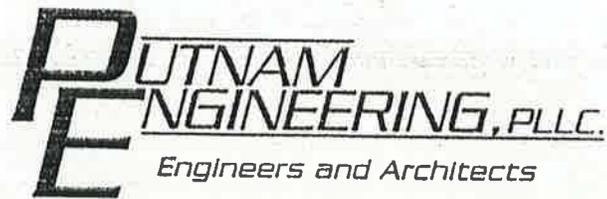
Sincerely,

PUTNAM ENGINEERING, PLLC

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

Paul M. Lynch, P.E.

PML/rrm



ENGINEER'S REPORT
FOR
SOIL INVESTIGATION
OF
IMPORTED FILL
LOCATED AT
174 WIXON POND ROAD
(T) CARMEL
T.M. 65.5-1-36
MESSINA FAMILY TRUST



May 2023

R1936

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Background

This property is currently before the Town of Carmel Planning Board seeking site plan approval to legalize a family run commercial business which has operated since the 1970s. This property is located in the residential zoning district. A Use Variance along with several other variances are required from the Zoning Board of Appeals before a site plan approval can be acted upon to legalize the use. During the initial Planning Board review the Town of Carmel Director of Code Enforcement reported that fill had been imported to the property and needed to be addressed at this time.

The fill pad area is at the top of the driveway in the northwestern corner of the lot. The fill was placed around two sides of the garage which created a larger parking area in front and on the side of the garage.

Site Investigation

Putnam Engineering field staked four (4) locations to dig tests pits with a tract mounted backhoe. The area to be investigated was in the shape of an 'L' with one leg approximately fifty (50) feet long and the other leg approximately eighty (80) feet long.

Deep test pits were dug to conduct physical investigation of the soil imported to the site. Deep hole test pits were dug on March 28, 2023.

Deep Test and Physical Investigation

Putnam Engineering's protocol was to visually inspect each test hole and stockpile created of the material removed from the excavation. Each test hole (4) was visually inspected for the presence of unacceptable materials such as plastics, glass, insulation, industrial wood and non-natural wood chips. Metals, dredge materials and other material generally not used as fill materials were also inspected for their presence.

The soil component was visually inspected by Putnam Engineering to ensure that no unacceptable material was present that would be objectionable for placement at the site as part of the fill.

Photographic documentation of the evidence of Physical Inspection is attached to this report.

Description of Material Recovered From Test Pits

The materials removed from each test pit consisted of small rocks, cobbles, broken stones, stray bricks, light brown, brown, dark brown and grey colored soils, stray wood pieces (tree), broken

concrete slabs, concrete block and wood chips. None of the objectionable materials were discovered in the test pits during the material sampling program.

Findings

There were no objectionable materials uncovered and it is our opinion that the fill as placed should remain as it is. No further action is warranted at this time.

Test Hole Data

- #1. Dug to a depth of four feet and hit bedrock. Excavated material consisted of rocks, broken concrete slab, couple of bricks, grey brown soil.
- #2. Dug to a depth of five feet and hit bedrock. Excavated material was consistent with deep hole #1.
- #3. Dug to a depth of seven feet. Excavated material consisted of concrete chinks, brick, broken cmu. Soil was a light brown, brown, along with dark brown.
- #4. Dug to a depth of seven feet. Excavated material consisted of rocks, gravel, concrete pieces, cmu, wood chips, pieces of wood (tree.) Soil consisted of a tan, light brown color.







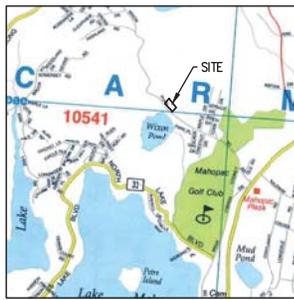
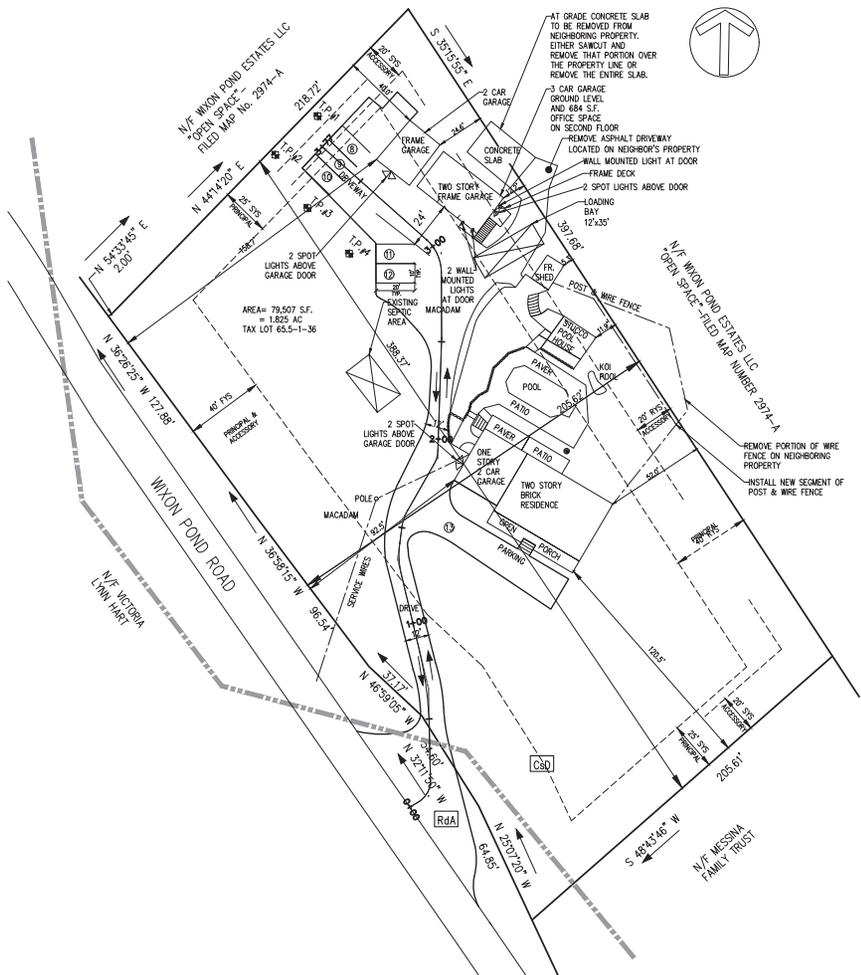












LOCATION MAP
SCALE: 1"=200'

AREA MAP
SCALE: 1"=1000'

PARKING CALCULATION for RESIDENCE & OFFICE SPACE

EXISTING RESIDENCE - 4 SPACES
OFFICE = 684 FT²
= 884 S.F.
200 S.F./SPACE = 3.42 SAY 4 SPACES

TOTAL SPACE REQUIRED = 8 SPACES

TOTAL SPACE PROVIDED:
GARAGE = 7 SPACES
OPEN AIR = 6 SPACES
TOTAL SPACES PROVIDED = 13

LOADING SPACE - 1 PROVIDED

SCHEDULE of DISTRICT REGULATIONS:

| | REQUIRED | EXISTING | PROPOSED |
|---------------------------|------------|--------------|--------------|
| R - RESIDENTIAL | | | |
| MIN. LOT AREA * | 120,000 SF | 79,507 S.F.* | 79,507 S.F.* |
| MIN. LOT WIDTH | 200 FT | 388.37 | 388.37 |
| MIN. LOT DEPTH | 200 FT | 205.82 | 205.82 |
| FRONT YARDS / PRINCIPAL | 40 FT | 88.6 | 88.6 |
| SIDE | 25 FT | 120.5 | 120.5 |
| REAR | 40 FT | 52.0 | 52.0 |
| MINIMUM YARDS / ACCESSORY | 40 FT | > 159 | > 159 |
| FRONT | 20 FT | 40.0 | 40.0 |
| SIDE | 20 FT | 5.3* | 5.3* |
| REAR * | 35 FT | < 35 | < 35 |
| MAX. BLDG. HEIGHT | 106 | 7.38 | 7.38 |
| MAX. LOT COVERAGE | | | |

***VARIANCE REQUIRED**

CARMEL PLANNING BOARD APPROVAL

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

TOWN OF CARMEL PLANNING BOARD

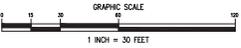
SIGNED THIS ____ DAY OF ____ 20____ BY

CHAIRMAN

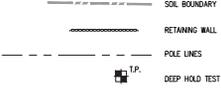
PROPERTY OWNERS WITHIN 500'

| | | | |
|------------|----------------------------------|----------------------------------|-----------------------|
| 5417-1-3 | SILVO BRACE & WANDANA ALVAREZ | 41 STONE POND TER | MAHOPAC, NY 10541 |
| 5417-1-4 | WIXON POND ESTATE LLC | 539 ROUTE 6N | MAHOPAC, NY 10541 |
| 5417-1-5 | MARK & SHARON PORCELLI | P.O. BOX 809 | MAHOPAC, NY 10541 |
| 5417-1-6 | JUSTIN BENNETT & ANNALISA ROMANO | 59 STONE POND TER | MAHOPAC, NY 10541 |
| 5417-1-7 | WIXON POND ESTATES LLC | 539 ROUTE 6N | MAHOPAC, NY 10541 |
| 64-8-1-181 | VITO & SHIRLEY A. TARRICONE | 6 TROTTERING ROCK RD | MAHOPAC, NY 10541 |
| 64-8-1-182 | KEADAB & SAM SAMAL | 12 TROTTERING ROCK RD | MAHOPAC, NY 10541 |
| 64-8-1-183 | VICTORIA LYNN HART | C/O CATHERINE HART | |
| 65-5-1-31 | FRED & ROBIN SAFAROWICZ | 44 SHADY LN | GREENWICH, CT 06831 |
| 65-5-1-32 | BETH DANIA PETTEL | 151 WIXON POND RD | MAHOPAC, NY 10541 |
| 65-5-1-34 | WIXON POND ESTATES LLC | 539 ROUTE 6N | MAHOPAC, NY 10541 |
| 65-5-1-35 | KATHYLN & RONALD MESSINA | 6870 MANASSOTA KEY RD | ENGLEWOOD, FL 34223 |
| 65-5-1-37 | MESSINA FAMILY TRUST | 160 WIXON POND TER | MAHOPAC, NY 10541 |
| 65-5-1-381 | HENRY L. MASTERS III | 17381 SARLA LN | CINDO HILLS, CA 91709 |
| 65-5-1-382 | JEFFREY & JOYCE MARFADDEN | 29 STONE POND TER | MAHOPAC, NY 10541 |
| 65-5-1-383 | WIXON POND ESTATES LLC | 539 ROUTE 6N | MAHOPAC, NY 10541 |
| 65-5-1-57 | STATE OF NY | C/O PUTNAM CITY COMM. OF FINANCE | |
| | | 40 GLENEDIA AVE | CARMEL, NY 10512 |

EXISTING CONDITIONS



LEGEND:



SOILS LEGEND

| SOIL SYMBOL | SOIL GROUP | SOIL NAME |
|-------------|------------|--|
| CdD | B | CHARFIELD-CHARLTON COMPLEX, 15-35 PERCENT SLOPES, VERY ROCKY |
| RdA | D | RIDGEBURY COMPLEX, 0 TO 3 PERCENT SLOPES |

PUTNAM ENGINEERING, P.C.
ENGINEERS - ARCHITECTS

4 000 ROUTE 6, BREWSTER, NEW YORK 10509
(845) 279-6789 FAX (845) 279-6769
PUTNAM ENGINEERING PLLC 2021

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

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------|
| 1 | 05/04/2023 | PER TOWN COMMENTS |

APPLICANT
MESSINA FAMILY TRUST

LOCATION
174 WIXON POND ROAD
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK
TAX MAP 65.5 BLOCK 1, LOT 36

DATE
06 JUNE 2022

PROJECT MANAGER
P.M.

DRAWN BY
P.M.

CHECKED BY
P.M.

SCALE
AS NOTED

DRAWING
EXISTING SITE PLAN LAYOUT

SITE PLAN

PROJECT NUMBER
S-010

DRAWING NUMBER
SHEET 1 of 2

VIA HAND-DELIVERED

May 9, 2023

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

Attn: Craig Paeprer, Chairman

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

Dear Chairman Paeprer:

Please find enclosed five (5) copies of the following plans and documents in support of Final Subdivision Approval for the above-referenced project:

- Subdivision Plat drawings with endorsement of approval by Putnam County Department of Health, dated April 26, 2023:
 - Western Bluff Subdivision Map prepared for Meredith A. Kling, prepared by Ward Carpenter Engineers Inc., dated November 19, 2019, and last revised March 29, 2023
 - Integrated Plot Plan Western Bluff Subdivision, prepared by Kellard Sessions Consulting, dated December 20, 2019 and last revised March 29, 2023
- Subdivision Construction Plans for Western Bluff Subdivision, prepared by Kellard Sessions Consulting, dated (last revised) March 29, 2023:
 - Cover Sheet
 - Sheet 1/10 Existing Conditions Plan
 - Sheet 2/10 Subdivision Layout Plan
 - Sheet 3/10 Sediment & Erosion Control Plan
 - Sheet 4/10 Tree Removal & Landscape Plan
 - Sheet 5/10 Construction Details
 - Sheet 6/10 Construction Details

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE | SITE & ENVIRONMENTAL PLANNING

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

WWW.KELSES.COM

Craig Paepre, Chairman

May 9, 2023

Page 2

- Sheet 7/10 Sediment & Erosion Control Details & Notes
 - Sheet 8/10 Driveway Profiles
 - Sheet 9/10 Driveway Profiles
 - Sheet 10/10 Construction Management Plan
- Check #572 in the amount of \$4,750.00 for Application Fee for Final Subdivision Approval (1 copy)
 - Preliminary Subdivision Approval Resolution (#22-09), dated May 12, 2022
 - Easement Agreements between property owners, prepared by the applicant's attorney Dempsey & Langan (submitted under a separate cover):
 - Access and Utility Easement on Lot #3 in favor of Lots #1 and #2
 - Access and Utility Easement on Lot #2 in favor of Lot #1
 - Drainage and Maintenance Easement on Lot #3 in favor of Lot #2

The applicant has prepared a Final Subdivision Plat in accordance with Section 131-14 of the Town of Carmel Subdivision of Land Regulations and Putnam County Department of Health Regulations. The plat has been approved and signed by the Commissioner of Health. Copies of the signed plats are included with this submission.

There are no public improvements or public/municipal easements associated with the project. The project will, however, require two (2) Access and Utility Easements and one (1) Drainage Easement between the owners of the three (3) lots. Easement agreements have been prepared by the applicant's attorney Dempsey & Langan. Easement agreements are included within this submission.

The Stormwater Pollution Prevention Plan (SWPPP) for the project was approved by the New York City Department of Environmental Protection (NYCDEP) on April 18, 2021. A Notice of Intent (NOI) will be filed with New York State Department of Environmental Conservation (NYSDEC) upon final approval and prior to the start of construction. The SWPPP was previously submitted.

A Street Opening Permit was obtained from the Putnam County Department of Highways and Facilities for the new curb cut and drainage improvements within the County right-of-way. The Putnam County Permit was previously submitted.

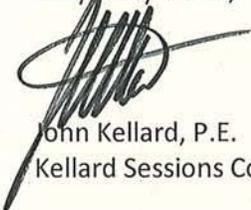
Craig Paepre, Chairman

May 9, 2023

Page 3

Please accept this submission as our Application for First Subdivision Approval on behalf of Meredith A. Kling. I would respectfully request that our application for Final Subdivision Approval be scheduled on the next available meeting on the Town Planning Board.

Very Truly Yours,



John Kellard, P.E.

Kellard Sessions Consulting

JK/gt

Enclosures

cc: Thomas Kling
Dominick Santucci

https://kellardsessionsconsulti.sharepoint.com/sites/Kellard/Project Docs P/CASANTUCCI100/KSC Correspondence/2023-05-09_CASantucci100_Carmel PB_Paepre_Resolution_itr.docx



PUTNAM COUNTY DEPARTMENT OF HEALTH

1 Geneva Road, Brewster, NY 10509 ■ 845-808-1390

www.putnamcountyny.gov/health

A PHAB-ACCREDITED HEALTH DEPARTMENT

Kevin M. Byrne
COUNTY EXECUTIVE

Michael J. Nesheiwat, MD
INTERIM COMMISSIONER OF HEALTH

April 26, 2023

Meredith A. Kling
430 Colony Drive
Whiteland, IN 46184

Dear Ms. King :

This certificate is issued under the provisions of the Public Health Law in connection with the approval of plans on April 26, 2023 for the realty subdivision known as Western Bluff Subdivision.

The following data was furnished in connection with the submission of the plans:

Location: 350 West Shore Drive, (T) Carmel

Acres (Approx.): 15 acres No. of lots: 3 Size (Approx.): 5 acres

Owners Intends To: Build Houses and Sell Lots

Topography: Gentle to Steep

Depth To Groundwater: Not encountered When: N/A

Soil: Sandy Loam, Fine Sands, Gravel

Grading (Cut or Fill): Cut volume: 6,214 cubic yards/Fill Volume: 7090 cubic yards

Drainage: Drainage System (catch basins, drain manholes, detention basin)

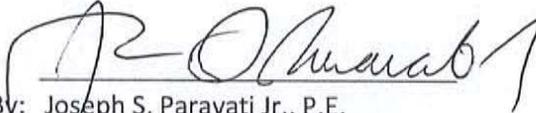
Water Supply: Private (Individual) Wells

Sewage Treatment: Private (Individual) SSTS

APPROVAL OF THIS SUBDIVISION IS GRANTED ON CONDITION (continued)

1. That the proposed facilities for water supply and sewage disposal are installed in conformity with said plans.
2. That no lot or remaining land (if applicable) shall be subdivided without plans for such resubdivision being submitted to and approved by the Putnam County Health Department.
3. That the developer shall furnish each purchaser of a lot on which water supply and/or sewage treatment facilities were installed with a reproduction of the approved plans and an accurate as-built plan depicting all installed sanitary facilities.

4. That the developer shall furnish each purchaser of a lot on which there was no water supply and/or sewage treatment facilities installed with a reproduction of the approved subdivision and/or construction permit plans and shall notify the purchaser of the necessity of installing such facilities in accordance with approved construction permit plans.
5. That the sanitary facilities on these lots shall be inspected for compliance with the approved plans at the time of construction by a P.E., R.A., or exempt L.L.S. and a certificate of construction compliance is to be submitted to the Putnam County Health Department for approval prior to occupancy.
6. That individual wells and sewage treatment systems shall no longer be constructed or used for household domestic purposes when public facilities become available. Connection to the public sewage system is required within one year of the system(s) becoming available.
7. That plan approval is limited to 5 years and expires on **April 26, 2028**.
8. That the approved plans must be filed with the Putnam County Clerk prior to offering lots for sale and within 90 days of the date of plan approval.


By: Joseph S. Paravati Jr., P.E.
Senior Public Health Engineer

cc: John Kellard, P.E.
File

**PRELIMINARY SUBDIVISION APPROVAL
RESOLUTION OF THE
PLANNING BOARD OF THE TOWN OF CARMEL
#22-09, May 12, 2022**

Tax Map #66.14-1-20
WESTERN BLUFF SUBDIVISION

WHEREAS, an application for Planning Board approval of an preliminary subdivision plat has been submitted by Dominick Santucci (hereinafter referred to as the “Applicant”); and

WHEREAS, the subject parcel encompasses 14.79 acres located off West Shore Drive, and is more specifically known and designated as Tax Map #66.14-1-20 (hereinafter referred to as the “Site”); and

WHEREAS, the Site is located in the R – Residential zoning district; and

WHEREAS, the tract currently supports a single-family residence, which will be demolished; and

WHEREAS, the action involves the subdivision of the property to create 3 single-family lots of 4.74 acres, 5.44 acres and 4.61 acres respectively. Lot 1 will continue to be served by an existing driveway, and Lots 2 and 3 would be served by a new single curb-cut on West Shore Drive located across from Farview Road, which then branches off into two separate driveways serving each lot. The three new residences will be served by individual wells and subsurface septic disposal systems (hereinafter referred to as the “Project”); and

WHEREAS, the Preliminary Subdivision Plan consists of the following plans prepared by Kellard Sessions, dated January 13, 2017, last revised January 3, 2022:

- 1/9 Cover Sheet
- 2/9 Existing Conditions Plan
- 3/9 Sediment & Erosion Control Plan
- 4/9 Tree removal & Landscaping Plan
- 5/9 Construction Details
- 6/9 Construction Details
- 7/9 Sediment & Erosion Control Details & Notes
- 8/9 Driveway Profiles
- 8/9 Drainage Profiles

WHEREAS, a public hearing was held, pursuant to Section 276 of the Town Law on the proposed subdivision at Town Hall, Mahopac. All persons wishing to speak on the application were provided an opportunity to be heard; and

WHEREAS, on September 26, 2018, pursuant to NYCRR 617, Article 8 of the New York State Environmental Conservation Law, (SEQR) the Planning Board serving as Lead Agency for this

Action adopted a Negative Declaration indicating that the proposed action would not result in any adverse environmental impacts; and

WHEREAS, the requirements for preliminary subdivision plat approval contained in the "Subdivision of Land Regulations of the Town of Carmel" have been met by said subdivision application.

NOW THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Carmel hereby classifies the Proposed Action as a "Minor Subdivision" pursuant to §131-3 of the Land Subdivision Regulations

BE IT FURTHER RESOLVED, upon full consideration of the above, the Planning Board of the Town of Carmel hereby grants Preliminary Subdivision Plat Approval for the application submitted by Dominick Santucci, as depicted on the plans identified above, subject to the following conditions:

CONDITIONS PRIOR TO FINAL PLAT APPROVAL

The following conditions shall be completed by the Applicant prior to the approval of the Final Subdivision Plat by the Planning Board.

1. The Final Subdivision Plat and associated plans shall be prepared in accordance with §131-14 of the Town of Carmel Subdivision of Land Regulations
2. The Town Engineer shall determine that all proposed site engineering improvements are satisfactory and suitable for consideration for final approval.
3. All required easements shall be prepared to the satisfaction of the Planning Board Attorney, and submitted in support of the Final Subdivision Plat.
4. The Final Subdivision Plat shall document compliance with the requirements of the NYCDEP and NYSDEC for the Storm Water Pollution Prevention Plan
5. Putnam County Health Department approval shall be obtained for water and sanitary disposal systems.
6. A Street Opening Permit is required from the Putnam County Department of Highway and Facilities.
7. The Applicant shall apply for coverage under the NYSDEC General Permit for Construction Activities (GP-0-20-001).
8. A stormwater bond and maintenance guarantee pursuant to §156.87 of the Town Code shall be provided, as required.
9. The new dwellings and other site improvements shall be restricted to the building envelopes shown on the Final Subdivision Plat and Plans. Substantial changes, as determined by the Building Inspector and Town Planning Consultant, in the

location of dwellings, driveways, drainage improvements, and other site improvements, shall require the review and approval of the Planning Board.

10. All site utilities shall be installed underground.
11. The project shall maintain a 0% increase in the rate of runoff.
12. The following note shall be added to all deeds conveying lands for the subdivision plat: There shall be no construction, grading, filing, excavating, clearing or other regulated activity as defined by the Town of Carmel on this property within the freshwater wetland area or 100-foot adjacent area at any time without having first secured the necessary permission and permit. This restriction shall bind the Grantees, their successors and assigns and shall be expressly set forth in all subsequent deeds to this property.
13. In accordance with the provisions of §131-25A(3) of the Subdivision of Land Regulations, the Applicant shall pay a fee-in-lieu of the parkland dedication.
14. A construction management plan shall be submitted along with the Final Subdivision Plat. Said plan shall govern all aspects of the construction of the subdivision, including all limitations, restrictions and prohibitions as well as all measures to mitigate impacts of surrounding properties.
15. The applicant shall provide a certified cost estimate, prepared by a licensed Professional Engineer, covering all proposed public improvements for the purpose of setting a performance bond.

BE IT FURTHER RESOLVED, that this Preliminary Subdivision Approval shall expire within one hundred eighty (180) days of the date of this resolution unless a Final Subdivision Plat is filed in accordance with §131-14 of the Town of Carmel Subdivision of Land Regulations, unless such time is extended by the Planning Board.

BE IT FURTHER RESOLVED, that no construction, utility or site work of any kind is authorized pursuant to this resolution of Preliminary Subdivision Approval.

BE IT FINALLY RESOLVED, that this Preliminary Subdivision Approval resolution shall have an effective date of May 12, 2022.

**PLANNING BOARD
TOWN OF CARMEL**

Chairman

Dated:

FINAL SUBDIVISION PLAN

FOR WESTERN BLUFF SUBDIVISION

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DATE: JANUARY 13, 2017
 REVISED: MAY 01, 2017
 REVISED: MAY 15, 2017
 REVISED: JANUARY 19, 2018
 REVISED: JULY 5, 2018
 REVISED: OCTOBER 31, 2018
 REVISED: MAY 7, 2019
 REVISED: JANUARY 20, 2020
 REVISED: OCTOBER 20, 2020
 REVISED: NOVEMBER 8, 2021
 REVISED: JANUARY 3, 2022
 REVISED: MARCH 29, 2023

GENERAL NOTES:

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

SITE DATA

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

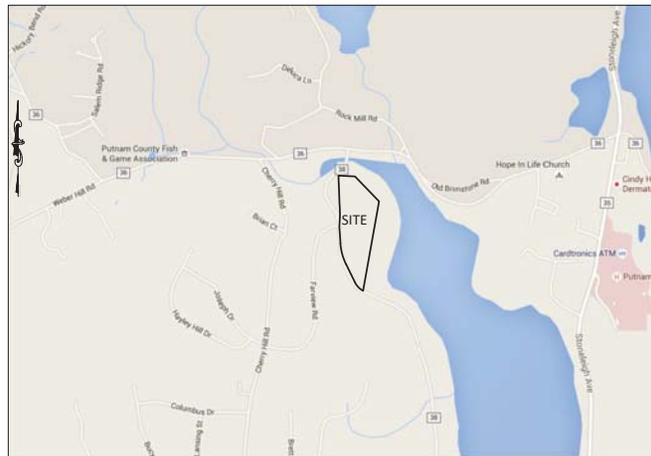
APPLICANT: DOMINICK SANTUCCI
 15 TRAVIS LANE
 MONTROSE, N.Y. 10548

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

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

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

ZONING DESIGNATION: R-RESIDENTIAL



LOCATION MAP
 N.T.S.

SHEET INDEX

| | |
|--|---------|
| COVER SHEET | 1 / 10 |
| EXISTING CONDITIONS PLAN | 2 / 10 |
| SUBDIVISION LAYOUT PLAN | 3 / 10 |
| SEDIMENT & EROSION CONTROL PLAN | 4 / 10 |
| TREE REMOVAL & LANDSCAPE PLAN | 5 / 10 |
| CONSTRUCTION DETAILS | 6 / 10 |
| CONSTRUCTION DETAILS | 7 / 10 |
| SEDIMENT & EROSION CONTROL DETAILS & NOTES | 7 / 10 |
| DRIVEWAY PROFILES | 8 / 10 |
| DRAINAGE PROFILES | 9 / 10 |
| CONSTRUCTION MANAGEMENT PLAN | 10 / 10 |

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

COMMISSIONER OF HIGHWAYS & FACILITIES: _____ DATE: _____



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

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

- SOIL LEGEND**
- SOIL BOUNDARY

SITE DATA

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

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

PROPERTY ADDRESS: 330 WEST SHORE DRIVE
CARMEL, N.Y.

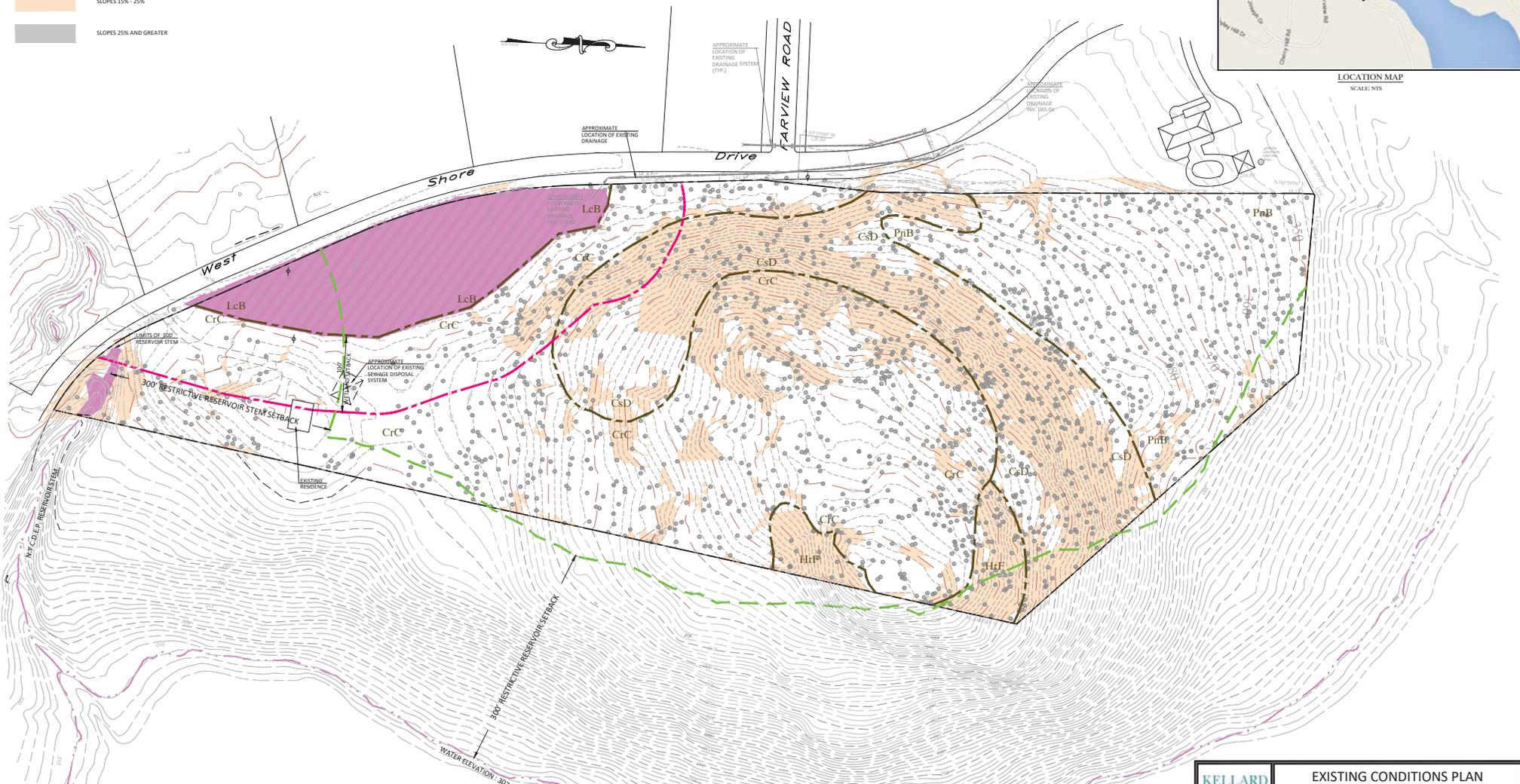
TAX MAP DESIGNATION: SECTION 66.54, BLOCK 1, LOT 20

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

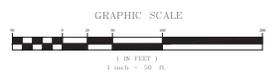
ZONING DESIGNATION: R-RESIDENTIAL



LOCATION MAP
SCALE: NTS



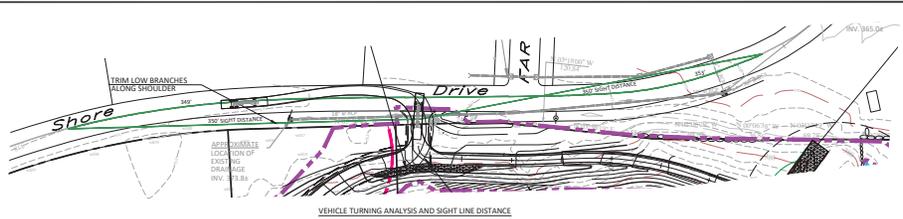
- GENERAL NOTES**
1. BASE MAP INFORMATION (BOUNDARY, TOPOGRAPHY, WETLANDS AND TREES) PROVIDED FROM MAP ENTITLED, "TOPOGRAPHICAL SURVEY" PREPARED FOR CARL KLING, IN THE TOWN OF CARMEL PREPARED BY WARD CARPENTERS ENGINEERS, INC. DATED OCTOBER 26, 2014. SURVEY WAS UPDATED ON FEBRUARY 17, 2016 TO INCLUDE BOUNDARY OF RESERVOIR AND RESERVOIR STEM.
 2. WETLAND FLAGGED CONDUCTED BY DAVID J. SESSIONS, RLA, AND SURVEYED BY WARD CARPENTERS ENGINEERS, INC.
 3. SOILS BOUNDARIES AND IDENTIFICATIONS ARE PROVIDED BY THE NATIONAL SOIL CONSERVATION SERVICE.
 4. FIELD VERIFICATION OF NYCDEP REGULATED WATERCOURSES AND RESERVOIR STEM WAS CONDUCTED ON AUGUST 15, 2017.



| | | | | | | | |
|--|----|---|--|---|--|---|----|
| | | EXISTING CONDITIONS PLAN | | WESTERN BLUFF SUBDIVISION | | | |
| | | | | | | | |
| CONSULTING ENGINEER LANDSCAPE ARCHITECTURE PLANNING, S.P.C. 505 MAIN STREET ARMOH, N.Y. 10504 P: (914) 272-2323 F: (914) 272-2328 WWW.KSESSIONS.COM | | NOVEMBER 8, 2021 - TOWN ENGINEER COMMENTS OCTOBER 20, 2020 - NYCDEP COMMENTS JANUARY 20, 2020 - NYCDEP COMMENTS FEBRUARY 2020 - NYCDEP COMMENTS OCTOBER 31, 2018 - DEP COMMENTS JULY 2018 - DEP COMMENTS JANUARY 19, 2018 - DEP SUBMISSION MAY 15, 2017 - ENVIRONMENTAL BOARD 2014-2017, PLANNING BOARD REVISIONS | | <table border="1"> <tr> <td style="font-size: 2em; font-weight: bold;">1</td> <td style="font-size: 2em; font-weight: bold;">10</td> </tr> </table> | | 1 | 10 |
| 1 | 10 | | | | | | |
| REVISIONS 01 MARCH 29, 2022 - FINAL SUBDIVISION APPROVAL 02 JANUARY 3, 2022 - TOWN ENGINEER COMMENTS 03 2014-2017, PLANNING BOARD REVISIONS | | PROJECT NO: 21020 DATE: JANUARY 11, 2022 | | | | | |

| TEST PT | DEPTH FROM SURFACE (FOOT) | SOIL DESCRIPTION | DATE |
|---------|---------------------------|--|----------|
| D-1-1 | 0'-0" | TOPSOIL | 11/21/17 |
| | 0'-25" | ORANGE/BROWN SANDS | |
| | 2'-0" | GRAY MEDIUM TO FINE SANDS | |
| | 2'-0" | LEGS @ 30' | |
| D-1-2 | 0'-0" | TOPSOIL | |
| | 0'-25" | ORANGE/BROWN SANDS | |
| | 2'-0" | GRAY MEDIUM TO FINE SANDS | |
| | 2'-0" | LEGS @ 30' | |
| D-2-1 | 0'-0" | TOPSOIL | |
| | 0'-25" | ORANGE/BROWN LOAMY SANDS W/ SILT | |
| | 2'-0" | GRAY SANDS, FINE SILT | |
| | 2'-0" | LEGS @ 30' | |
| D-2-2 | 0'-0" | TOPSOIL | |
| | 0'-25" | ORANGE/BROWN LOAMY SANDS W/ SILT | |
| | 2'-0" | GRAY SANDS, FINE SILT | |
| | 2'-0" | LEGS @ 30' | |
| D-3-1 | 0'-0" | TOPSOIL | |
| | 0'-25" | SILT SANDS, MODERATELY COMPACT | |
| | 2'-0" | LIGHT BROWN SILTY LOAM, VERY COMPACT | |
| | 2'-0" | LEGS @ 30' | |
| D-3-2 | 0'-0" | TOPSOIL | |
| | 0'-25" | SILT SANDS, MODERATELY COMPACT | |
| | 2'-0" | LIGHT BROWN SILTY LOAM, VERY COMPACT | |
| | 2'-0" | LEGS @ 30' | |
| D-3-3 | 0'-0" | TOPSOIL | |
| | 0'-25" | ORANGE/BROWN LOAMY SANDS | |
| | 2'-0" | MODERATELY COMPACT TRACES OF SILT, SANDS W/ GRAVEL | |
| | 2'-0" | MOTTLED @ 30' | |
| D-3-4 | 0'-0" | TOPSOIL | |
| | 0'-25" | DARK BROWN TOPSOIL | |
| | 2'-0" | TIGHTLY COMPACT SILT, SOME SANDS W/ BOULDERS | |
| | 2'-0" | MOTTLED @ 30' | |

| PERC HOLE # | PERCENT |
|-------------|---------------|
| P1 | 1.8% MINIMUM |
| P2 | 1.22% MINIMUM |
| P3 | 2.8% MINIMUM |
| P4 | 3.33% MINIMUM |



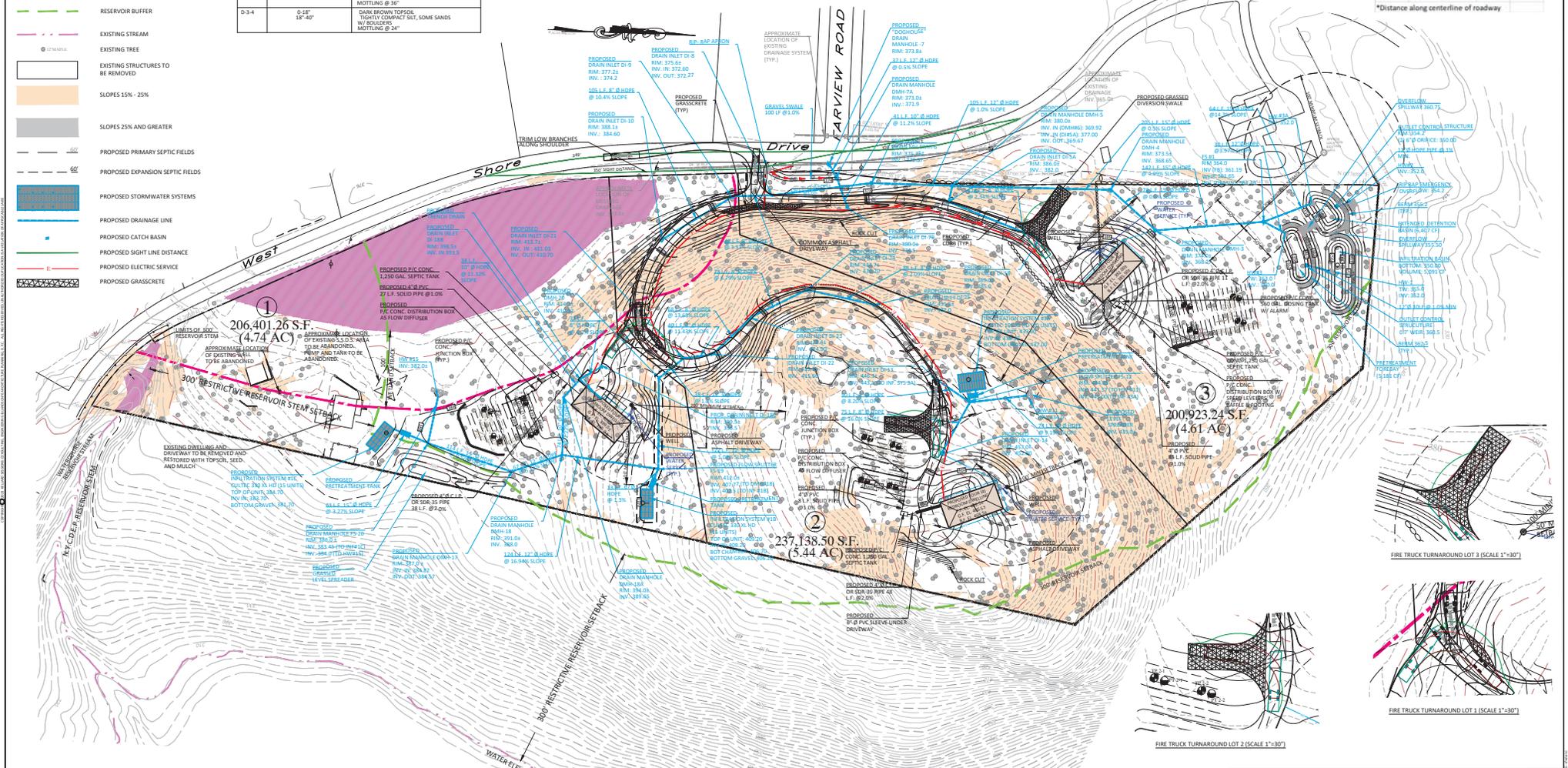
SSD Calculations

$$SSD = d + b$$

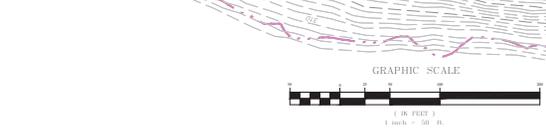
breaking reaction length $\rightarrow b = V \times t$
sight line distance $\rightarrow d = (V^2) / (30(a/32.2) + G)$

| Northbound | Southbound |
|--------------------|--------------------|
| V=45 mph or 66 fps | V=45 mph or 66 fps |
| a= 11.2 | a= 11.2 |
| t=2.5 sec | t=2.5 sec |
| G=0.02 | G=0.025 |
| b (NB)= 165 ft | b (NB)= 165 ft |
| d (NB)= 184 ft | d (NB)= 188 ft |
| SSD (NB)= 349 ft* | SSD (NB)= 353 ft* |

*Distance along centerline of roadway



| ZONING CHART | | | | | | | |
|--------------|-----------------|-----------------|-----------------|------------------|-----------------|------------------------|------------------------|
| LOT NUMBER | LOT AREA (S.F.) | LOT WIDTH (FT.) | LOT DEPTH (FT.) | FRONT YARD (FT.) | REAR YARD (FT.) | MAX. BLDG HEIGHT (FT.) | MAX. BLDG COVERAGE (%) |
| REQUIRED | 120,000 | 200 | 200 | 40 | 25/EACH SIDE | 40 | 35 |
| LOT #1 | 206,401.26 | 424 | 539 | 302 | 79/93 | 65 | 35% |
| LOT #2 | 237,138.50 | 372 | 666 | 552 | 153/315 | 87 | 35% |
| LOT #3 | 200,923.24 | 248 | 737 | 328 | 75/109 | 289 | 35% |



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SUBDIVISION LAYOUT PLAN

WESTERN BLUFF SUBDIVISION

TOWN OF CANTON, PUTNAM COUNTY, NEW YORK

DATE: 10/10/2023

PROJECT NO: 23020

SCALE: 1"=30'

REVISIONS: 2/10

| NO. | DATE | DESCRIPTION |
|-----|------------------|----------------------------|
| 1 | MARCH 29, 2023 | FINAL SUBDIVISION APPROVAL |
| 2 | JANUARY 3, 2024 | TOWN ENGINEER COMMENTS |
| 3 | NOVEMBER 6, 2023 | TOWN ENGINEER COMMENTS |
| 4 | OCTOBER 26, 2023 | INTEGRITY COMMENTS |
| 5 | JANUARY 26, 2024 | INTEGRITY COMMENTS |
| 6 | | REVISIONS |

- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - ZONING SETBACK LINE
 - LIMITS OF DISTURBANCE (3.85 ACRES ±)
 - EXISTING 10' CONTOURS
 - EXISTING 2' CONTOURS
 - PROPOSED 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - EXISTING WETLAND
 - WETLAND BUFFER
 - RESERVOIR BUFFER
 - EXISTING STREAM
 - EXISTING TREE
 - EXISTING STRUCTURES
 - SILT FENCE
 - TEMPORARY SOIL STOCKPILE
 - STABILIZED CONSTRUCTION ENTRANCE
 - EROSION CONTROL MATTING
 - SLOPES 25% +

EROSION CONTROL MAINTENANCE SCHEDULE

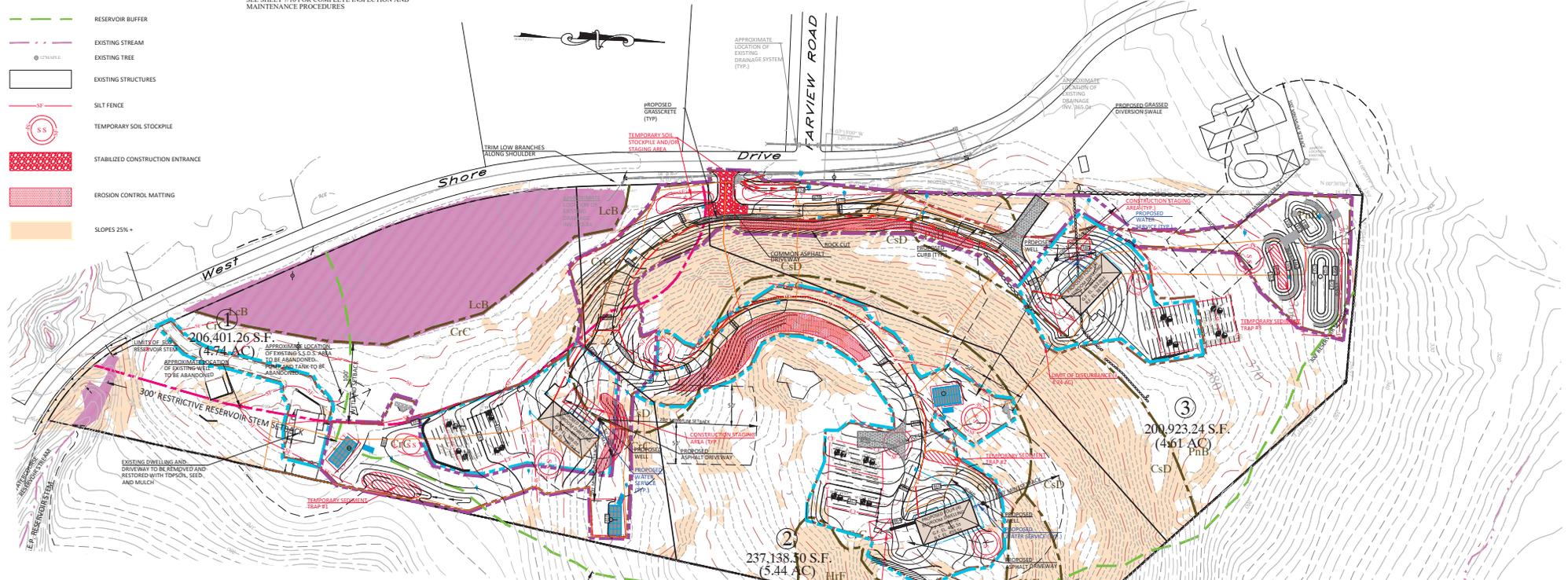
| DEVICE | WEEKLY | BI-MONTHLY | MONTHLY | AFTER SIGNIFICANT RAINFALL |
|----------------------------------|---------|------------|---------------|----------------------------|
| STABILIZED CONSTRUCTION ENTRANCE | INSPECT | INSPECT | INSPECT/CLEAN | INSPECT/CLEAN |
| SILT FENCE | INSPECT | INSPECT | INSPECT/CLEAN | INSPECT/CLEAN |
| SOIL STOCKPILE | INSPECT | INSPECT | INSPECT | INSPECT/CLEAN |
| EROSION CONTROL BLANKET | INSPECT | INSPECT | INSPECT | INSPECT |
| INLET PROTECTION | INSPECT | INSPECT | INSPECT | INSPECT/CLEAN |

SEE SHEET 710 FOR COMPLETE INSPECTION AND MAINTENANCE PROCEDURES

CUT & FILL ANALYSIS

| | CUT VOLUME | FILL VOLUME | NET |
|---------|------------|-------------|-----------------|
| TOTAL | 6,214 CY | 7,090 CY | 876 CY (FILL) |
| PHASE 1 | 5,282 CY | 1,000 CY | 4,282 CY (CUT) |
| PHASE 2 | 932 CY | 6,090 CY | 5,158 CY (FILL) |

- SOIL LEGEND**
- SOIL BOUNDARY
 - LcB LEICESTER LOAM
 - PnB & PnC PAXTON FINE SANDY LOAM
 - CsD CHATFIELD - CHARLTON COMPLEX
 - CrC CHARLTON - CHATFIELD COMPLEX
 - HrF HOLLIS - ROCK



- CONSTRUCTION STAGING**
1. A PRE-CONSTRUCTION MEETING WITH THE NYCDP, TOWN REPRESENTATIVES, CONTRACTOR, OWNER, AND ENGINEER SHALL BE SCHEDULED AT LEAST 60 DAYS BEFORE THE START OF CONSTRUCTION ACTIVITIES.
 2. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED AND MONITORED IN THE EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE. IF DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR SHALL BEGIN IMPLEMENTING CORRECTIVE ACTIONS AS SOON AS PRACTICABLE AND REPORT THEM TO THE TOWN ENGINEER AND NYCDP.
 3. PRIOR TO ANY CONSTRUCTION, STAKE OUT PROPERTY LINES AND CONVEYANCE AREAS AND LIMITS OF DISTURBANCE FOR PHASE OF INTEREST. MARK LIMITS OF DISTURBANCE IN FIELD WITH ORANGE CONSTRUCTION FENCING OR FLAGGING.

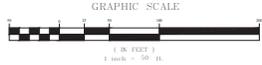
- PHASE 1 - COMMON INFRASTRUCTURE (240 ACRES ±) (SEE SHEET 710)**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES AT THE PROPOSED INTERSECTION WITH WEST SHORE DRIVE.
 2. INSTALL SILT FENCE DOWN GRADIENT TO ALL DISTURBED AREAS PART OF THIS PHASE AND UP GRADIENT TO PROPOSED INFILTRATION BASIN AND LOT 1 SIEP AREA.
 3. INSTALL TREE PROTECTION MEASURES.
 4. PLACE CONSTRUCTION STAGING AREA AT LOT 1 PER PHASING PLAN.
 5. PLACE CONSTRUCTION FENCE AROUND PROPOSED LOCATION OF INFILTRATION BASIN AND PROPOSED SEPTIC SYSTEM ABSORPTION FIELD WITHIN AND NEAR TO THE LIMITS OF PHASE 1. PROTECT THESE AREAS FROM DEGRADING CONSTRUCTION ACTIVITIES.
 6. CONSTRUCT DETENTION BASIN PER DESIGN DRAWINGS. USE FORELAY AS A TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION.
 7. STABILIZE ALL GRADED AND DISTURBED AREAS WITHIN DIVERSION SWALE AREA.
 8. CLEAR REMAINING TREES WITHIN PHASE LIMITS (ONSITE OR GRUB IN ACTIVE AREAS THAT ARE REQUIRED FOR GRADING OR INFRASTRUCTURE CONSTRUCTION).
 9. EXCAVATE AND CONSTRUCT PRETREATMENT SEDIMENT BASIN PER DESIGN DRAWINGS (EXCEPT DO NOT CONSTRUCT WEIR AND SPILLWAY DOWN TO INFILTRATION AREA). ONCE STABILIZED, CONSTRUCT THE TEMPORARY OUTLET TO SEDIMENT BASIN. THE PRETREATMENT SEDIMENT FORELAY SHALL BE USED AS PRETREATMENT TO SEDIMENT BASIN DURING CONSTRUCTION.
 10. CONSTRUCT PIPE NETWORK AND STRUCTURES IN REVERSE ORDER COMMENCEMENT, STARTING FROM THE DRAINAGE OUTLET (HW, LW, SW, P, L, UMBIL, UMBIL, UMBIL, UMBIL, DW, DW AND DW). INSTALL EROSION MATTING OVER SIEP AREAS AS SPECIFIED ON DESIGN DRAWINGS.
 11. INFILTRATION SYSTEM ASHWILL BE INSTALLED ALONG WITH THE PRETREATMENT TANK, P&S, DWB AND THE CONNECTING PIPING. A PIPE STEEL WILL BE INSTALLED TO THE PROPERTY LINE FOR FUTURE CONNECTION DURING LOT 2 DEVELOPMENT.
 12. INSTALL INLET PROTECTION AT ALL OPEN GRADED DRAINAGE INLETS TO PROTECT DOWN GRADIENT CONVEYANCE SYSTEMS.
 13. KEEP ANY INSTALLED INFILTRATION PROTECT OFFLINE UNTIL THE DRAINAGE AREA IS STABILIZED.
 14. BRUSH GRADE COMMON ROAD THAT WILL SERVICE LOTS 2, 3, 4, 5.
 15. INSTALL EROSION MATTING ALONG ROAD EMBANKMENT PER PLANS.
 16. INSTALL COMMON ROAD RIVER CURB AND CURBING.
 17. ENSURE AREAS OUTSIDE OF THE ROAD AND THAT WILL NOT BE DISTURBED IN THE IMMEDIATE FUTURE ARE STABILIZED WITH VEGETATION (TOPSOIL, SEED AND MULCH AS NECESSARY).

- PHASE 2 - INDIVIDUAL LOT DEVELOPMENT (40 ACRES ±) (SEE SHEET 710)**
1. STAKE OUT AND FLAG PROPERTY LINES, LIMITS OF DISTURBANCE, AND ABSORPTION FIELD AREAS FOR INDIVIDUAL LOTS OF INTEREST.
 2. INSTALL SILT FENCE DOWN GRADIENT TO ALL DISTURBED AREAS PART OF THIS PHASE.
 3. INSTALL TREE PROTECTION MEASURES.
 4. PROTECT PRIMARY AND RESERVE SIEP ABSORPTION FIELD AREA WITH CONSTRUCTION FENCING AND SILT FENCE UP GRADIENT TO ABSORPTION FIELD AREAS.
 5. CLEAR TREES WITHIN PHASE LIMITS (ONLY STUMP OR GRUB IN ACTIVE AREAS THAT ARE REQUIRED FOR GRADING OR CONSTRUCTION).
 6. ROGUE GRADE LOTS AND DRIVEWAYS.
 7. INSTALL REMAINING INFRASTRUCTURE THAT WILL BE INTO THE COMMON STORMWATER CONVEYANCE SYSTEM: LOT 1: HW IS, P&S, DWB, UMBIL, UMBIL, UMBIL, UMBIL, DW, DW AND DW. LOT 2: HW IS, P&S, DWB, UMBIL, UMBIL, UMBIL, UMBIL, DW, DW AND DW.
 8. INSTALL DRAINAGE INLET PROTECTION AS NECESSARY.
 9. TOPSOIL, SEED, AND MULCH DISTURBED AREAS OUTSIDE OF CONSTRUCTION TRAFFIC AREAS.
 10. INSTALL RESIDENTIAL HOUSES PER THE DIRECTION AND APPROVAL OF ALL REGULATORY AND GOVERNING AGENCIES.
 11. INSTALL ANY REMAINING DRAINAGE FACILITIES SHOWN ON THE DESIGN PLANS.
 12. KEEP THE INFILTRATION SYSTEM OFFLINE UNTIL THE CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
 13. INSTALL ALL WELL AND SEWAGE DISPOSAL SYSTEMS PER THE DIRECTION AND APPROVAL OF ALL REGULATORY AND GOVERNING AGENCIES.
 14. FINISH INDIVIDUAL LOT GRADING AS NECESSARY. TOPSOIL, SEED, AND MULCH AS NECESSARY.
 15. PUT INFILTRATION SYSTEM ONLINE ONLY AFTER CONTRIBUTING DRAINAGE AREAS HAVE BEEN STABILIZED.
 16. INSTALL FINAL DRIVEWAY ASPHALT AS NECESSARY.

- PHASE 3 - FINAL SITE CLEANUP AND INFILTRATION BASIN CONVERSION (NO NEW DISTURBANCE)**
1. AFTER LOTS THROUGH HAVE BEEN DEVELOPED AND ALL AREAS ARE PERMANENTLY STABILIZED TO THE SATISFACTION OF THE TOWN ENGINEER AND NYCDP, INSTALL THE TOP PAVEMENT COURSE TO THE SHARED COMMON DRIVEWAY.
 2. AFTER ALL LOTS THROUGH HAVE BEEN DEVELOPED AND ALL AREAS ARE PERMANENTLY STABILIZED, THE INFILTRATION BASIN SHALL BE PUT ONLINE.
 3. ONCE BASIN ARE STABILIZED, CONSTRUCT OUTLET WORKS PER DESIGN DRAWINGS.
 4. ONCE ALL DISTURBED AREAS ARE STABILIZED, CONVERT THE TEMPORARY SEDIMENT BASIN TO THE PERMANENT DETENTION BASIN. THE DISTURBED AREA HAS BEEN PERMANENTLY STABILIZED, THE ENTIRE DRAINAGE NETWORK SHALL BE CLEANED TO REMOVE ANY SEDIMENT IN THE CATCH BASINS OR PIPE NETWORKS. ALL BASIN OUTLET WORKS SHALL BE MAINTAINED AND CLEANED. REMOVE ANY DEBRIS AT RIPRAP OUTLETS.
 5. AFTER ALL ABOVE WORK IS COMPLETE, AND AT THE DIRECTION AND APPROVAL OF THE TOWN ENGINEER AND NYCDP, INSTALL THE OVERTLOW SYSTEM AT THE PRETREATMENT SEDIMENT FORELAY TO DIRECT CLEAN DRAINAGE TO THE INFILTRATION BASIN. CONTRACTOR SHALL PERFORM FINAL SITE CLEAN UP TO ENSURE ALL SILT FENCE, TREE PROTECTION, CONSTRUCTION DEBRIS IS REMOVED.
 6. IN ACCORDANCE WITH GP-04-15-002, A FINAL STABILIZATION INSPECTION AND INSPECTION OF LONG-TERM STORMWATER MANAGEMENT FACILITIES BY A QUALIFIED INSPECTOR IS REQUIRED. IF APPLICABLE, SIGN-OFF BY THE LOCAL MS4 MAY BE REQUIRED BEFORE THE NOTICE OF TERMINATION (NOT) CAN BE FILED WITH NYCDP.
 7. THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO VIOLATE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS. STABILIZATION MEANS COVERING OR MAINTAINING AN EXISTING COVER OVER SOIL. COVER CAN BE VEGETATIVE (E.G. GRASS, TREES, SEED AND MULCH, SHRUB OR TURF) OR NON-VEGETATIVE (E.G. GEOTEXTILES, RIPRAP, GARDENS, PAVEMENT, OR CRUSHED STONE) PER PERMITS GENERAL PERMIT FOR STORMWATER RUNOFF FROM CONSTRUCTION ACTIVITIES, GP-04-15-002.

EROSION CONTROL MAINTENANCE SCHEDULE

IN THE EVENT THE OWNER, DEVELOPER DECIDE NOT TO DEVELOP ALL LOTS AND INTEND ON FILING THE NOTICE OF TERMINATION WITH THE NYCDP, ALL AREAS SHALL BE STABILIZED TO THE SATISFACTION OF THE TOWN ENGINEER AND NYCDP. THE DEVELOPER MUST CONDUCT A PERMANENT STORMWATER PLAN PRIOR TO CLOSING THE NYCDP PERMIT. FUTURE DISTURBANCE OR LAND DEVELOPMENT OPERATIONS WILL REQUIRE NEW APPROVALS.



KELLARD SESSIONS

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F: 914.677.2428
WWW.KSESSIONS.COM

SEDIMENT & EROSION CONTROL PLAN

WESTERN BLUFF SUBDIVISION

TOWN OF GARNER PUTNAM COUNTY, NEW YORK

DATE: 03/20/2023
SCALE: AS SHOWN

PROJECT NO: 23-001
DATE: 03/20/23

REVISIONS: 3/10

3/10

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

New England Erosion Control/Restoration Mix for Dry Sites
 Apply the mix by hydro-seeding, mechanical spreader, or spread by hand. Spring or late Summer seeding is recommended. Match with weed-free straw to conserve moisture.

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

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



Seed Mixes
New England Wet Mix
 Apply the mix by hydro-seeding, mechanical spreader, or spread by hand. Spring seeding is recommended. Match with weed-free straw to conserve moisture.

| Common Name | Scientific Name |
|----------------------|------------------------------|
| Fox Sedge | <i>Carex vulpina</i> |
| Lurid Sedge | <i>Carex lurida</i> |
| Blunt Blunt Sedge | <i>Carex scoparia</i> |
| Sensitive Fern | <i>Onoclea sensibilis</i> |
| Blue Vervain | <i>Verbena hastata</i> |
| Road Sedge | <i>Carex lasiocoma</i> |
| Green Bullrush | <i>Scirpus atrovirens</i> |
| Nodding Bur Marigold | <i>Bidens serotina</i> |
| Beady Sedge | <i>Carex comosa</i> |
| Fringed Sedge | <i>Carex crinita</i> |
| American Mannagrass | <i>Glyceria gracilis</i> |
| Wool Grass | <i>Scirpus caperatus</i> |
| Soft Rush | <i>Juncus effusus</i> |
| Spotted Joe-Pye Weed | <i>Eupatorium maculatum</i> |
| Bonset | <i>Equisetum perfoliatum</i> |
| Mud Plantain | <i>Alisma subcordatum</i> |
| New England Aster | <i>Aster novae-angliae</i> |
| Bentgrass | <i>Glyceria canadensis</i> |
| Soft Stem Bullrush | <i>Scirpus validus</i> |
| Swarthy Milkweed | <i>Asclepias incarnata</i> |
| Monkey Flower | <i>Mimulus diglossus</i> |

Application Rate: 18 lbs./ac. 2,500 sq. ft./lb.



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TREE REMOVAL & LANDSCAPE PLAN

WESTERN BLUFF SUBDIVISION

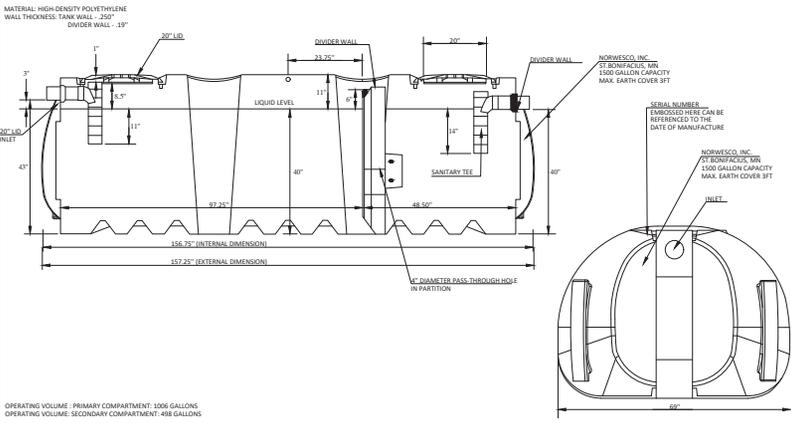
TOWN OF CARROLL PUTNAM COUNTY, NEW YORK

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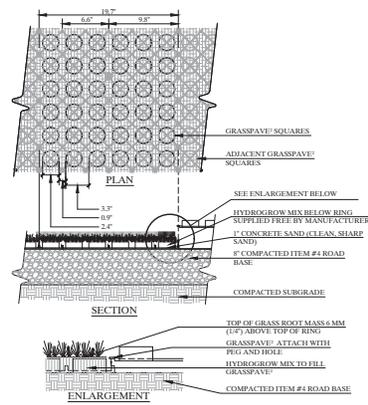
| NO. | DATE | DESCRIPTION | BY |
|-----|-------------------|-----------------------------|----|
| 1 | NOVEMBER 8, 2021 | TOWN ENGINEER COMMENTS | |
| 2 | OCTOBER 20, 2020 | IN-STEP COMMENTS | |
| 3 | NOVEMBER 20, 2020 | NY-STEP COMMENTS | |
| 4 | MAY 7, 2019 | NY-STEP COMMENTS | |
| 5 | OCTOBER 13, 2018 | DEP COMMENTS | |
| 6 | JULY 5, 2018 | DEP COMMENTS | |
| 7 | JANUARY 20, 2018 | DEP SUBMISSION | |
| 8 | MAY 13, 2017 | PROVISIONAL BOARD REVISIONS | |

DATE PLOTTED: 11/13/2021 10:58:42 AM; PLOT SCALE: 1"=50'; PLOT SHEET: 4 OF 10

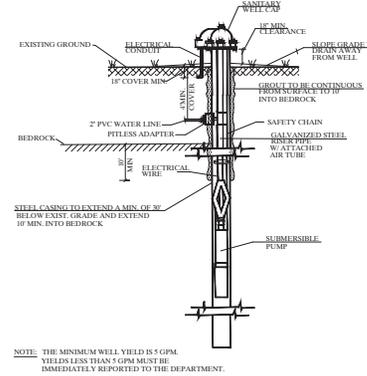
**1500 GALLON LOW PROFILE PRE-TREATMENT TANK
DETAIL (N.T.S.)**



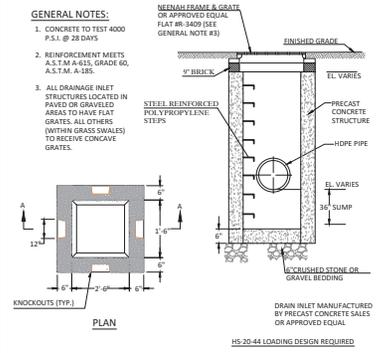
GRASSPAVE² DETAIL (N.T.S.)



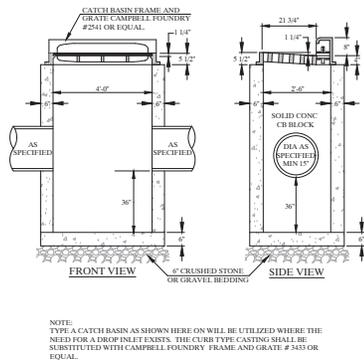
DRILLED WELL DETAIL (N.T.S.)



PRECAST DRAIN INLET (N.T.S.)



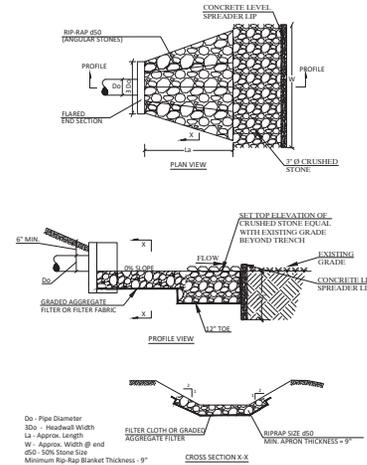
CATCH BASIN DETAIL (N.T.S.)



SPECIFICATIONS

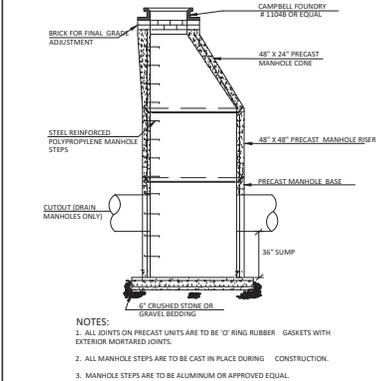
UNITS UNIT SIZE: 50 CM X 50 CM X 2.5 CM (20" X 20" X 1")
AVAILABLE IN 9 STANDARD ROLL SIZES UNIT
WEIGHT: 5.80 KG/ROLL (12.80 LB) OR 2.80 KG (6.17 LB)
STRENGTH: 402 KG/CM (8720 PSI)
COLOR: BLACK (STANDARD)
RESIN: 100% POST-CONSUMER RECYCLED HDPE/LDPE
FABRIC WEIGHT: 3.5 OZ/SY (120 G/M²)
TENSILE: 120 LB/FT (85 KG/M)
FLOW: 275 GAL/MIN/SP (1,200 L/MIN/IN)
OPTIONS: CUSTOM FABRIC TO 6 OZ AVAILABLE.

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

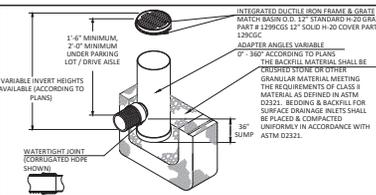


| OUTLET PROTECTION LOCATION | Q ₁₀ -Y (cfs) | D ₁₀ (in) | 30in (in) | L ₁ (ft) | W (ft) | 60in (in) |
|----------------------------|--------------------------|----------------------|-----------|---------------------|--------|-----------|
| HW 1 | 1.67 | 12 | 3.0 | 8 | 9 | 4 |
| HW 2 | 2.36 | 12 | 3.0 | 8 | 9 | 4 |
| HW 3 | 2.37 | 12 | 3.0 | 8 | 9 | 4 |
| HW 3A | 2.95 | 15 | 3.75 | 10 | 8 | 6 |
| HW 11 | 1.78 | 8 | 2.0 | 7 | 7 | 4 |
| HW 15 | 1.52 | 15 | 3.75 | 10 | 8 | 6 |

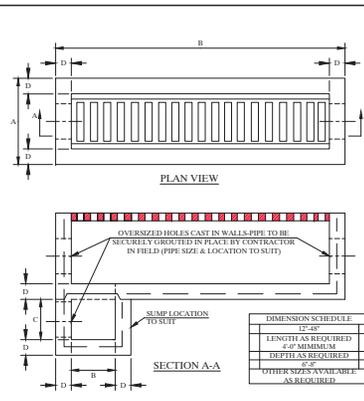
PRECAST DRAIN MANHOLE DETAIL (N.T.S.)



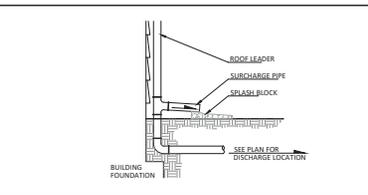
NYOPLAST DRAINAGE BASIN DETAIL (N.T.S.)



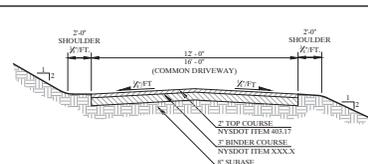
TRENCH DRAIN WITH SUMP DETAIL (N.T.S.)



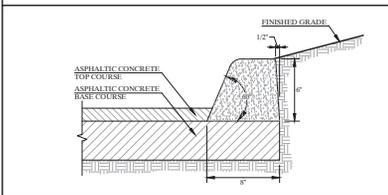
ROOF LEADER DETAIL (N.T.S.)



DRIVEWAY SECTION DETAIL (N.T.S.)



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



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**CONSTRUCTION DETAILS
WESTERN BLUFF SUBDIVISION**

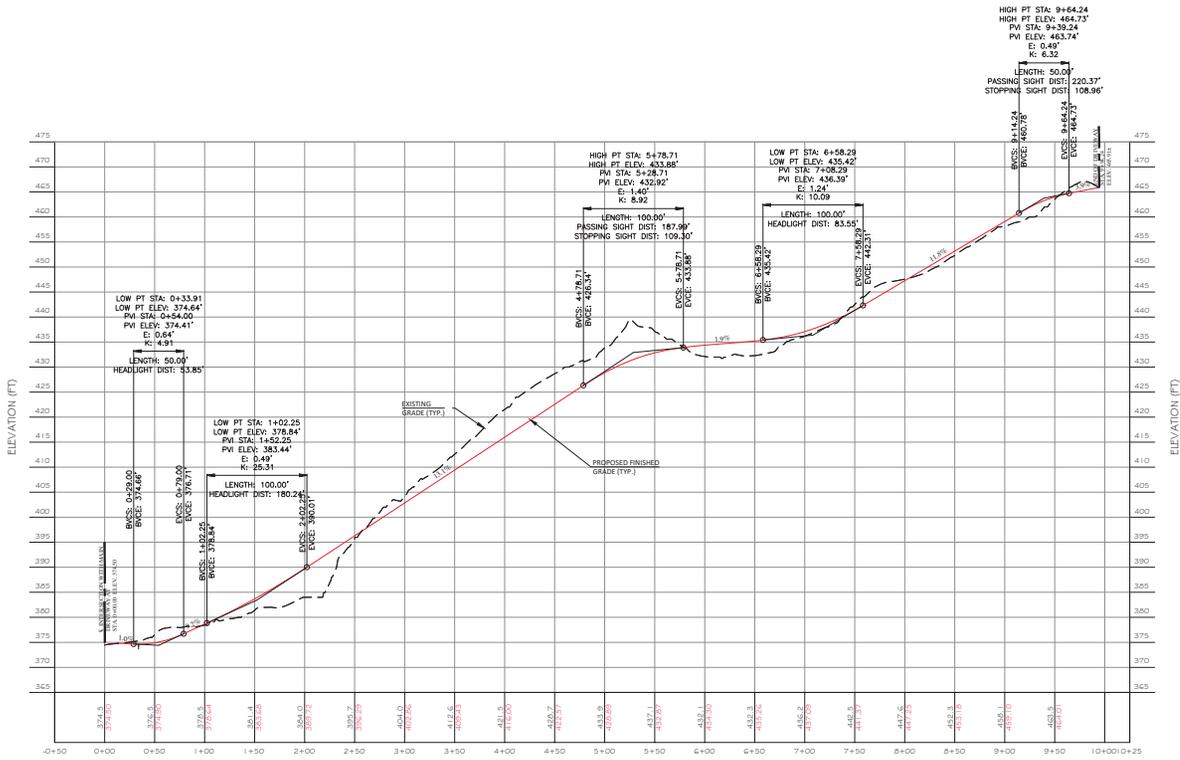
TOWN OF CAMEL
PUTNAM COUNTY, NEW YORK

NOVEMBER 8, 2021 - TOWN ENGINEER COMMENTS
OCTOBER 20, 2020 - NYDEP COMMENTS
DECEMBER 20, 2020 - NYDEP COMMENTS
MAY 7, 2019 - NYDEP COMMENTS
OCTOBER 10, 2018 - NYDEP COMMENTS
MAY 5, 2018 - DEP COMMENTS
JANUARY 19, 2016 - DEP SUBMISSION
NOV 16, 2015 - ENVIRONMENTAL BOARD

5
10

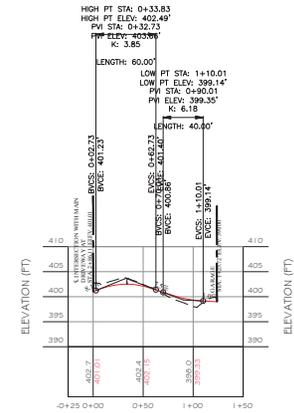
REVISIONS
MARCH 28, 2023 - FINAL SUBDIVISION APPROVAL
JANUARY 3, 2023 - TOWN ENGINEER COMMENTS
NOVEMBER 11, 2021 - REVISIONS

PROJECT ID: 23-002
DATE: 01/03/2023
REVISIONS: 11/03/2021



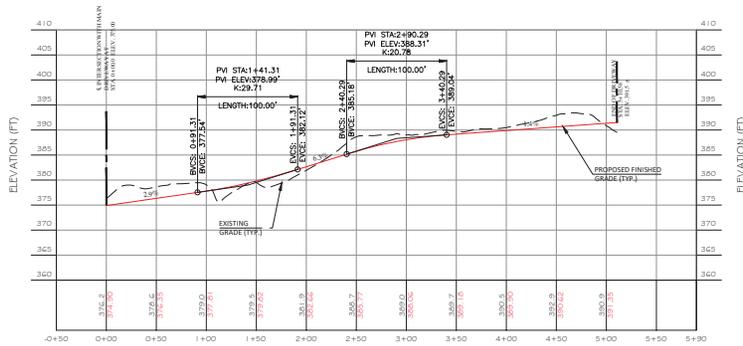
LOT #2 DRIVEWAY

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



LOT 1-REALIGN

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

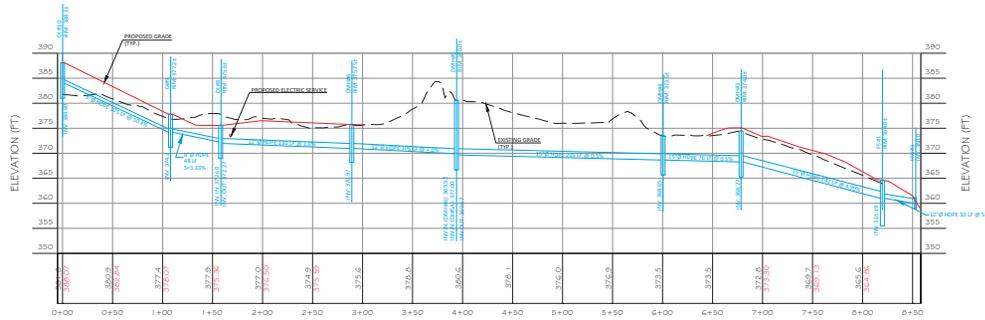


PROPOSED LOT 3 COMMON DRIVEWAY

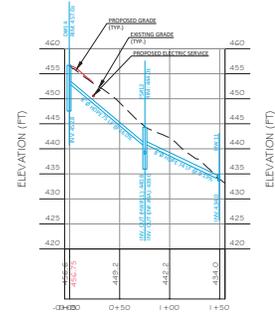
PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=10'

| | | |
|----|-----------------|----------------------------|
| NO | DATE | REVISIONS |
| 1 | MARCH 25, 2021 | FINAL SUBDIVISION APPROVAL |
| 2 | JANUARY 5, 2021 | TOWN ENGINEER COMMENTS |

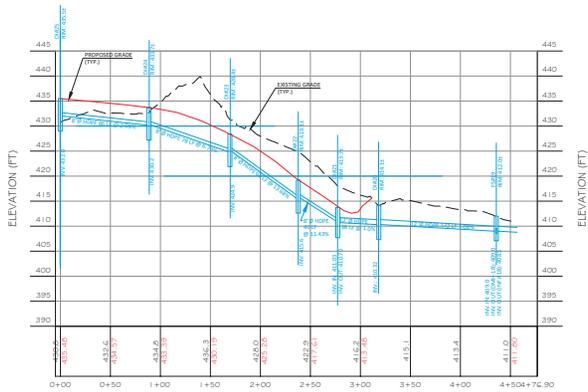
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|------------------------|------|-----------|---|------------------|------------------------|---|------------------|------------------|---|-------------------|------------------|---|-------------|------------------|---|------------------|------------------|---|--------------|------------------|---|------------------|----------------|---|--------------|---------------------|
| <p>CONSULTING ENGINEERING & LANDSCAPE ARCHITECTURE PLANNING, S.P.C.</p> <p>100 MAIN STREET ARADALE, N.Y. 10504</p> <p>P: (914) 272-2323 F: (914) 272-2328 WWW.KSSES.COM</p> | <p>DRIVEWAY PROFILES</p> <p>WESTERN BLUFF SUBDIVISION</p> <p>TOWN OF CAROL</p> <p>PUTNAM COUNTY, NEW YORK</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | <table border="1"> <tr> <td>NO</td> <td>DATE</td> <td>REVISIONS</td> </tr> <tr> <td>1</td> <td>NOVEMBER 8, 2021</td> <td>TOWN ENGINEER COMMENTS</td> </tr> <tr> <td>2</td> <td>OCTOBER 20, 2020</td> <td>IN-STEP COMMENTS</td> </tr> <tr> <td>3</td> <td>FEBRUARY 25, 2020</td> <td>IN-STEP COMMENTS</td> </tr> <tr> <td>4</td> <td>MAY 7, 2019</td> <td>IN-STEP COMMENTS</td> </tr> <tr> <td>5</td> <td>OCTOBER 13, 2018</td> <td>IN-STEP COMMENTS</td> </tr> <tr> <td>6</td> <td>JULY 5, 2018</td> <td>IN-STEP COMMENTS</td> </tr> <tr> <td>7</td> <td>JANUARY 19, 2018</td> <td>DEP SUBMISSION</td> </tr> <tr> <td>8</td> <td>AUG 15, 2017</td> <td>ENVIRONMENTAL BOARD</td> </tr> </table> | NO | DATE | REVISIONS | 1 | NOVEMBER 8, 2021 | TOWN ENGINEER COMMENTS | 2 | OCTOBER 20, 2020 | IN-STEP COMMENTS | 3 | FEBRUARY 25, 2020 | IN-STEP COMMENTS | 4 | MAY 7, 2019 | IN-STEP COMMENTS | 5 | OCTOBER 13, 2018 | IN-STEP COMMENTS | 6 | JULY 5, 2018 | IN-STEP COMMENTS | 7 | JANUARY 19, 2018 | DEP SUBMISSION | 8 | AUG 15, 2017 | ENVIRONMENTAL BOARD |
| NO | DATE | REVISIONS | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | NOVEMBER 8, 2021 | TOWN ENGINEER COMMENTS | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | OCTOBER 20, 2020 | IN-STEP COMMENTS | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | FEBRUARY 25, 2020 | IN-STEP COMMENTS | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | MAY 7, 2019 | IN-STEP COMMENTS | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | OCTOBER 13, 2018 | IN-STEP COMMENTS | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | JULY 5, 2018 | IN-STEP COMMENTS | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | JANUARY 19, 2018 | DEP SUBMISSION | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | AUG 15, 2017 | ENVIRONMENTAL BOARD | | | | | | | | | | | | | | | | | | | | | | | | | | |



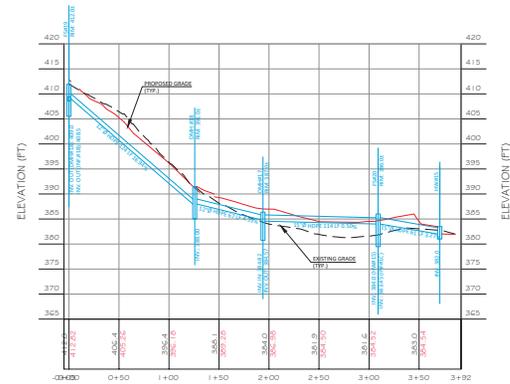
DI10-HW3
 PROFILE SCALE:
 HORIZ: 1"=50'
 VERT: 1"=10'



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



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



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

| | |
|-----------|---|
| NO | MARCH 26, 2023 - FINAL SUBDIVISION APPROVAL |
| 1 | JANUARY 8, 2023 - TOWN ENGINEER COMMENTS |
| REVISIONS | |

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| | | | | |
|---|---|---|--|----|
| DRAINAGE PROFILES | | WESTERN BLUFF SUBDIVISION | | |
| TOWN OF CARMAL | | PUTNAM COUNTY, NEW YORK | | |
| NOVEMBER 8, 2021 - TOWN ENGINEER COMMENTS | 9 | <table border="1" style="width: 100%;"> <tr> <td style="text-align: center; font-size: 2em;">10</td> </tr> </table> | | 10 |
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| OCTOBER 26, 2020 - NYCEEP COMMENTS | | | | |
| FEBRUARY 25, 2020 - NYCEEP COMMENTS | | | | |
| MAY 7, 2019 - NYCEEP COMMENTS | | | | |
| OCTOBER 18, 2018 - DEP COMMENTS | | | | |
| JULY 5, 2018 - DEP COMMENTS | | | | |
| JANUARY 19, 2018 - DEP SUBMISSION | | PROJECT NO.: | | |
| MAY 13, 2017 - ENVIRONMENTAL BOARD | | DATE: | | |
| REVISIONS | | REVISIONS | | |
| | | JANUARY 13, 2023 | | |

