

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice-Chair

BOARD MEMBERS
CARL GREENWOOD
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER

TOWN OF CARMEL
PLANNING BOARD



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

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

PLANNING BOARD AGENDA
NOVEMBER 18, 2015 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | | |
|--|------------|----------|---------|--------------------------------|
| 1. New York SMSA Limited Partnership
d/b/a Verizon Wireless – 946-954 South Lake Blvd | 75.44-1-46 | 11/18/15 | 11/2/15 | Public Hearing &
Resolution |
|--|------------|----------|---------|--------------------------------|

RESOLUTION

- | | | | | |
|---|------------------------------|--|--|--|
| 2. Gateway Summit Senior Housing – Lot 6
Gateway Drive | 55.-2-24.6-1
55.-2-24.6-2 | | | Extension of Amended
Site Plan Approval |
| 3. The Fairways Senior Housing – Lot 7
Gateway Drive | 55.-2-24.8-1
55.-2-24.8-2 | | | Extension of Amended
Site Plan Approval |

SITE PLAN

- | | | | | |
|---------------------------------------|-----------|--|----------|-------------------|
| 4. Cargain Funeral Home – 418 Route 6 | 75.15-1-6 | | 10/12/15 | Amended Site Plan |
|---------------------------------------|-----------|--|----------|-------------------|

SUBDIVISION

- | | | | | |
|---|---------------|--|----------|---------------------|
| 5. Thomas Fisher, Inc & Joseph Simone -
418 Route 6 & 7 Veschi Lane N. | 75.15-1-6 & 8 | | 10/14/15 | Lot Line Adjustment |
|---|---------------|--|----------|---------------------|

MISC.

- | | | | | |
|---|---------------|--|--|-------------------------------------|
| 6. Swan Cove – 628 Route 6 | 76.5-1-49 | | | Extension of Final Site Plan |
| 7. MacDonald Marine – 681 Union Valley Rd | 76.20-1-13 | | | Re-Approval of Final Site Plan |
| 8. Hillside Court – 1819 Route 6, Carmel | 55.6-1-51 | | | Bond Return |
| 9. Old Forge Estates – Baldwin Place Road | 75.15-1-19-40 | | | Re-Approval of Final
Subdivision |
| 10. Caporale, Sabatino – 39 Julia Court | 53.-1-41 | | | Regrading Application |
| 11. Minutes – 07/08/15, 07/22/15, 08/05/15, 08/26/15, 09/16/15, 09/30/15 & 10/14/15 | | | | |

LAW OFFICES OF
SNYDER & SNYDER, LLP

94 WHITE PLAINS ROAD
TARRYTOWN, NEW YORK 10591

(914) 333-0700

FAX (914) 333-0743

WRITER'S E-MAIL ADDRESS

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NEW YORK, NEW YORK 10022
(212) 749-1448
FAX (212) 932-2693

LESLIE J. SNYDER
ROBERT D. GAUDIOSO

DAVID L. SNYDER
(1956-2012)

NEW JERSEY OFFICE
ONE GATEWAY CENTER, SUITE 2600
NEWARK, NEW JERSEY 07102
(973) 824-9772
FAX (973) 824-9774

REPLY TO:

WESTCHESTER OFFICE

October 26, 2015

Honorable Chairman Harold Gary
and Members of the Planning Board
Town of Carmel Town Hall
60 McAlpin Avenue
Mahopac, New York 10541

Re: Application by New York SMSA Limited Partnership d/b/a Verizon Wireless
to Locate a Public Utility Wireless Communications Facility on the Roof of the
Building Located at 946-954 South Lake Boulevard, Carmel, New York

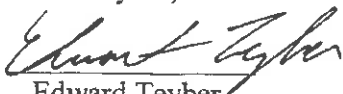
Honorable Chairman Gary
and Members of the Planning Board:

As you may recall, New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") is seeking site plan approval to locate a public utility wireless communications facility ("Facility") on the roof of the building ("Building") at the above referenced property. In response to the comments from this Honorable Board and the Director of Code Enforcement at your September 30, 2015 meeting, Verizon Wireless obtained the necessary area variances for the Building and its Facility thereon from the Town of Carmel Zoning Board of Appeals on October 22, 2015. In connection therewith, I am pleased to enclose ten (10) copies of the revised Site Plan, updating the bulk table to indicate the variances granted by the Zoning Board.

Thank you for your consideration. I look forward to your scheduling the public hearing for this matter at the next Planning Board meeting. If you have any questions or require any additional documentation, please do not hesitate to contact me or Leslie Snyder at 914-333-0700.

Respectfully submitted,
Snyder & Snyder, LLP

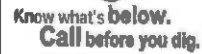
By:


Edward Teyber

Enclosures



















cc: Verizon Wireless
KMB

\\ss-svr2k12\\d\\ssdata\\wpdata\\ss4\\wp\\newbanm\\breyer\\small cell sites\\mahopac 5\\zoning\\pb letter.et.10.26.15.rtf



NEW YORK SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
4 CENTERCROCK ROAD
WEST NYACK, NY 10984
MAHOPAC 5 SC
943-954 S LAKE BLVD. MAHOPAC, NY 10541



				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
				
REV	DATE	REVIZIUN DESIGNATOR	ORIGINAR DE	SC DE



Stephen A. Bray
PROFESSIONAL ENGINEER



NY LICENSE 080004 10/23/15

321.0470

SELF INFORMATION

946-954 S LAKE BLVD
MAHOPAC, NY 10541
PUTNAM COUNTY

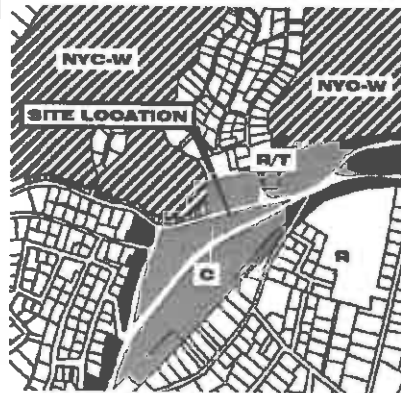
MAHOPAC 5_SC

DESIGN TYPE		
ROOFTOP		
DRAWN BY	CHECKED BY	DATE
RC	JRB	05-12-15

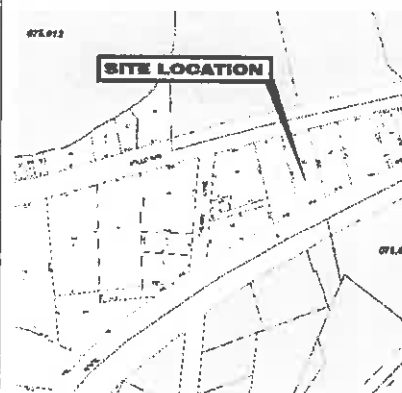
SHEET TITLE

COVER
SHEET

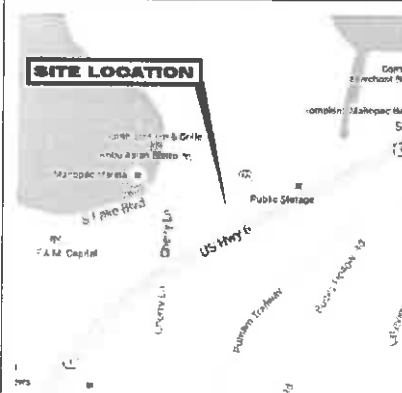
SEE NUMBER	PAGE
T01	4



ZONING MAP
11x17 SCALE: 1" = 1000'
24x36 SCALE: 1" = 500'



PARCEL MAP
11x17 SCALE: 1" = 200'
24x36 SCALE: 1" = 100'



LOCATION MAP
11x17 SCALE: 1" = 400'
24-28 SCALE: 1" = 500'

ZONE KEY	
ZONE	DESCRIPTION
C	COMMERCIAL
CBP	COMMERCIAL/BUSINESS PARK
R	RESIDENTIAL
RT	RECREATION/RAILWAY
NWCW	NEW YORK CITY WATERSHED

DRAWING INDEX	
DWG #	DRAWING TITLES
701	COVER SHEET
701	AREA PLAN
701A	RADIUS MAP
702	ROOF PLAN
703	ELEVATION
704	ANTENNA PLANS AND DETAILS (ALL SECTORS)

SITE INFORMATION	
SECTION	75 44
BLOCK	1
LOT	46
PARCEL ID	75 44-1-40
ZONING DISTRICT	C
ZONING JURISDICTION	TOWN OF CARMEL

PROJECT INFORMATION:	
SITE ADDRESS	240-954 S LAKE BLVD MAHOPAC, NY 10541 PUTNAM COUNTY
GROUND ELEVATION	± 665' (AMSL)
OVERALL STRUCTURE HEIGHT	242'-5" AGL (TOP OF PENTHOUSE)

PROJECT CONTACT INFORMATION	
APPLICANT:	

NEW YORK SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS
4 CENTEROCK ROAD
WEST NYACK, NY 10994

ENGINEER
KMB DESIGN GROUP, LLC
1800 ROUTE 34, SUITE 208
WALL, NJ 07719
JASON BEATO - PROJECT MANAGER
(732) 280-5623
VERIZON WIRELESS CONSTRUCTION MANAGER
BRETT LIQUORI

VERIZON WIRELESS EQUIPMENT ENGINEER
JOHN WALDEN
JWALDEN@VERIZON.COM

VERIZON WIRELESS RF ENGINEER
KADRY AHMED

VERIZON WIRELESS REAL ESTATE CONTACT
 AARON MYL (845) 636-2427

UTILITY CONTACT
NYSEG (800) 572 1111

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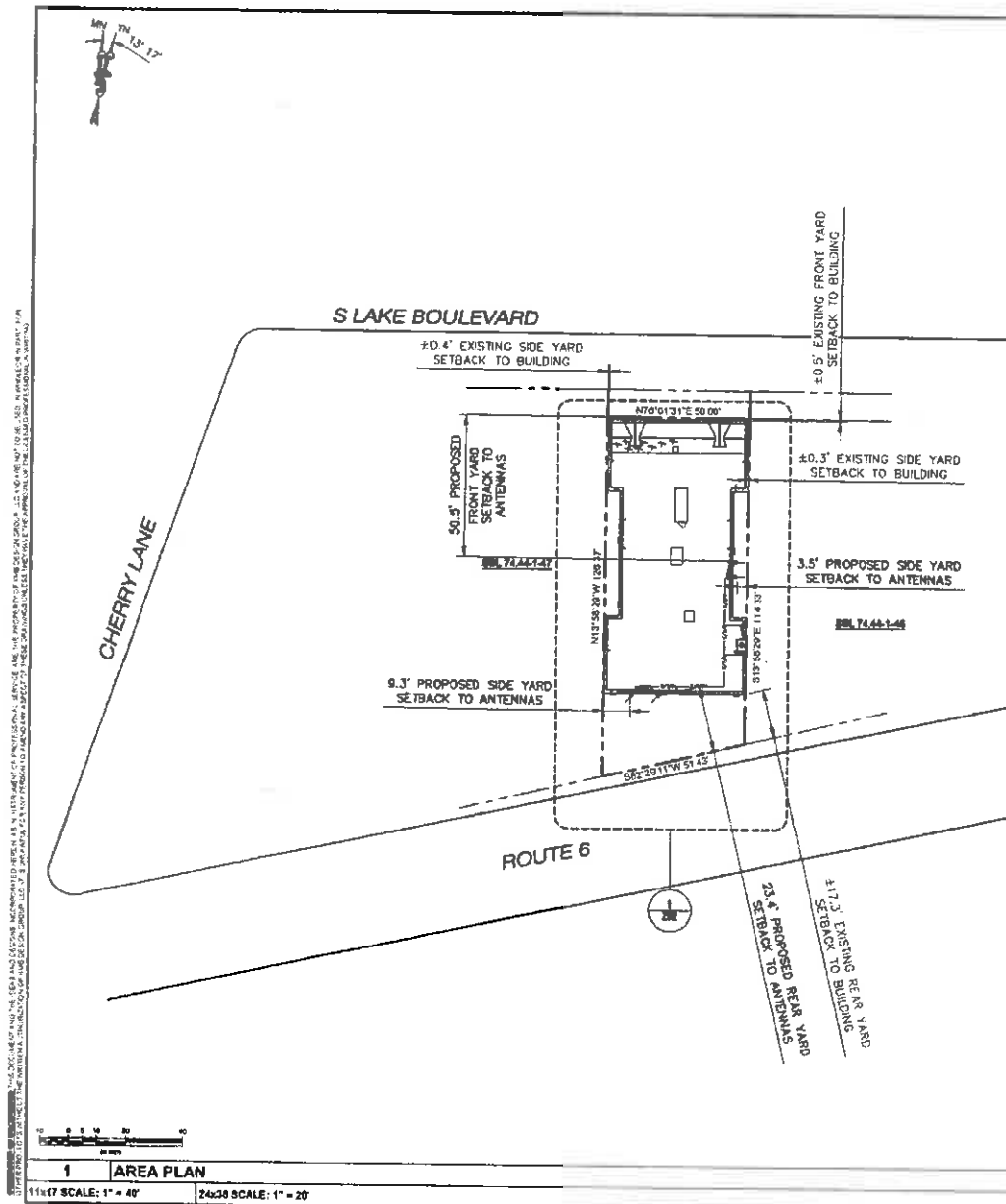
PROPERTY OWNER
THEORINA LLC
845-954 S LAKE BLVD

MAHOPAC, NY 10541

PROPERTY OWNER CONTACT
DAN LAMPROPOULOS
(817) 686-7432

SCOPE OF WORK
INSTALL A PUBLIC UTILITY WIRELESS COMMUNICATION FACILITY AT

ROOFTOP OF THE BUILDING PROPERTY



- ## GENERAL NOTES:

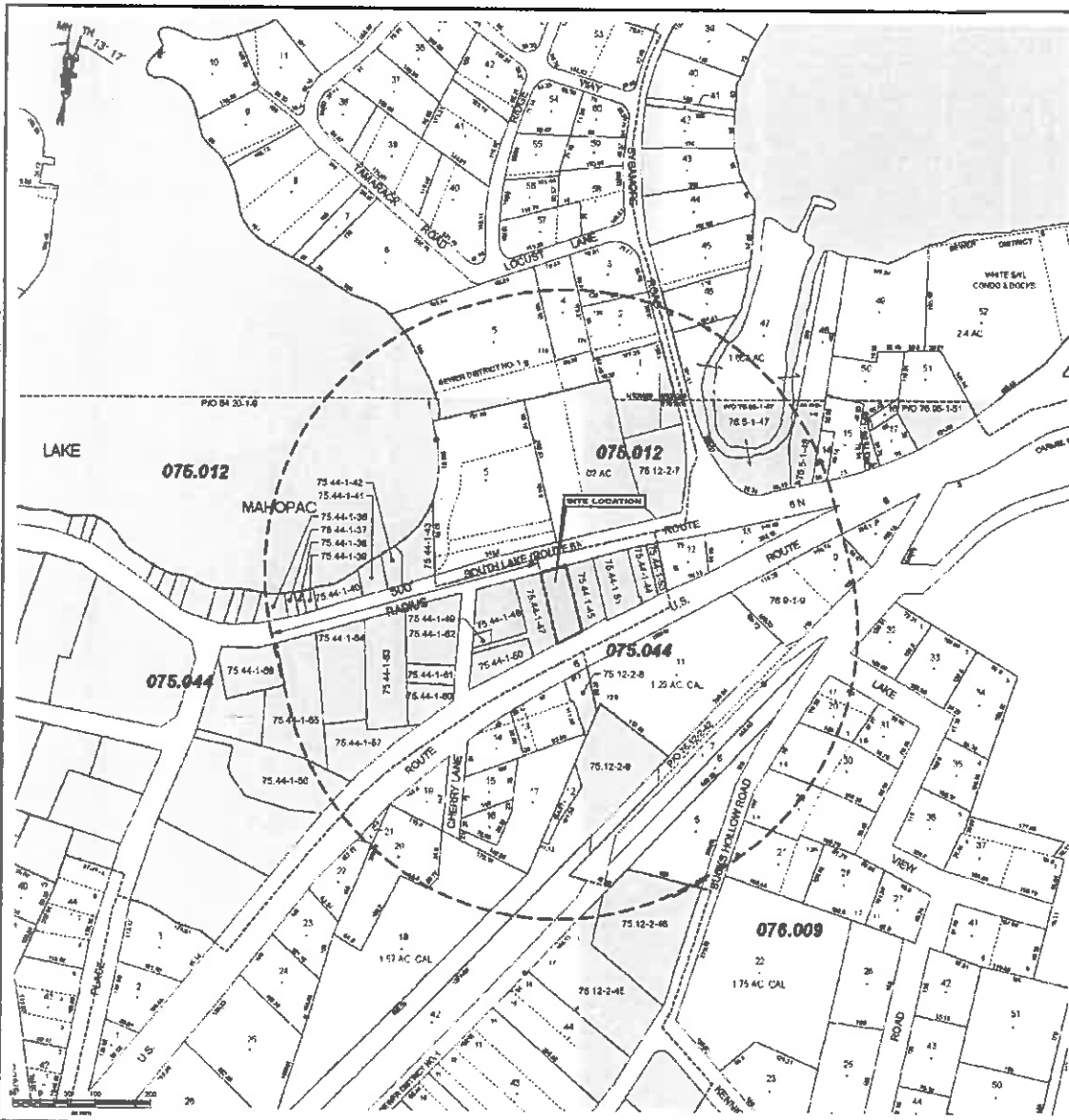
- 1 THE SUBJECT PROPERTY IS KNOWN AS PARCEL ID # 75-44-1-48 IN THE TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK
- 2 THE PROPOSED PROJECT IS A WIRELESS COMMUNICATIONS FACILITY. THE PROJECT
CONSISTS OF INSTALLING FOUR (4) SMALL ANTENNAS, FOUR (4) SMALL CELL UNITS AND
TWO (2) GPS ANTENNA TO AN EXISTING BUILDING ROOFTOP. THE PROPOSED FACILITY IS
UNMANNED. OCCUPANCY WILL BE LIMITED TO PERIODIC INSPECTIONS BY RADIO
TECHNICIANS APPROXIMATELY ONCE PER MONTH. THEREFORE, POTABLE WATER
SANITARY SEWERS, AND ADDITIONAL SITE PARKING ARE NOT REQUIRED.
- 3 FINAL CONNECTION TO ELECTRICAL AND TELEPHONE UTILITIES TO BE APPROVED BY THE
APPROPRIATE UTILITY COMPANY.
- 4 THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY
REVIEW AND APPROVAL. THIS SET OF PLANS HAS BEEN ISSUED FOR TOWNING APPROVAL
PURPOSES ONLY AND SHALL NOT BE USED AS CONSTRUCTION DOCUMENTS.
- 5 ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION FOR THE SITE IMPROVEMENTS
SHOWN SHALL BE IN ACCORDANCE WITH:
A. CURRENT PREVAILING MUNICIPAL AND/OR COUNTY AUTHORITY SPECIFICATIONS,
STANDARDS AND REQUIREMENTS.
B. CURRENT PREVAILING UTILITY COMPANY AUTHORITY SPECIFICATIONS, STANDARDS
AND REQUIREMENTS.
- 6 PROPERTY BOUNDARY AND EXISTING FEATURES INFORMATION SHOWN WAS OBTAINED
FROM A SURVEY ENTITLED "EXISTING CONDITIONS SURVEY" BY COPPENS LAND
SURVEYING, DATED 08-23-15 AND SUPPLEMENTED BY LIMITED FIELD OBSERVATIONS BY
KMB ON 11-18-14.
- 7 NO ADDITIONAL SITE SIGNAGE IS PROPOSED WITH THE EXCEPTION OF A SIGN NOTING RF
TRANSMISSION ON THE ROOFTOP.
- 8 THERE WILL BE NO CHANGE TO THE EXISTING SITE LANDSCAPING.

BULK REQUIREMENTS TABLE ZONING DISTRICT C			
ITEM	REQUIRED	EXISTING	VARIANCE OBTAINED
MIN LOT AREA (SF)	45,000	1,901,700 "	233,902.4 "
MIN LOT WIDTH (FT)	200	880 "	1150' "
MIN LOT DEPTH (FT)	200	1114.33 "	1065.87' "
MIN FRONT YARD SETBACK (FT)	40	20.5 "	239.5' "
MIN SIDE YARD SETBACK (FT)	25	20.3 "	324.7' "
MIN REAR YARD SETBACK (FT)	30	217.3 "	412' "
MIN REQUIRED FLOOR AREA OF BUILDINGS (SF)	5,000	14,344 "	1058' "
MAX HEIGHT (FT)	35	143.75 "	18.75' "
MAX BUILDING COVERAGE (%)	30	77.2 "	64.2 %
PARKING SPACES	TWO(2) FOR PUBLIC UTILITY	Q14 TOTALY	TWO(2) FOR PUBLIC UTILITY

** PER TOWN POLICY "CLEAN UP" ALL APPLICATIONS FOR EXISTING NON-CONFORMITIES PRIOR TO SITE PLAN APPROVAL.

[illegible]

THIS DOCUMENT AND THE DATA AND INFORMATION HEREON ARE THE PROPERTY OF STEPHEN A. BRAY, PROFESSIONAL ENGINEER, AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STEPHEN A. BRAY, PROFESSIONAL ENGINEER. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO THE PENALTIES AND DAMAGES PROVIDED BY LAW.



1 RADIUS MAP
11x17 SCALE: 1" = 200'
24x36 SCALE: 1" = 100'

PROPERTY ID	OWNER NAME & ADDRESS	PROPERTY ID	OWNER NAME & ADDRESS
75 44-1-48	GREENLIS, LLC 946-054 SOUTH LAKE BLVD MAHOPAC, NY 10541	78 9-1-13	MLN REALTY GROUP INC 278 ROUTE 292 SOMERS, NY 10589
75 44-1-47	N L & M HOLDING CORP 278 ROUTE 202 SOMERS, NY 10589	75 12-2-9	ROWLEY DEVELOPMENT CORP PO BOX 480069 HOUSTON, TX 77056
75 44-1-45	PAUL T VASSALLO 37 RESERVOR CT CARMEL, NY 10512	75 12-2-12	VINCENZA MISOGIOSIA 128 LAKEVIEW DRIVE MAHOPAC, NY 10541
75 44-1-51	808 ROUTE SIX INC 606 ROUTE SIX MAHOPAC, NY 10541	75 12-2-15	VINCENZA MISOGIOSIA 128 LAKEVIEW DRIVE MAHOPAC, NY 10541
75 44-1-48	S & M PROPERTIES INC 845 84TH STREET BROOKLYN, NY 11220	75 12-2-17	VINCENZA MISOGIOSIA 128 LAKEVIEW DRIVE MAHOPAC, NY 10541
75 44-1-49	S & M PROPERTIES INC 845 84TH STREET BROOKLYN, NY 11220	78 9-1-7	AMERICAN LEGION POST 1080 70 202 MAHOPAC, NY 10541
75 44-1-44	974 SOUTH LAKE INC 23 RIDGE ROAD MAHOPAC, NY 10541	75 44-1-40	CHARLES MELCHNER 722 SOUTH LAKE BLVD MAHOPAC, NY 10541
75 44-1-50	FRANK CASTALDI 80 KAYWOOD STREET YONKERS, NY 10704	78 9-1-6	LEGION POST 1080 AMERICAN PO BOX 915 MAHOPAC, NY 10541
75 44-1-53	ROBERT P MCGUIGAN 10 MEADOWLARK DRIVE CARMEL, NY 10512	75 44-1-64	CHARLES MELCHNER 722 SOUTH LAKE BLVD MAHOPAC, NY 10541
75 12-2-8	CARL HOCHBERGER 201A HERITAGE HILLS DR SOMERS, NY 10589	75 12-2-10	JOSEPH P MISOGIOSIA 128 LAKEVIEW DRIVE MAHOPAC, NY 10541
75 12-2-5	L & G GROUP NY LLC 13 DIAMOND AVE CORTLANDT MANOR, NY 10587	75 12-2-10	ROWLEY DEVELOPMENT CORP PO BOX 480069 HOUSTON, TX 77056
75 44-1-62	NADIA PINCHAS 215 SHEAR HILL ROAD MAHOPAC, NY 10541	75 8-2-1	LANSKY PROPERTIES L P 110 HERITAGE HILLS DR SOMERS, NY 10589
75 9-1-12	GEORGE OREILLY PO BOX 714 MAHOPAC, NY 10541	75 44-1-39	CHARLES MELCHNER 722 SOUTH LAKE BLVD MAHOPAC, NY 10541
75 9-1-11	LAKE MAHOPAC PROPERTIES INC 808 RT 6 MAHOPAC, NY 10541	75 44-1-57	CHARLES MELCHNER 722 SOUTH LAKE BLVD MAHOPAC, NY 10541
75 12-2-10	SANSEN LLC 507 RT 6 MAHOPAC, NY 10541	75 44-1-38	PATRICK J VICARIO 23 MEMORY LAKE MAHOPAC, NY 10541
75 12-2-6	LANSKY PROPERTIES L P 110 HERITAGE HILLS DR SOMERS, NY 10589	76 8-1-5	ROBERT SOKERKA 321 BUCKSHOLLOW ROAD MAHOPAC, NY 10541
75 44-1-43	CHARLES MELCHNER 722 SOUTH LAKE BLVD MAHOPAC, NY 10541	75 44-1-37	SOUTH LAKE BLVD REALTY INC 4280 BROADWAY NEW YORK, NY 10033
75 12-2-14	RICHARD A DE COLA 503 ROUTE 8 MAHOPAC, NY 10541	75 5-2-5	MARTIN GREENBERG 5 TAMARACK ROAD MAHOPAC, NY 10541
75 12-2-7	MSB HUDSON UNITED BANK 380 WELLINGTON STREET LONDON, ONTARIO, N6A 4S4	78 9-1-8	TJK ENTERPRISES INC 221 QUINEBAUG RD NO GROSVENORDALE, CT 06358
75 44-1-80	PALLADINO REALTY MGMT LLC PO BOX 501 BREWSTER, NY 10508		
75 44-1-42	CHARLES MELCHNER 722 SOUTH LAKE BLVD MAHOPAC, NY 10541		
75 44-1-83	ANITA MACDONALD 85 CHERRY HILL ROAD CARMEL, NY 10512		
75 44-1-41	CHARLES MELCHNER 722 SOUTH LAKE BLVD MAHOPAC, NY 10541		

2 PROPERTY OWNERS LIST

Stephen A. Bray
PROFESSIONAL ENGINEER

PROJECT NUMBER: **321.0470**

SITE INFORMATION:
946-054 S LAKE BLVD
MAHOPAC, NY 10541
PUTNAM COUNTY
MAHOPAC'S SC

CERTIFY TYPE: **ROOFTOP**

DRAWN BY: **RC** CHECKED BY: **JRB** DATE: **05-12-15**

SHEET TYPE: **RADIUS MAP**

SHEET NUMBER: **Z01A** REV: **4**

ZARECKI & ASSOCIATES, LLC

Engineers • Architects
Surveyors

Joseph Zarecki, PE
Jeffrey Hecker, LS
Curt Johnson, RA

11 West Main St.
Pawling, NY 12564
(845) 855-3771
(845) 855-3772 Fax
Website: zarecki.com
email: info@zarecki.com

Ridgefield, CT
(203) 438-7094
(203) 438-7157 Fax

October 12, 2015

Mr. Harold Gary, Chairman
Members of the Planning Board
Town of Carmel
60 McAlpin Avenue
Mahopac, New York 10541

Re: Cargain Funeral Home - Amended Site Plan
418 US Route 6
Town of Carmel, Putnam County
Tax Map #: 75.15-1-6

Dear Chairman Gary and Members of the Planning Board:

This letter is in response to the memorandum dated August 26, 2015 from Mr. Richard J. Franzetti, PE, Town Engineer, regarding the Amended Site Plan for the above referenced project. Please note that our responses to the comments are highlighted in **bold print**.

The following is enclosed for your review:

- Cover Sheet, Sheet 1 of 9, Prepared for Cargain Funeral Homes, Inc., dated September 30, 2014; last revised October 12, 2015
- Amended Site Plan & Landscaping Plan, Sheet 2 of 9, Prepared for Cargain Funeral Homes, Inc., dated August 28, 2014; last revised October 12, 2015
- Existing Conditions, Demolition & Tree Plan, Sheet 3 of 9, Prepared for Cargain Funeral Homes, Inc., dated August 28, 2014
- Grading & Utility Plan, Sheet 4 of 9, Prepared for Cargain Funeral Homes, Inc., dated August 28, 2014; last revised October 12, 2015
- Sediment & Erosion Control Plan, Sheet 5 of 9, Prepared for Cargain Funeral Homes, Inc., dated August 28, 2014
- Retaining Wall Plan, Sheet 6 of 9, Prepared for Cargain Funeral Homes, Inc., dated August 28, 2014; last revised October 12, 2015
- Lighting Plan and Details, Sheet 7 of 9, Prepared for Cargain Funeral Homes, Inc., dated August 29, 2014; last revised October 12, 2015

- Site Details, Sheet 8 of 9, Prepared for Cargain Funeral Homes, Inc., dated August 29, 2014; last revised October 12, 2015
- Construction Phasing Plan, Sheet 9 of 9, Prepared for Cargain Funeral Homes, Inc., dated October 26, 2014; October 12, 2015
- Erosion & Sediment Control Stormwater Pollution Prevention Plan, Prepared for Cargain Funeral Home, dated August 28, 2014; last revised October 12, 2015

I. General Comments

1. The following referrals would appear to be warranted:
 - a. Mahopac Fire Department - Correspondence and finding should be provided for review.
Response: A copy of the Site Plan Application was previously sent to the Mahopac Fire Department for their review and/or comments with our original submittal to the Town on September 4, 2014.
2. Permits from the following would appear necessary:
 - a. New York State Department of Transportation - depending on improvements to the ingress/egress along Route 6.
Response: Per discussions with Rock DeNigro, Permit Agent for the NYSDOT, no permit is required since no changes are proposed to the existing conditions within the ROW.
3. Revision dates for drawing should be provided on the drawings not in the cover letter.
Response: As requested, our office has provided the revision date block on each drawing sheet and removed from the Cover Sheet.
4. 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. This includes erosion and sediment control and permanent stormwater management practices.
Response: Comment acknowledged.

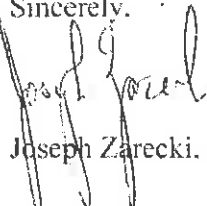
II. Detailed Comments

1. Show metes and bounds of the property.
Response: As requested, metes and bounds of the property have been added to the Site Plan.
2. Construction phasing must be provided on the drawing.
Response: Please refer to the Construction Phasing Plan, Sheet 9 of 9. The phasing information has been incorporated into the SWPPP also enclosed with this submission.
3. Curbs should be 18" deep not 12".
Response: The curb detail(s) has been revised to provide for 20" deep curbs.

4. Will curb be placed in front of retaining wall to prevent cars from hitting the wall.
Response: As discussed at the October 8, 2015 meeting with the Town Engineer, curb stops will not be placed in front of the retaining wall.
5. Protection should be provided for the proposed pedestrians walkways. The walkway should be relocated out of the 24' travel way.
Response: Also, per the October 8, 2015 meeting with the Town Engineer, the walkway has been removed from the travel way.
6. Parking on east side in front of the building should be eliminated.
Response: Per our meeting with the Town Engineer, please note, that the existing four (4) parking spaces at the east side of the building have been designated as employee parking spaces only on the Site Plan.
7. While the dry wells were sized in the past, perc tests for dry well should be provided.
Response: Percolation tests were conducted on September 29, 2015 in the area of the drywells and rates were in the three (3) to seven (7) and eight (8) to ten (10) minutes per inch range.
8. The lighting spill plan should include all lights including those located in front and on the east side of the building.
Response: As requested, photometrics have been added to the plan for the existing building mounted lights.
9. The Stormwater flow patterns should be provided. They are not provided in the SWPPP.
Response: As requested, please see the revised Erosion & Sediment Control (E&SC) Stormwater Pollution Prevention Plan dated October 12, 2015.
10. Rainfall depth for the 1 year storm is 3.1 inches. All design calculations should be updated accordingly. The September 30, 2014 SWPPP does not contain this information.
Response: The information has been revised and updated in the E&SC Stormwater Pollution Prevention Plan as requested.
11. The applicant should add an island on the west side of the site (similar to one in front of the site) and extend and round the curve on the east side of the property.
Response: Per our meeting with the Town Engineer on October 8, 2015 no island to the west of the site will be added.

Please do not hesitate to contact me should you have any questions or require any additional information.

Sincerely,



Joseph Zarecki, PE

JZ/kin

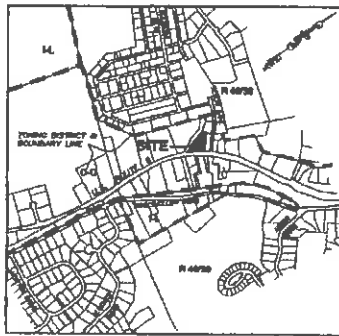
AMENDED SITE PLAN

PREPARED FOR

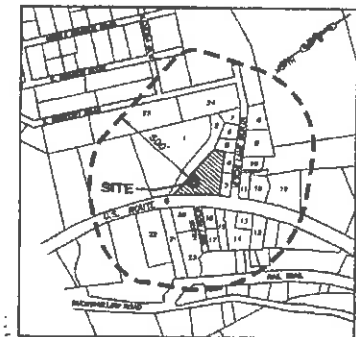
CARGAIN FUNERAL HOMES, INC

SITUATE IN THE
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK

PREPARED: SEPTEMBER 30, 2014

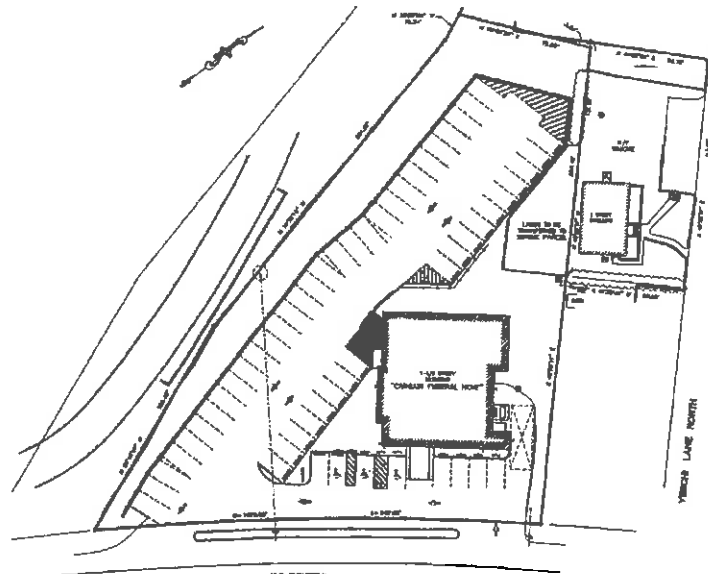


VICINITY MAP
SCALE 1"=100'



LOCATION MAP
SCALE 1"=100'

DRAWING INDEX		
DRAWING NO.	DATE	REVISION
1. SITE PLAN	10/1/14	1
2. SITE PLAN	10/1/14	2
3. SITE PLAN	10/1/14	3
4. SITE PLAN	10/1/14	4
5. SITE PLAN	10/1/14	5
6. SITE PLAN	10/1/14	6
7. SITE PLAN	10/1/14	7
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100. SITE PLAN	10/1/14	100



U.S. ROUTE 4

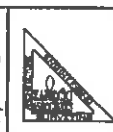
SITE DATA

TAX MAP DESIGNATION: 75-15-1-6
ZONING DISTRICT: CO-COMMERCIAL
TOTAL LOT AREA: 1.045 ACRES

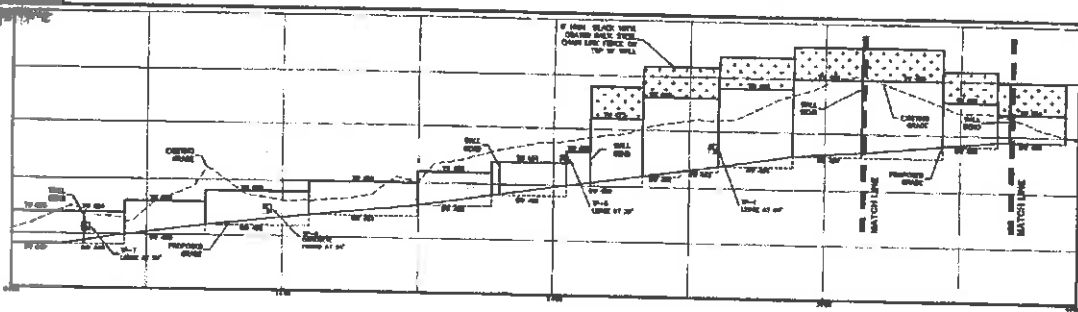
OWNER/APPLICANT:
THOMAS FISHER, INC
10 FOWLER AVE
CARMEL, NEW YORK 10512

PREPARED BY:
ZARECKI & ASSOCIATES, L.L.C.
CONSULTING ENGINEERS-LAND SURVEYORS-ARCHITECTS
PAWLING, N.Y. 12564 & RIDGEFIELD, C.T. 06877
(845) 855-3771 (203) 438-7094

ADJACENT LOTS AND SITES		
1. PARSONS & BULLOCK TAX MAP # 75-15-1-1 P.O. BOX 100 BARNHART, NEW YORK 10814	11. JORDAN & BULLOCK TAX MAP # 75-15-1-11 3 ACRES (APX) BARNHART, NEW YORK 10814	21. BOYLE STREET TAX MAP # 75-15-1-21 100 ACRES (APX) BARNHART, NEW YORK 10814
2. KAY & BULLOCK TAX MAP # 75-15-1-2 P.O. BOX 100 BARNHART, NEW YORK 10814	12. JORDAN & BULLOCK TAX MAP # 75-15-1-12 100 ACRES (APX) BARNHART, NEW YORK 10814	22. CARMEL FURNACE, INC. TAX MAP # 75-15-1-22 100 ACRES (APX) BARNHART, NEW YORK 10814
3. JORDAN & BULLOCK TAX MAP # 75-15-1-3 P.O. BOX 100 BARNHART, NEW YORK 10814	13. JORDAN & BULLOCK TAX MAP # 75-15-1-13 100 ACRES (APX) BARNHART, NEW YORK 10814	23. CARMEL FURNACE, INC. TAX MAP # 75-15-1-23 100 ACRES (APX) BARNHART, NEW YORK 10814
4. JORDAN & BULLOCK TAX MAP # 75-15-1-4 P.O. BOX 100 BARNHART, NEW YORK 10814	14. JORDAN & BULLOCK TAX MAP # 75-15-1-14 100 ACRES (APX) BARNHART, NEW YORK 10814	24. CARMEL FURNACE, INC. TAX MAP # 75-15-1-24 100 ACRES (APX) BARNHART, NEW YORK 10814
5. JORDAN & BULLOCK TAX MAP # 75-15-1-5 P.O. BOX 100 BARNHART, NEW YORK 10814	15. JORDAN & BULLOCK TAX MAP # 75-15-1-15 100 ACRES (APX) BARNHART, NEW YORK 10814	25. CARMEL FURNACE, INC. TAX MAP # 75-15-1-25 100 ACRES (APX) BARNHART, NEW YORK 10814
6. JORDAN & BULLOCK TAX MAP # 75-15-1-6 P.O. BOX 100 BARNHART, NEW YORK 10814	16. JORDAN & BULLOCK TAX MAP # 75-15-1-16 100 ACRES (APX) BARNHART, NEW YORK 10814	26. CARMEL FURNACE, INC. TAX MAP # 75-15-1-26 100 ACRES (APX) BARNHART, NEW YORK 10814
7. JORDAN & BULLOCK TAX MAP # 75-15-1-7 P.O. BOX 100 BARNHART, NEW YORK 10814	17. JORDAN & BULLOCK TAX MAP # 75-15-1-17 100 ACRES (APX) BARNHART, NEW YORK 10814	27. CARMEL FURNACE, INC. TAX MAP # 75-15-1-27 100 ACRES (APX) BARNHART, NEW YORK 10814
8. JORDAN & BULLOCK TAX MAP # 75-15-1-8 P.O. BOX 100 BARNHART, NEW YORK 10814	18. JORDAN & BULLOCK TAX MAP # 75-15-1-18 100 ACRES (APX) BARNHART, NEW YORK 10814	28. CARMEL FURNACE, INC. TAX MAP # 75-15-1-28 100 ACRES (APX) BARNHART, NEW YORK 10814
9. JORDAN & BULLOCK TAX MAP # 75-15-1-9 P.O. BOX 100 BARNHART, NEW YORK 10814	19. JORDAN & BULLOCK TAX MAP # 75-15-1-19 100 ACRES (APX) BARNHART, NEW YORK 10814	29. CARMEL FURNACE, INC. TAX MAP # 75-15-1-29 100 ACRES (APX) BARNHART, NEW YORK 10814
10. JORDAN & BULLOCK TAX MAP # 75-15-1-10 P.O. BOX 100 BARNHART, NEW YORK 10814	20. JORDAN & BULLOCK TAX MAP # 75-15-1-20 100 ACRES (APX) BARNHART, NEW YORK 10814	30. CARMEL FURNACE, INC. TAX MAP # 75-15-1-30 100 ACRES (APX) BARNHART, NEW YORK 10814



COVER SHEET			
CARGAIN FUNERAL HOMES, INC			
TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK			
DATE: 10/1/14	PROJECT NO: 2014-010	DRAWN BY: JZ	CHECKED BY: JZ
ZARECKI & ASSOCIATES, L.L.C.		11 West 14th Street, 4th Floor New York, NY 10011 (845) 855-3771	
CONSULTING ENGINEERS - LAND SURVEYORS - ARCHITECTS		1 OF 9	



COLD WEATHER CONCRETE NOTES:

IF THE CONCRETE TEMPERATURE FALLS BELOW 32°F AT ANY TIME DURING THE CURING PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIAL MEASURES TO MAINTAIN THE CURING TEMPERATURE. IF THE CONCRETE TEMPERATURE FALLS BELOW 32°F AT ANY TIME DURING THE CURING PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIAL MEASURES TO MAINTAIN THE CURING TEMPERATURE. IF THE CONCRETE TEMPERATURE FALLS BELOW 32°F AT ANY TIME DURING THE CURING PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIAL MEASURES TO MAINTAIN THE CURING TEMPERATURE.

COLD WEATHER CURING REQUIREMENTS		CURING REQUIREMENTS	
DAY 1 AT 4 AM	CONCRETE TEMPERATURE NOT TO FALL BELOW 32°F	CONCRETE TEMPERATURE NOT TO FALL BELOW 32°F	CONCRETE TEMPERATURE NOT TO FALL BELOW 32°F
DAY 2 AT 4 AM	CONCRETE TEMPERATURE NOT TO FALL BELOW 32°F	CONCRETE TEMPERATURE NOT TO FALL BELOW 32°F	CONCRETE TEMPERATURE NOT TO FALL BELOW 32°F
DAY 3 AT 4 AM	CONCRETE TEMPERATURE NOT TO FALL BELOW 32°F	CONCRETE TEMPERATURE NOT TO FALL BELOW 32°F	CONCRETE TEMPERATURE NOT TO FALL BELOW 32°F
DAY 4 AT 4 AM	CONCRETE TEMPERATURE NOT TO FALL BELOW 32°F	CONCRETE TEMPERATURE NOT TO FALL BELOW 32°F	CONCRETE TEMPERATURE NOT TO FALL BELOW 32°F

NOTES:

IF THE CONCRETE TEMPERATURE FALLS BELOW 32°F AT ANY TIME DURING THE CURING PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIAL MEASURES TO MAINTAIN THE CURING TEMPERATURE. IF THE CONCRETE TEMPERATURE FALLS BELOW 32°F AT ANY TIME DURING THE CURING PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIAL MEASURES TO MAINTAIN THE CURING TEMPERATURE. IF THE CONCRETE TEMPERATURE FALLS BELOW 32°F AT ANY TIME DURING THE CURING PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIAL MEASURES TO MAINTAIN THE CURING TEMPERATURE.

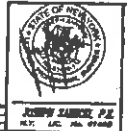
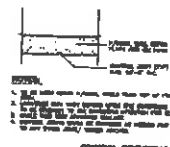
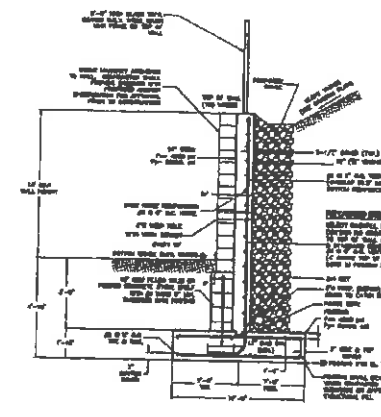
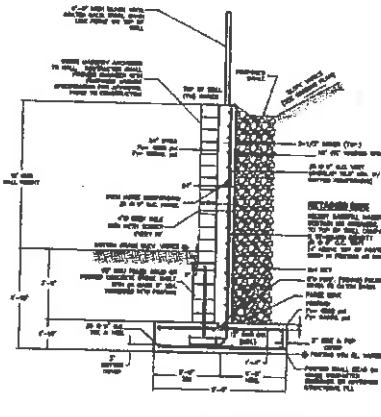
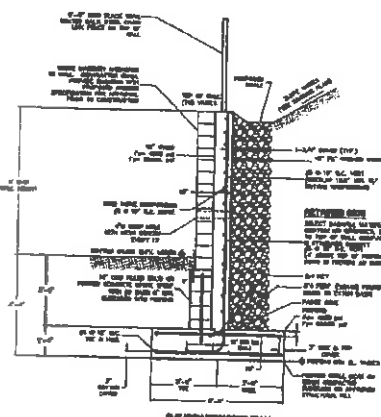
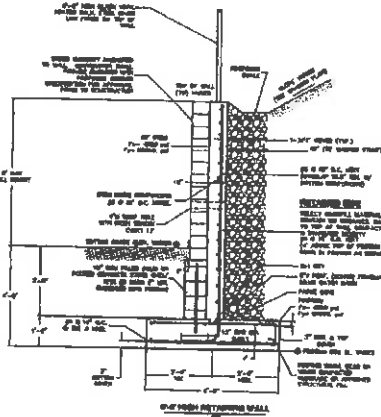
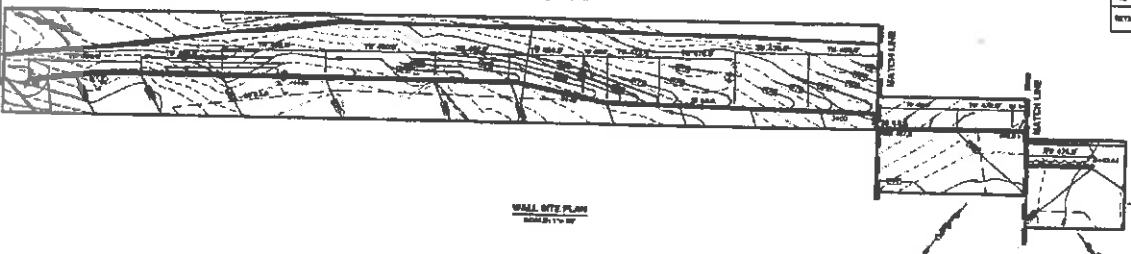
CONCRETE TEMPERATURE REMOVAL REQUIREMENTS		REINFORCEMENT	
ALL FACING	2 DAYS	ALL FACING	2 DAYS
REINFORCEMENT	1 DAY IF 1/2" DIA. OR LARGER, 2 DAYS IF 3/4" DIA. OR LARGER	REINFORCEMENT	1 DAY IF 1/2" DIA. OR LARGER, 2 DAYS IF 3/4" DIA. OR LARGER

NOTE:

FORMS MAY BE REMOVED FROM THE CONCRETE SURFACE IF THE TEMPERATURE DIFFERENCE BETWEEN THE AIR AND THE SURFACE OF THE CONCRETE IS NOT MORE THAN 17°F.

GENERAL FOUNDATION NOTES:

ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.



RETAINING WALL PLAN

CARGAIN FUNERAL HOMES, INC.

FORM OF CARGAIN, FURNACE CEMETERY, NEW YORK

SCALE: AS SHOWN APPROVED BY: *[Signature]* DATE: 10/20/2010 PROJECT NO.: 10000 DRAWN BY: JZ

ZARECKI & ASSOCIATES, L.L.C.
 Consulting Engineers & Architects
 10000 100th Avenue, Suite 100, Forest Hills, NY 11375
 (718) 224-1000

ZARECKI
&
ASSOCIATES, LLC

Engineers • Architects
Surveyors

Joseph Zarecki, PE
Jeffrey Hecker, LS
Curt Johnson, RA

11 West Main St.
Pawling, NY 12564
(845) 855-3771
(845) 855-3772 Fax
Website: zarecki.com
email: info@zarecki.com

Ridgefield, CT
(203) 438-7094
(203) 438-7157 Fax

October 14, 2015

Mr. Harold Gary, Chairman and Members of the Planning Board
Town of Carmel
60 McAlpin Avenue
Mahopac, New York 10541

Re: Cargain Funeral Home - Lot Line Adjustment Fisher/Simone
418 US Route 6
Town of Carmel, Putnam County
Tax Map #: 75.15-1-6 & 75.15-1-8

Dear Chairman Gary and Members of the Planning Board:

This letter is in response to the memorandum dated August 26, 2015 from Mr. Michael G. Carnazza, Director of Code Enforcement regarding his comments on the Lot Line Adjustment for the above referenced project. Please note that our responses to the comments are highlighted in **bold print**.

The following is enclosed for your review:

- Lot Line Realignment, Prepared for Thomas Fisher, Inc. & Joseph E. Simone, dated August 28, 2014; last revised October 14, 2015

Areas of all lots must be in square feet.

Response: All areas of both lots (Fisher and Simone) are now in square feet as requested.

The schedule of district regulations must have all proposed measurements and areas.

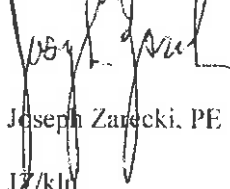
Response: The Schedule of Bulk Requirements now has all the proposed measurements and areas as requested.

A variance is required for rear yard and side yard for the "Simone" lot.

Response: Comment acknowledged.

Please do not hesitate to contact me should you have any further questions or require any additional information.

Sincerely,



Joseph Zarecki, PE

JZ/kll

enc.

cc: Client

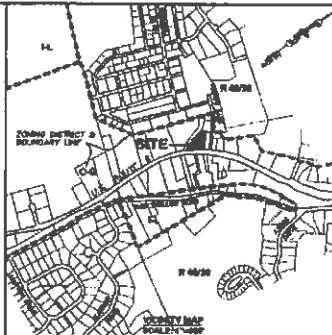
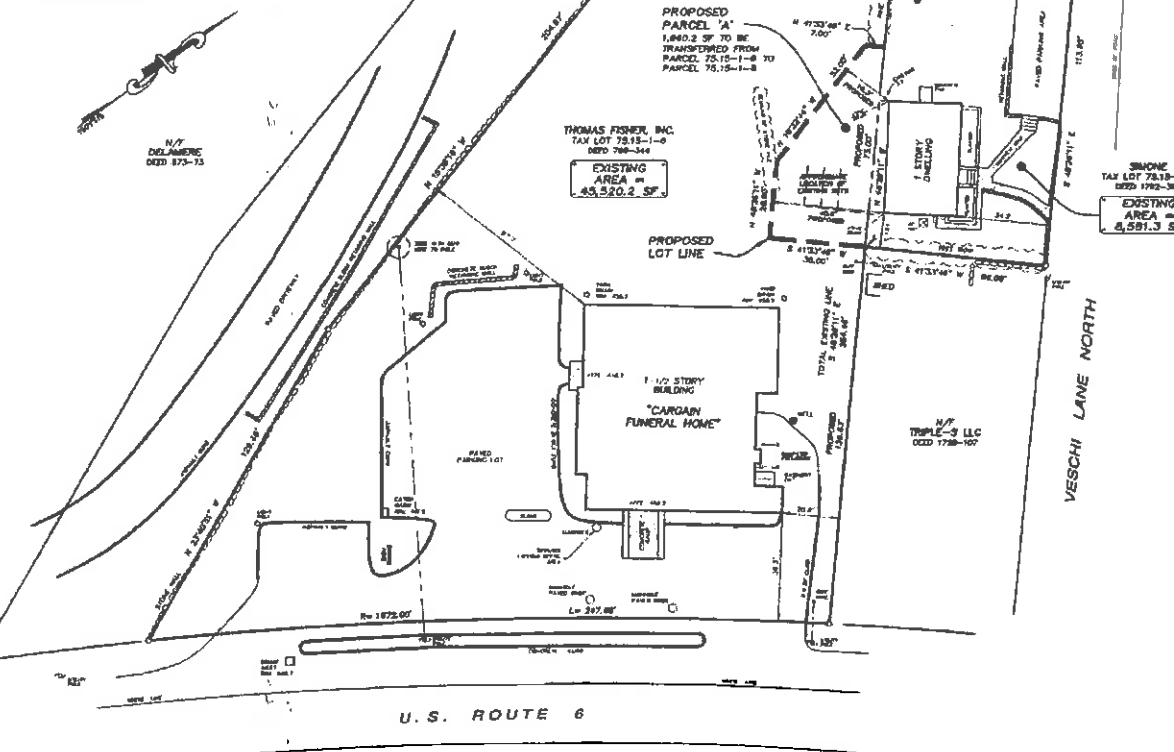
2014.010



AREA SCHEDULE			
TAX LOT 75.15-1-0	TAX LOT 75.15-1-0	TAX LOT 75.15-1-0	TAX LOT 75.15-1-0
EXISTING AREA	4,552.2 SF	EXISTING AREA	4,552.2 SF
PROPOSED AREA	4,552.2 SF	PROPOSED AREA	4,552.2 SF

SCHEDULE OF BULK REQUIREMENTS			
ZONE DD - COMMERCIAL DISTRICT			
ITEM	REQUIRED	PROPOSED	PROPOSED
MINIMUM LOT AREA (SQ. FT.)	1,000	4,552.2	4,552.2
MINIMUM LOT FRONT SETBACK (FEET)	10	10	10
MINIMUM LOT DEPTH SETBACK (FEET)	10	10	10
MINIMUM LOT WIDTH SETBACK (FEET)	10	10	10
MINIMUM LOT AREA (SQ. FT.)	1,000	4,552.2	4,552.2
MINIMUM LOT FRONT SETBACK (FEET)	10	10	10
MINIMUM LOT DEPTH SETBACK (FEET)	10	10	10
MINIMUM LOT WIDTH SETBACK (FEET)	10	10	10
MINIMUM LOT AREA (SQ. FT.)	1,000	4,552.2	4,552.2
MINIMUM LOT FRONT SETBACK (FEET)	10	10	10
MINIMUM LOT DEPTH SETBACK (FEET)	10	10	10
MINIMUM LOT WIDTH SETBACK (FEET)	10	10	10

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT.



PROPERTY OWNERS WITHIN DISTRICT			
1. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	11. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	21. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	31. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF
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6. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	16. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	26. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	36. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF
7. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	17. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	27. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	37. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF
8. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	18. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	28. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	38. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF
9. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	19. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	29. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	39. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF
10. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	20. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	30. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF	40. JAMES J. FISHER, JR. TAX LOT 75.15-1-0 1,040.2 SF 1,040.2 SF 1,040.2 SF

OWNER / APPLICANT:
TAX LOT:
75.15-1-0
THOMAS FISHER, INC.
10 FORDER AVE.
CARMEL, NY 12023

THE UNDERSIGNED OWNER OF THE PROPERTY AND APPLICANT OF THE PROPOSED LOT LINE REALIGNMENT STATE THAT THEY ARE FAMILIAR WITH THE MAP, ITS CONTENTS AND ALL LAWS, RULES AND ORDINANCES AND HEREBY CONSENT TO THE PLAN OF THIS PLAN.

OWNER: _____ DATE: _____

OWNER / APPLICANT:
TAX LOT:
75.15-1-0
JOSEPH E. SIMONE
7 VESCHI LANE NORTH
CARMEL, NY 12023

THE UNDERSIGNED OWNER OF THE PROPERTY AND APPLICANT OF THE PROPOSED LOT LINE REALIGNMENT STATE THAT THEY ARE FAMILIAR WITH THE MAP, ITS CONTENTS AND ALL LAWS, RULES AND ORDINANCES AND HEREBY CONSENT TO THE PLAN OF THIS PLAN.

OWNER: _____ DATE: _____

PUTNAM COUNTY HEALTH DEPARTMENT
"NON-INTERFERENTIAL" AFFIDAVIT OF NO INTERFERENCE

THIS IS TO CERTIFY THAT THE PROPOSED LOT LINE REALIGNMENT IS NOT IN CONFLICT WITH THE HEALTH DEPARTMENT'S REGULATIONS AND ORDINANCES, AND THAT THE PROPOSED LOT LINE REALIGNMENT IS NOT IN CONFLICT WITH THE HEALTH DEPARTMENT'S REGULATIONS AND ORDINANCES.

HEALTH DEPARTMENT: _____ DATE: _____

TOWN OF CARMEL PLANNING BOARD APPROVAL

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF CARMEL, NEW YORK, ON THIS _____ DAY OF _____, 20____.

CHAIRMAN: _____ DATE: _____

NOTES:
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3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT.



LOT LINE REALIGNMENT
PREPARED FOR
THOMAS FISHER, INC. & JOSEPH E. SIMONE
TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

SCALE: 1"=20' PROJECT NO.: 2014-001 DATE: 01/29/2014

ZARECKI & ASSOCIATES, LLC
Civil Engineers - Land Surveyors - Architects

100 Main St., Carmel, NY 12023
607-833-1111
www.zarecki.com

SHEET NO. 1 OF 1

LYNLIL ASSOCIATES

888 Route Six
Mahopac, New York 10541
T: (845) 621-1317 F: (845) 621-2379

October 14, 2015

By: Hand Delivery

Town of Carmel Planning Board
60 McAlpin Ave
Mahopac, NY 10541

Re: Swan Cove a/k/a 628 Route Six Renewal Request

Mr. Chairman,

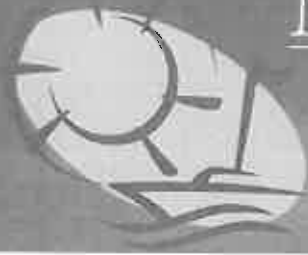
This letter shall serve as a formal request to place the final site plan project for Swan Cove a/k/a 628 Route Six, Tax Map Number 76.5-1-49, on the next agenda for an extension of reapproval. Enclosed is the requisite \$1,000 check for the extension.

Thank you,



Michael A. Barile

MAB/eab
Enc.



MacDonald Marine, Inc.

One Marina Drive

Mahopac NY 10541

Phone: 845-628-2333 Fax: 845-628-6494

MacDonaldMarine@verizon.net

September 22, 2015

Mr. Harold Gary, Chairman
Planning Board, Town of Carmel
Mahopac, N.Y. 10541

Gentlemen:

I would respectfully request
a hearing for a renewal of my
site plan on 681 Union
Valley Road, Mahopac.

Sincerely yours,
MacDonald Marine Inc.
Jim MacFarlane Pres.

Gleneida Realty, Inc

58 Londonderry Lane

Somers, NY 10589

914-715-2370

October 15, 2015

Mr. Harold Gary, Chairman
Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

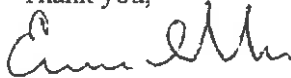
Re: Gleneida Realty, Inc
Hillside Court Project
1819 Route 6
TM #55.06-1-51

Dear Chairman Gary and Members of the Board:

Due to the current economic environment, at this time we have decided not to move ahead and build the above approved project. The current building permit has expired and we would like to have the bond released. I am aware that I will be relinquishing all existing approvals for Hillside Court. Please advise as to how we should move forward and whom else we need to notify.

Thank you again for all your assistance to date.

Thank you,



Enrico DiNardo
Gleneida Realty, Inc.



November 3, 2015

Mr. Harold Gary, Chairman
Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541

Re: Old Forge Estates
Final Subdivision Re-approval
Baldwin Place Road
TM #75.15-1-19 thru 40

Dear Chairman Gary and Members of the Board:

We request the above referenced project be placed on the next available Planning Board agenda for the re-approval of the Final Subdivision.

Please be aware that the applicant has paid the engineering inspection fees for the project. In addition, and at the Town's request, the applicant installed watermain across their property connecting Water District #13 to Water District #10.

Status of Approvals:

1. P.C.H.D. Approval expires on 11/4/15
2. N.Y.C.D.E.P. SWPPP Approval Expires on 9/2/18
3. Town of Carmel ECB Approval Expires on 9/2/16

Sincerely,

PUTNAM ENGINEERING, PLLC

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

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

cc: Applicant

(L01572.oldForgrev.)



PLANNING BOARD
Town of Carmel - Town Hall
Mahopac, NY 10541
(845) 628-1500

REGRADING APPLICATION

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

Date Submitted: 11/5/2015

Tax Map # 53.-1-41

Commercial _____ Residential ☒ Other _____

Name of Applicant: Sabatino Caporale Applicant's Signature: Sabatino Caporale

Applicant's Address: 39 Julia Ct Telephone Number: 845-721-1253

Name of Present Owner if Different from Applicant: Same

Address: _____ Telephone Number: _____

Person who Prepared Map: John Karell, Jr., P.E.

Address: 121 Cushman Road, Patterson, NY 12563 Telephone Number: 845-721-0455

Size of Lot: 1.459 Ac Description of Proposed Work & Purpose: Filling rear
yard w/ clean fill

Refer to Attached Town of Carmel Code for Further Regulations and Requirements.

Amount of Fee Paid: (Up to 5 acres \$300.00)

\$ \$300.-

Over 5 Acres \$300.00 Plus \$40.00 an Acre

\$ _____

JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK, 12563
845-878-7894 FAX 845 878 4939
jack4911@yahoo.com

STORMWATER POLLUTION PREVENTION PLAN
EROSION AND SEDIMENT CONTROL

SAM CAPORALE
39 JULIA COURT
CARMEL (T)

November 2, 2015



I. INTRODUCTION

1.1. Project background

The project site is property located at 39 Julia Court in the Town of Carmel, Putnam County, New York. The property is identified as tax map # 53.-1-41. The property contains an existing house, detached garage and driveway. Plans have been approved by the Town of Carmel for an addition to the house and driveway area. The addition to the house consists of a 4 car garage with 3 bedrooms and a foyer. The property at the rear of the house presently drops off steeply to the woods. The owner wishes to fill the rear of the property to the extent possible to create a more useful, level backyard.

Site Description

The site is 1.459 acres in size. The proposed house addition and related driveway addition is presently under construction. Fill has already been placed at the rear of the property. Additional fill is proposed at the rear to increase the level portion of the rear of the property to the extent possible. This will result in 0.9 acres of total disturbance to include the addition and the regrading.

1.2. SWPPP Overview

It is proposed to gain approval of the fill already in place and to place additional fill at the rear. The purpose of this report is to address Storm Water Pollution Prevention and Management for the proposed grading improvements.

In accordance with Chapter 103 of the Code of the Town of Carmel entitled Stormwater Management and NYSDEC SPDES General Permit for Storm water Discharges from Construction Activities, General Permit GP-0-1 5-002 ,because the proposed disturbance for the project exceeds 5,000 square feet, coverage under the General Permit is required, a Notice of Intent (NOI) must be filed and a stormwater pollution prevention plan is required for this project. No SWPPP approval is required by the NYCDEP as the proposed project is not in the NYCDEP Watershed.

Construction will begin immediately after receiving approval from the Town of Carmel Building Department of a SWPPP in accordance with the provisions of the Town Code.

II. EXISTING SITE CONDITIONS

2.0 General

The existing property contains a single family house and detached garage. The rear of the house is steeply sloped and wooded. This property is Lot # 1 as shown on a map entitled, "Subdivision Plat known as Sigurjonsson Properties" filed in the Putnam County Clerk's Office on July 20, 1987 as Map No. 2246. The lot is located at the end of the Julia Court cul de sac, off Maple Lane, off Barrett Hill Road.

Generally the topography on the site flows from south to north. The site is tributary to the Peekskill Hollow Brook, thence to the Lower Segment of the Hudson River. The subject property is not located in the New York City Watershed.

2.1 Surface Water

No lake, pond, wetland or other surface water exists on this property.

2.2 Soils

2.1.1. Hydrologic Soils/NRCS Web Soils Survey

Soils on the property are classified by the United States Department of Agriculture Soil Conservation Service as Charlton Chatfield Complex, CrC and Chatfield Charlton Complex, CsD, Hydrologic soil group B from the Web Soil Survey. Soil boundaries are shown on the Site Plan.

The pre developed site consists of an existing single family house and woods in good condition.

2.1.2. Site Geotechnical Evaluation

The deep test holes indicated a rock and groundwater at depths greater than 8 feet. Soil percolation tests indicated a percolation rate of 10 minutes per inch.

2.3. Groundwater

Groundwater was not encountered to a depth of 8 feet.

2.4. Natural Resources

Natural resources contained on the site is the woodland area. Most of the woodland will be removed.

2.5. New York State Register of Historic Places Assessment

There are no Historic places on this property.

2.6. Critical Habitat

There are no critical habitats on this property.

2.7. Offsite Drainage

No changes in drainage patterns are proposed. The area behind the house will continue to drain to the existing downgradient woodland. Roof drainage from the structures and the driveway will discharge to the existing stone swale approved in conjunction with the approval and construction of the existing house and proposed addition.

2.8 Pre-construction Drainage Areas

The property drains to the downgradient woodlands to the rear of the house. No changes to pre construction runoff patterns will result from the construction of this project.

2.9 Potential sources of pollution

Potential sources of pollution which may be reasonably expected to affect the quality of stormwater discharges.

- Sediment – all disturbed areas will be stabilized by seeding and mulching of all disturbed areas.

III. Stormwater Management, Treatment and Conveyance

A. Storm water treatment is not required. Management of stormwater from this property will be discharging roof and driveway drainage to the existing stone lined swale along the driveway.

B. Stormwater conveyance for this project consists of sheet flow onto adjacent lawn areas and piping to the existing stone lined swale.

IV. Stormwater Management

Treatment of stormwater is not required.

V. Erosion and Sediment Control

A. Temporary Erosion and Sediment Control Measures

1. Temporary erosion and sediment control measures in the design of this project are silt fence. The driveway will be provided with a stabilized construction entrance. The contractor will be responsible for daily sediment cleanup on the driveway, if any. Silt fence are proposed to be installed along the downslope of all areas of disturbance as shown on the site plan, or as determined to be necessary during construction.

2. Runoff will be controlled within the project area. Bare soil areas, disturbed areas, will be seeded and mulched to control possible erosion and slow the velocity of runoff. Such activities shall be initiated by the end of the next business day and completed within 7 days from the date the current soil disturbance activity ceased.

3. Initial grading shall take place to install the sediment control measures. Soil stockpiles shall be stabilized away from any drainage structures or natural drainage paths. Once final grading has been achieved in any area that area shall be seeded and mulched and not redisturbed again.

4. Soil stockpiles must be protected with seeding and/or mulching as soon as possible but no longer than 7 days after ceasing activity. (see item # 2 above)
5. Measures must be in place prior to disturbance of a particular area in order to prevent sediment from traveling off site. This is accomplished on this site by the proper installation of silt fence.
6. Dust shall be controlled to keep the amount of particles/sediment generation by construction activity to a minimum. This will be accomplished by seeding and mulching of disturbed areas and wetting areas prone to airborne dust.
7. All temporary and permanent sediment and erosion control measures must be checked on a weekly basis for functionality and stability. This includes the silt fencing and the stabilized construction entrance. Any bare spots in areas previously seeded will be reseeded and remulched as soon as necessary. In areas where soil erosion and sedimentation is found to be a problem and measures are not in place, appropriate measures must be installed as required by the supervising engineer.
8. Final grading shall match approximately the cut and fill lines as shown on the plans. This must be accomplished within 7 days of the end of the construction activity unless otherwise specified under the Town or DEC permits. (see item # 2 above)
9. Temporary measures shall not be removed until all disturbed areas protected by such measures are fully and properly stabilized.
10. Permanent non structural measures to remain in place are re-established areas of grass and landscaping within the non impervious areas.
11. Pollution prevention measures that will be utilized to prevent construction debris from becoming a pollutant source include:
 - ...Litter control – refuse containers will be provided on the site for the deposition of any debris. The contractor shall police the site at the end of each day, collect litter and deposit litter in the refuse containers.
 - ...Construction chemicals – all construction chemicals including but not limited to equipment fuels and oils and cleaning solvents shall be stored in appropriate containers and within a locked facility overnight.

Any spills of construction chemicals will be immediately cleaned up in accordance with appropriate procedures.

Any significant spill will be immediately reported to the NYSDEC pursuant to State Regulations, procedures and requirements.

...Construction debris will be collected and placed in roll off containers and disposed off site in at an appropriate disposal facility. (Part III.B.1.j)

B. Permanent Erosion Control Measures

1. Permanent erosion control measures employed in the design of the project include stabilization of all disturbed areas with grass.

VI. Inspection & Maintenance of Stormwater and Erosion Control Measures

A. Inspection and Reporting Requirements

All erosion control measures are to be inspected weekly. In the case of a rain event, measures must be checked immediately after. Inspections shall be made by a qualified professional and reports will be kept on site in a dedicated mailbox labeled, "Stormwater Documents".

B. Responsibilities

The project contractor and/or subcontractors shall be responsible to install, construct, repair, replace, inspect and maintain the temporary erosion and sediment control practices included in the SWPPP. The project contractor/subcontractor shall be responsible for constructing the post construction storm water management practices included in the SWPPP. Such measures will be maintained by the project contractor/subcontractor during the entire construction period.

Permanent measures will be maintained by the owner of the property.
(Part III.A.6) (Part IV)

Developer:

Samuel Caporale
39 Julia Court
Mahopac, New York, 10541

Owner/ Applicant
Same as developer

The *owner or operator* shall have each of the contractors and subcontractors identify at least one person from their company that will be responsible for implementation of the SWPPP. This person shall be known as the *trained contractor*. The *owner or operator* shall ensure that at least one *trained contractor* is on site on a daily basis when soil disturbance activities are being performed.

The *owner or operator* shall have each of the contractors and subcontractors identified above sign a copy of the following certification statement below before they commence any *construction activity*:

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the *qualified inspector* during a site inspection. I also understand that the *owner or operator* must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for storm water discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings. "

In addition to providing the certification statement above, the certification page must also identify the specific elements of the SWPPP that each contractor and subcontractor will be responsible for and include the name and title of the person providing the signature; the name and title of the *trained contractor* responsible for SWPPP implementation; the name, address and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification statement is signed.

The *owner or operator* shall attach the certification statement(s) to the copy of the SWPPP that is maintained at the construction site. If new or additional contractors are hired to implement measures identified in the SWPPP after construction has commenced, they must also sign the certification statement and provide the information listed above.

C. Temporary Measures

1. Construction Entrance(s)

The construction entrances shall be maintained in a condition which will prevent tracking or flowing of sediment onto the public right of way. This will require, sweeping and washing the driveway surfaces, periodic top dressing with addition stone or additional length as conditions demand based on daily inspections and repair and/or clean out of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights of way must be immediately removed.

2. Silt Fence

Silt fence is proposed down gradient from all disturbed areas proposed on the site. Silt fence is used to collect the transported sediment load due to runoff and to slow said runoff, in an effort to prevent erosion. The silt fence is a temporary barrier of geotextile fabric supported by fence posts at a 10 foot maximum interval.

Sediments shall be removed from behind the fence when it becomes 0.5 feet deep at the fence. It should also be inspected regularly, at least once a week and repaired as needed to maintain a barrier.

D. Permanent Measures

1. Permanent vegetation

All grassed areas shall be maintained to provide a vegetative cover to hold soils in place.

VII. General Requirements for Owners or Operators with Permit Coverage

A. The *owner or operator* shall maintain a copy of the General Permit (GP-0-15-002), NOI, *NOI Acknowledgment Letter*, SWPPP, MS4 SWPPP Acceptance form and inspection reports at the construction site until all disturbed areas have achieved *final stabilization* and the NOT has been submitted to the Department.

The documents must be maintained in a secure location, such as a job trailer, on-site construction office, or mailbox with lock. The secure location must be accessible during normal business hours to an individual performing a compliance inspection. (Part II.B.C.2)

B. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4*, the *owner or operator* shall notify the *MS4* in writing of any planned amendments or modifications to the post-construction stormwater management practice component of the SWPPP required by Part III.A. 4. and 5. of this permit. Unless otherwise notified by the *MS4*, the *owner or operator* shall have the SWPPP amendments or modifications reviewed and accepted by the *MS4* prior to commencing construction of the post-construction stormwater management practice. (Part II.C.5)

C. For *construction activities* that are subject to the requirements of a *regulated, traditional land use control MS4* and meet subdivision 2a. or 2b. of this Part, the *owner or operator* shall also have the *MS4* sign the "MS4 Acceptance" statement on the NOT. The *owner or operator* shall have the principal executive officer, ranking elected official, or duly authorized representative from the *regulated, traditional land use control MS4*, sign the "MS4 Acceptance"

statement. The MS4 official, by signing this statement, has determined that it is acceptable for the *owner or operator* to submit the NOT in accordance with the requirements of this Part. The MS4 can make this determination by performing a final site inspection themselves or by accepting the *qualified inspector's* final site inspection certification(s) required in Part V.3. (Part V.A.4)

D. In accordance with the requirements of the Town of Carmel Town Code, within 10 days after the installation of all erosion control plan measures, the applicant shall submit to the Building Inspector a letter from the qualified professional who designed the plan for Sam Caporale stating that all erosion control measures have been constructed and installed in compliance with the approved plans.

E. Various certifications are required to be completed as follows:

1. SWPPP Modification Summary Sheet
2. SWPPP Preparer Certification
3. Contractor and Sub-contractor Certification

These documents are appended to this SWPPP.

VIII. Conclusions

In conclusion, the proposed project shall not result in any negative impact to existing hydrologic condition at the vicinity of the property and proposed storm water management practices conforms to NYSDEC Storm water Management Design Manual and GP-0-15-002. In addition, the design of all storm water management practices meets the requirements of the Town of Carmel.

CAPORALE STORMWATER POLLUTION PREVENTION PLAN SEQUENCE OF CONSTRUCTION

The following are sequence and methods of construction for the regrading of property owned by Samuel Caporale, 39 Julia Court, Carmel (T), Putnam County, New York. Erosion and sediment control measures are incorporated into the construction program. Construction of this project will be in one phase.

Proposed erosion and sediment control methods are found on the Site Plan. The erosion controls are designed in accordance with the State of New York, "Guidelines for Urban Erosion and Sediment Control". The project is expected to start in the Fall of 2015 and continue over a 6 month period.

A. General Construction Notes

1. The site shall be disturbed only when and where necessary. Only the smallest practical area of land shall be exposed at any one time during development. When land is exposed, the exposure shall be kept to the shortest practical period of time by immediate stabilization per the stabilization notes, unless specified otherwise. All disturbed areas that are seeded with appropriate seed mixture and procedure are considered stabilized when 80% of the vegetation is achieved.
2. Where ever feasible, natural vegetation shall be retained and protected.
3. The contractor shall inspect all erosion and sediment control devices during all storm events, prior to weekends and prior to all forecasted storm events.
4. The Contractor shall grade and provide stabilization of newly graded and disturbed areas per item 6 of this sequence.

B. Construction Sequence

1. Install all erosion control measures.
2. Perform site regrading
3. Topsoil, seed and mulch all disturbed areas in accordance with the stabilization notes.
4. Remove all temporary erosion control measures. Restore/backfill to final grade and provide stabilization is necessary.
5. Contractor to perform final site clean up and dispose of all debris properly.

6. STABILIZATION NOTES

- A. Grade to finished slopes
- B. Soils shall be scarified.
- C. Topsoil with not less than four inches of suitable topsoil material
- D. Seed as follows:

Spring/Fall Planting: Tall fescue	100
Kobe Gespedza	10
Bahi Grass	25
Rye Grass	40

Temporary Summer Planting

German Millet	40
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All above units in lbs/sc

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Sam Caporale							
Name of Action or Project: Regrading Plan							
Project Location (describe, and attach a location map): 39 Julia Court, Mahopac, New York, 10541							
Brief Description of Proposed Action: Regrading of the property at the rear of the house to provide a level yard.							
Name of Applicant or Sponsor: Sam Caporale		Telephone: 914-879-1531					
		E-Mail: samcaporale@gmail.com					
Address: 39 Julia Court							
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: NYSDEC Stormwater			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? 1.4 acres b. Total acreage to be physically disturbed? 0.9 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.4 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

Page 2 of 4

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: Sam Corporale Date: November 4, 2015 Signature: <u><i>Sam Corporale</i></u>		

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

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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

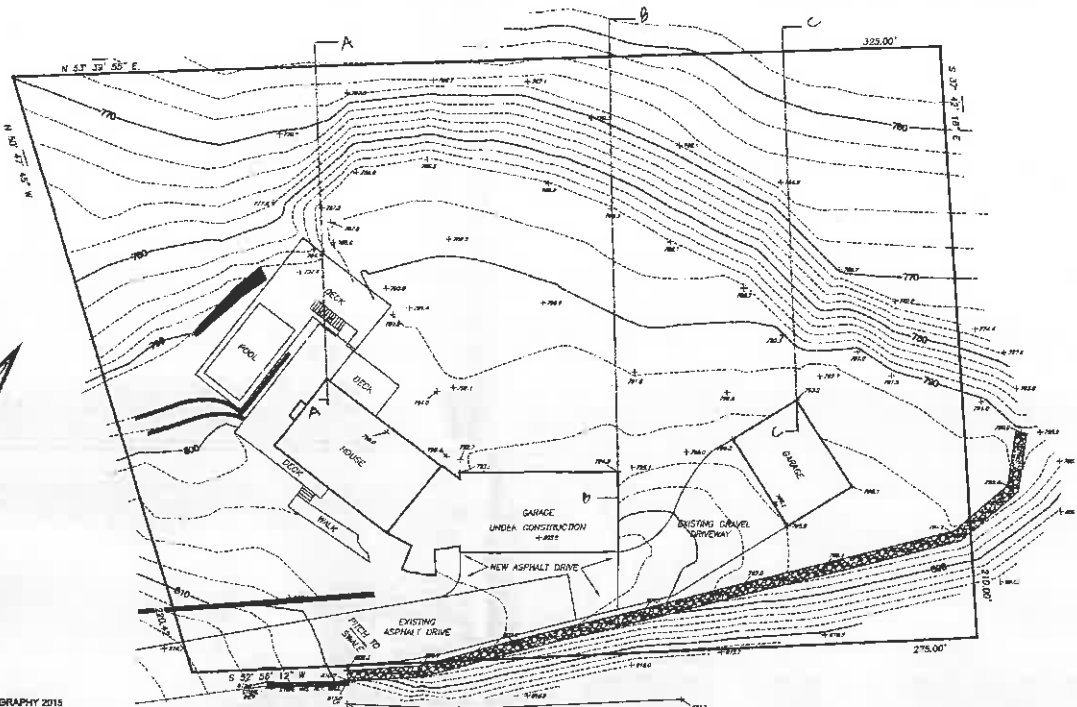
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant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

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

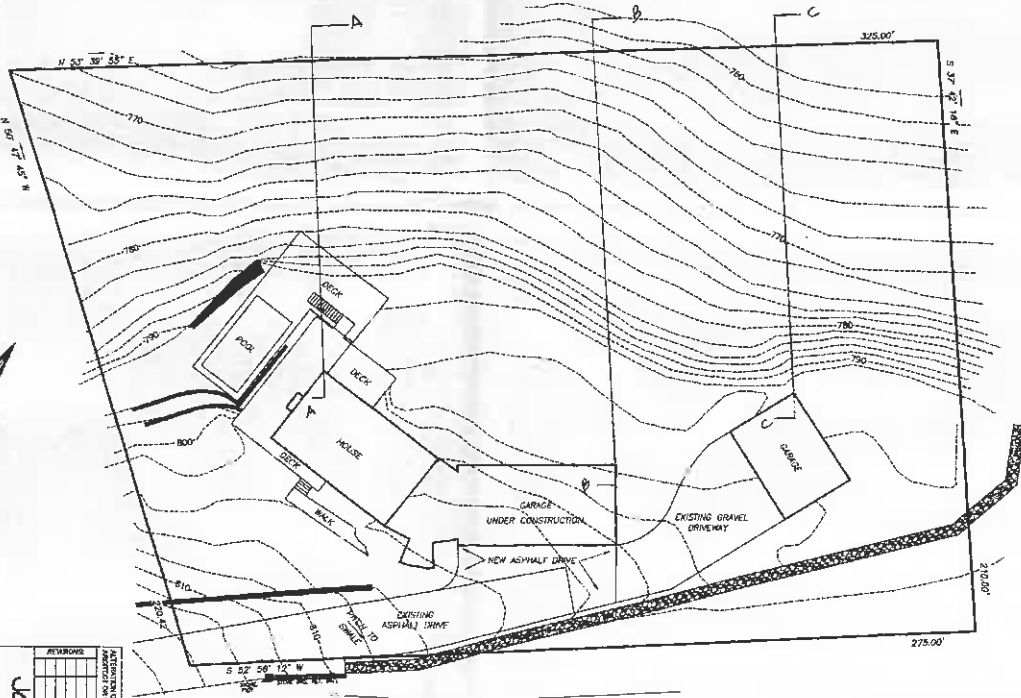
PRINT



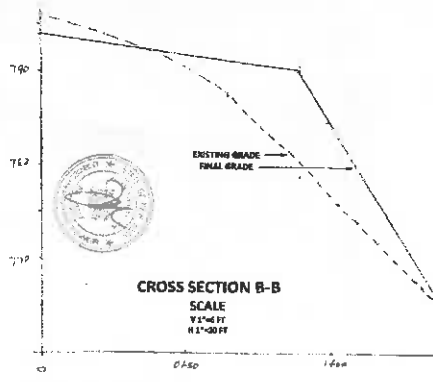
EXISTING CONDITIONS TOPOGRAPHY 2015
1" = 20'



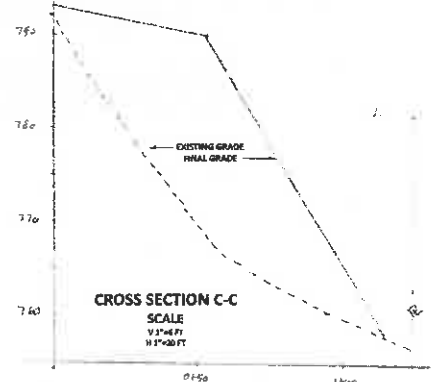
EXISTING CONDITIONS TOPOGRAPHY 2014
1" = 20'



CROSS SECTION B-B
SCALE
V 1" = 4' FT
H 1" = 20' FT



CROSS SECTION C-C
SCALE
V 1" = 4' FT
H 1" = 20' FT



JOHN KAREL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK

SAN CARPINE
38 JULIA COURT
TOWN OF CARNEGIE

SECTION 93 BLOCK 1 LOT 41

PREVIOUS TOPOGRAPHY

SCALE
1" = 20'

DATED:
02.28.2015

CHECKED:
T-1

LATEST
REVISION:

SHEET NO.

1-1