

HAROLD GARY  
*Chairman*

CRAIG PAEPRER  
*Vice-Chair*

**BOARD MEMBERS**  
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](http://www.ci.carmel.ny.us)

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

RICHARD FRANZETTI, P.E.  
*Town Engineer*

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

**PLANNING BOARD AGENDA**  
**JANUARY 27, 2016 – 7:00 P.M.**

**MEETING ROOM #2**

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

**PUBLIC HEARING**

- |   |               |          |          |                     |
|---|---------------|----------|----------|---------------------|
| 1. Itzla Subdivision – 9 Mechanic St, Carmel                                    | 55.14-1-6     | 01/27/16 | 01/18/16 | 2 Lot Subdivision   |
| 2. Cargain Funeral Home – 418 Route 6   | 75.15-1-6     | 01/27/16 | 10/12/15 | Amended Site Plan   |
| 3. Thomas Fisher, Inc. & Joseph E. Simone -<br>418 Route 6 & 7 Veshi Lane North | 75.15-1-6 & 8 | 01/27/16 | 01/04/16 | Lot Line Adjustment |

**RESOLUTION**

- |  |           |          |          |           |
|--|-----------|----------|----------|-----------|
| 4. PCSB/Mahopac Branch – Lot 1 - 150 Route 6 | 86.11-1-1 | 01/13/16 | 12/30/15 | Site Plan |
| 5. Route 6 Retail – Lot 2 - 150 Route 6      | 86.11-1-1 | 01/13/16 | 12/30/15 | Site Plan |

**SITE PLAN**

- |  |            |  |          |                   |
|--|------------|--|----------|-------------------|
| 6. New York SMSA Limited Partnership -<br>d/b/a Verizon Wireless – 361 Route 6 | 75.19-1-12 |  | 12/10/15 | Amended Site Plan |
|--|------------|--|----------|-------------------|

**MISC.**

- |  |            |  |          |  |
|--|------------|--|----------|--|
| 7. Wixon Pond Estates – 243 Wixon Pond Road  | 53.20-1-19 |  | 01/11/16 | Extension of Preliminary<br>Subdivision Approval |
| 8. The Hamlet at Carmel (Formerly Putnam<br>Community Foundation) – Stoneleigh Ave | 66.-2-58   |  | 9/17/15  | Re-Approval of Final Site Plan<br>Approval       |
| 9. Minutes – 01/13/16  |            |  |          |  |



January 19, 2016

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

Re: Itzla Final Subdivision  
9 Mechanic Street  
TM #55.14-1-6

Dear Chairman Gary:

Attached is the Final Subdivision Plan prepared for Mr. Itzla's public hearing.

Sincerely,

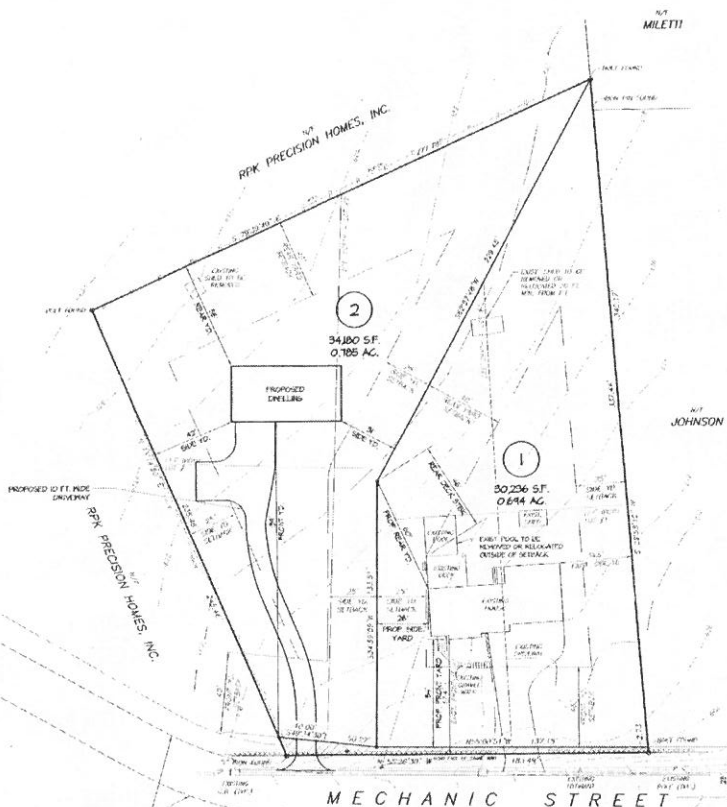
PUTNAM ENGINEERING, PLLC

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

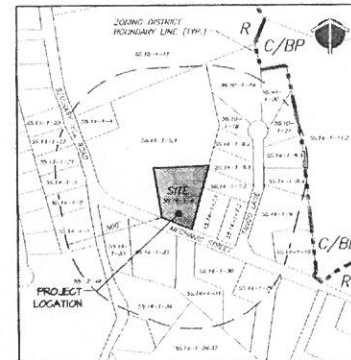
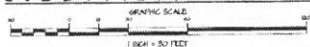
Paul M. Lynch, P.E.

PML/tal  
Enclosure

(L01606)



# SUBDIVISION PLAN



LOCATION MAP  
SCALE: 1" = 500'

## ADJOINERS:

TAX MAP #	OWNER	TAX MAP #	OWNER
50-0-40	LITTLE FORD HANCOCK HILLS	50-0-40-1	JOHNSON
50-0-41	LIBERTY HANCOCK HILLS	50-0-40-2	JOHNSON
50-0-42	LIBERTY HANCOCK HILLS	50-0-40-3	JOHNSON
50-0-43	LIBERTY HANCOCK HILLS	50-0-40-4	JOHNSON
50-0-44	LIBERTY HANCOCK HILLS	50-0-40-5	JOHNSON
50-0-45	LIBERTY HANCOCK HILLS	50-0-40-6	JOHNSON
50-0-46	LIBERTY HANCOCK HILLS	50-0-40-7	JOHNSON
50-0-47	LIBERTY HANCOCK HILLS	50-0-40-8	JOHNSON
50-0-48	LIBERTY HANCOCK HILLS	50-0-40-9	JOHNSON
50-0-49	LIBERTY HANCOCK HILLS	50-0-40-10	JOHNSON
50-0-50	LIBERTY HANCOCK HILLS	50-0-40-11	JOHNSON
50-0-51	LIBERTY HANCOCK HILLS	50-0-40-12	JOHNSON
50-0-52	LIBERTY HANCOCK HILLS	50-0-40-13	JOHNSON
50-0-53	LIBERTY HANCOCK HILLS	50-0-40-14	JOHNSON
50-0-54	LIBERTY HANCOCK HILLS	50-0-40-15	JOHNSON
50-0-55	LIBERTY HANCOCK HILLS	50-0-40-16	JOHNSON
50-0-56	LIBERTY HANCOCK HILLS	50-0-40-17	JOHNSON
50-0-57	LIBERTY HANCOCK HILLS	50-0-40-18	JOHNSON
50-0-58	LIBERTY HANCOCK HILLS	50-0-40-19	JOHNSON
50-0-59	LIBERTY HANCOCK HILLS	50-0-40-20	JOHNSON
50-0-60	LIBERTY HANCOCK HILLS	50-0-40-21	JOHNSON
50-0-61	LIBERTY HANCOCK HILLS	50-0-40-22	JOHNSON
50-0-62	LIBERTY HANCOCK HILLS	50-0-40-23	JOHNSON
50-0-63	LIBERTY HANCOCK HILLS	50-0-40-24	JOHNSON
50-0-64	LIBERTY HANCOCK HILLS	50-0-40-25	JOHNSON
50-0-65	LIBERTY HANCOCK HILLS	50-0-40-26	JOHNSON
50-0-66	LIBERTY HANCOCK HILLS	50-0-40-27	JOHNSON
50-0-67	LIBERTY HANCOCK HILLS	50-0-40-28	JOHNSON
50-0-68	LIBERTY HANCOCK HILLS	50-0-40-29	JOHNSON
50-0-69	LIBERTY HANCOCK HILLS	50-0-40-30	JOHNSON
50-0-70	LIBERTY HANCOCK HILLS	50-0-40-31	JOHNSON
50-0-71	LIBERTY HANCOCK HILLS	50-0-40-32	JOHNSON
50-0-72	LIBERTY HANCOCK HILLS	50-0-40-33	JOHNSON
50-0-73	LIBERTY HANCOCK HILLS	50-0-40-34	JOHNSON
50-0-74	LIBERTY HANCOCK HILLS	50-0-40-35	JOHNSON
50-0-75	LIBERTY HANCOCK HILLS	50-0-40-36	JOHNSON
50-0-76	LIBERTY HANCOCK HILLS	50-0-40-37	JOHNSON
50-0-77	LIBERTY HANCOCK HILLS	50-0-40-38	JOHNSON
50-0-78	LIBERTY HANCOCK HILLS	50-0-40-39	JOHNSON
50-0-79	LIBERTY HANCOCK HILLS	50-0-40-40	JOHNSON
50-0-80	LIBERTY HANCOCK HILLS	50-0-40-41	JOHNSON
50-0-81	LIBERTY HANCOCK HILLS	50-0-40-42	JOHNSON
50-0-82	LIBERTY HANCOCK HILLS	50-0-40-43	JOHNSON
50-0-83	LIBERTY HANCOCK HILLS	50-0-40-44	JOHNSON
50-0-84	LIBERTY HANCOCK HILLS	50-0-40-45	JOHNSON
50-0-85	LIBERTY HANCOCK HILLS	50-0-40-46	JOHNSON
50-0-86	LIBERTY HANCOCK HILLS	50-0-40-47	JOHNSON
50-0-87	LIBERTY HANCOCK HILLS	50-0-40-48	JOHNSON
50-0-88	LIBERTY HANCOCK HILLS	50-0-40-49	JOHNSON
50-0-89	LIBERTY HANCOCK HILLS	50-0-40-50	JOHNSON
50-0-90	LIBERTY HANCOCK HILLS	50-0-40-51	JOHNSON
50-0-91	LIBERTY HANCOCK HILLS	50-0-40-52	JOHNSON
50-0-92	LIBERTY HANCOCK HILLS	50-0-40-53	JOHNSON
50-0-93	LIBERTY HANCOCK HILLS	50-0-40-54	JOHNSON
50-0-94	LIBERTY HANCOCK HILLS	50-0-40-55	JOHNSON
50-0-95	LIBERTY HANCOCK HILLS	50-0-40-56	JOHNSON
50-0-96	LIBERTY HANCOCK HILLS	50-0-40-57	JOHNSON
50-0-97	LIBERTY HANCOCK HILLS	50-0-40-58	JOHNSON
50-0-98	LIBERTY HANCOCK HILLS	50-0-40-59	JOHNSON
50-0-99	LIBERTY HANCOCK HILLS	50-0-40-60	JOHNSON

## ZONING SCHEDULE

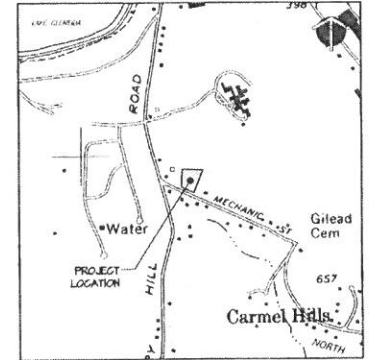
R - RESIDENTIAL	REQUIRED	LOT 1	LOT 2
MIN. LOT DIMENSIONS			
MIN. AREA (SQ. FT.)	120,000	50,236 *	34,480 *
MIN. WIDTH (FT.)	200	121'	105'
MIN. DEPTH (FT.)	200	200	236
MIN. YARD DIMENSIONS			
FRONT (FT.)	40	54	54
SIDE (FT.)	25	24	24
REAR (FT.)	40	80	50
MAX. HEIGHT OF BUILDING (FT.)	35	35	35
MAX. LOT COVERAGE (%)	35	45	45
MIN. ROAD FRONTAGE (FT.)	100	1314	5021'

\* VARIANCES GRANTED OCTOBER 25, 2014 BY THE TOWN OF CARMEL ZONING BOARD OF APPEALS FOR THE FOLLOWING:

CODE REQUIRES	WELL EXIST	VARIANCE GRANTED
LOT 1 AREA - 120,000 SF	50,236 SF	69,764 SF
LOT 2 AREA - 120,000 SF	34,480 SF	85,520 SF
LOT 1 FRONT - 200 FT	121 FT	75 FT
LOT 2 FRONT - 200 FT	89 FT	81 FT
LOT 2 REAR - 400 FT	50,236 FT	46,764 FT

## TABLE OF AREAS:

LOT #1	0.694 AC
LOT #2	0.785 AC
TOTAL SITE AREA	1.479 AC



AREA MAP  
SCALE: 1" = 800'

## SUBDIVISION PLAN NOTES:

- BOUNDARY INFORMATION TAKEN FROM A PLAN DOTTED "SPLIT SUBDIVISION PLAN" PREPARED FOR PAUL AND ELIZABETH ITZLA DATED SEPTEMBER 1, 2007 AS PREPARED BY PUTNAM ENGINEERING.
- TOPOGRAPHIC INFORMATION TAKEN FROM "FINAL SUBDIVISION PLAN" PREPARED FOR RPK PRECISION HOMES, INC. PREPARED BY PUTNAM ENGINEERING AND AS-BUILT DRAWINGS FOR CARMEL SEWER DISTRICT #2. TWO FOOT CORRELATION INTERVAL.
- OWNER/APPLICANT: PAUL ITZLA, 4 MECHANIC STREET, CARMEL, NY 12023
- SITE DATA: TAX MAP 15A, BLOCK 1, LOT 6. LOT AREA = 1.479 AC (66,917 SQ. FT.). NUMBER OF PROPOSED LOTS = 2
- ZONING DISTRICT: RESIDENTIAL
- PROPOSED LOT #1 TO BE SERVED BY COMMUNITY WATER AND SEWER. PROPOSED SEWER SERVICE TO BE PROVIDED BY A CONNECTION TO CARMEL SEWER DISTRICT #2. PROPOSED WATER SERVICE TO BE PROVIDED BY A CONNECTION TO CARMEL WATER DISTRICT #2.
- ALL PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND AND IN CONFORMANCE WITH UTILITY COMPANY AND TOWN REQUIREMENTS.
- THERE ARE NO AREAS PROPOSED TO BE RESERVED FOR RECREATION / OPEN SPACE.
- NO CHANGES ARE PROPOSED FOR THE EXISTING HOME AND DRIVEWAY SHOWN ON LOT #1, WITH THE EXCEPTION OF RELOCATING THE EXISTING POOL AND DECK.

## OWNER/APPLICANT APPROVAL

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

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

## PLANNING BOARD APPROVAL

APPROVAL HEREBY GRANTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

IF BUILDING PERMIT IS NOT ISSUED WITHIN 12 MONTHS FROM THE ABOVE DATE, THE APPROVAL BECOMES NULL AND VOID.

TOWN OF CARMEL PLANNING BOARD

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**PUTNAM ENGINEERING, LLC**  
ENGINEERS - ARCHITECTS

4 OLD ROUTE 6, BREMSTER, NEW YORK 10509  
(845) 274-6784 FAX (845) 274-6784  
PUTNAM ENGINEERING, LLC 2014

REVISIONS	NO.	DATE	DESCRIPTION	BY	DATE
1	01/14/14	01/14/14	ISSUED FOR PERMIT	PUTNAM	01/14/14
2	01/14/14	01/14/14	ISSUED FOR PERMIT	PUTNAM	01/14/14
3	01/14/14	01/14/14	ISSUED FOR PERMIT	PUTNAM	01/14/14
4	01/14/14	01/14/14	ISSUED FOR PERMIT	PUTNAM	01/14/14
5	01/14/14	01/14/14	ISSUED FOR PERMIT	PUTNAM	01/14/14
6	01/14/14	01/14/14	ISSUED FOR PERMIT	PUTNAM	01/14/14
7	01/14/14	01/14/14	ISSUED FOR PERMIT	PUTNAM	01/14/14
8	01/14/14	01/14/14	ISSUED FOR PERMIT	PUTNAM	01/14/14
9	01/14/14	01/14/14	ISSUED FOR PERMIT	PUTNAM	01/14/14
10	01/14/14	01/14/14	ISSUED FOR PERMIT	PUTNAM	01/14/14

RESIDENTIAL SUBDIVISION PREPARED FOR:  
**ITZLA SUBDIVISION**  
4 MECHANIC STREET  
TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK  
TAX MAP NO. 15A, BLOCK 1, LOT 6

DATE: 24 APRIL 2014  
PREPARED BY: PUTNAM  
DESIGNED BY: PUTNAM  
CHECKED BY: PUTNAM  
APPROVED BY: PUTNAM

FINAL SUBDIVISION PLAN  
C-110  
SHEET 1 OF 5

LESLIE J. SNYDER  
ROBERT D. GAUDIOSO

LAW OFFICES OF  
**SNYDER & SNYDER, LLP**

94 WHITE PLAINS ROAD  
TARRYTOWN, NEW YORK 10591

(914) 333-0700

FAX (914) 333-0743

DAVID L. SNYDER  
(1956-2012)

WRITER'S E-MAIL ADDRESS

eteyber@snyderlaw.net

WESTCHESTER OFFICE

January 19, 2016

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 Building Located at 361 Route 6, Mahopac (Town of Carmel), NY

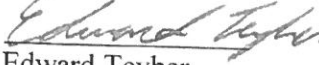
Honorable Chairman Harold Gary  
and Members of the Planning Board:

As you recall, we are the attorneys for New York SMSA Limited Partnership d/b/a Verizon Wireless ("Verizon Wireless") in connection with its request for site plan approval to locate a public utility wireless communications facility ("Facility") on the building at the above referenced property ("Property"). Pursuant to the comments received at the January 13, 2016 Planning Board meeting, enclosed please find Ten (10) copies of Sheet Z01 of the Site Plan, revised to include the applicable parking requirements for the Facility at the Property.

As shown on the plans submitted herewith, it is respectfully submitted that a variance for parking is not required, as Verizon Wireless proposes to legalize two (2) of the existing parking spaces at the Property for its Facility.

Thank you for your assistance, and we look forward to discussing this matter at the Planning Board's January 27, 2016 meeting. If you have any questions or require any additional documentation, please do not hesitate to contact me at 914-333-0700.

Respectfully submitted,  
Snyder & Snyder, LLP

By:   
Edward Teyber

Enclosures

cc: Verizon Wireless

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A GREENBERG DESIGN GROUP

TWO MUSCOOT ROAD NORTH  
MAHOPAC, NY 10541  
P 845-628-6613  
F 845-628-2807 e-mail: joel.greenberg@arch-visions.com

January 4, 2016

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

Re; Wixon Pond Estates  
Wixon Pond Road  
T.M. # 53.20-1-19

Dear Mr. Gary and Members of the Board,

On behalf of my client, I respectfully request a six month extension of our preliminary approval. After many years, the project has finally been approved by the NYC-DEP. Our next step is to get Putnam County Health Department approval.

Thanking you in advance for your interest and cooperation in this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

  
Joel Greenberg, AIA



SCHEDULE OF PROPOSED S.T.S. IMPROVEMENTS									
NO.	DESCRIPTION	DATE	BY	REVISION	DATE	BY	REVISION	DATE	BY
1	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
2	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
3	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
4	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
5	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
6	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
7	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
8	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
9	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
10	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
11	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
12	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
13	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
14	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
15	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
16	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
17	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
18	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
19	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W
20	1" DIA. 10' DEEP WELLS	10/1/07	W	1	10/1/07	W	1	10/1/07	W

#### POND REALTY SUBDIVISION GENERAL NOTES:

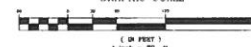
- THE PUTNAM COUNTY DEPARTMENT OF HEALTH requires a CONSTRUCTION PERMIT APPLICATION BE SUBMITTED FOR APPROVAL FOR EACH INDIVIDUAL BUSINESS BEFORE ANY CONSTRUCTION BEGINS PRIOR TO THE BEGINNING OF REGULAR BUSINESS BY THE LOCAL JURISDICTION.
- ALL INDIVIDUAL WATER SUPPLIES SHALL BE DRILLED WELLS.
- ALL DRILLED WELLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE HEALTH DEPARTMENT VENTILATION APPROVAL, STANDARDS FOR WATER WELLS.
- ALL WELLS SHALL BE LAMP TESTED FOR A MINIMUM OF 4 HOURS AND HAVE A MINIMUM YIELD OF 5 GALLONS PER MINUTE.
- THE PUTNAM COUNTY DEPARTMENT OF HEALTH APPROVAL IS BASED ON LOCATION OF WELLS, MINIMUM AND DEEPEST LOCATIONS BEING MAINTAINED AS SHOWN, ALL MODIFICATIONS TO HAVE FROM PUTNAM COUNTY DEPARTMENT OF HEALTH APPROVAL.
- UNLIMITED NOTIFICATIONS MADE TO THIS DRAWING AFTER THE DATE OF PUTNAM COUNTY DEPARTMENT OF HEALTH APPROVAL, OR ANY MODIFICATION THEREOF, SHALL BE SUBJECT TO THE APPROVAL OF THE PUTNAM COUNTY DEPARTMENT OF HEALTH.
- NO OUT OF PLANT BE ALLOWED IN THE AREA, EXCEPT IF APPROVED BY THE APPROVED PLAN.
- ALL STORM WELLS SHALL BE LOCATED WITHIN THE AREA, AND SHALL BE REMOVED TO THEIR ENTIRE DEPTH AND THE REMOVED SHALL BE REPLACED WITHIN 30 DAYS.
- PERFORMANCE OF SITE TO BE MAINTAINED WITH A FULL COPY OF THIS PLAN AS APPROVED BY THE PUTNAM COUNTY DEPARTMENT OF HEALTH TOGETHER WITH A COPY OF THE CERTIFICATE OF APPROVAL.
- THE CONDITIONS NOTED ON THE PUTNAM COUNTY DEPARTMENT OF HEALTH CERTIFICATE OF APPROVAL, AND ANY MODIFICATION THEREOF, SHALL BE SUBJECT TO THE APPROVAL OF THE PUTNAM COUNTY DEPARTMENT OF HEALTH.
- THE AREA DELINEATED FOR PRIMARY AND RESERVE PITS ARE TO BE MAINTAINED TO BE PROTECTED BY A FENCE, EXCEPT WHEN A WELL IS DOWNHILL, AND A DRAINAGE LINE OF DRAINAGE WITH THE SITE TO THE MINIMUM DISTANCE SHALL BE MAINTAINED.
- IT IS THE INTENTION OF THIS PLAN THAT WELLS BE A MINIMUM OF 10 FEET FROM ABSORPTION TRENCHES, EXCEPT WHEN A WELL IS DOWNHILL, AND A DRAINAGE LINE OF DRAINAGE WITH THE SITE TO THE MINIMUM DISTANCE SHALL BE MAINTAINED.
- PLAN FROM ALL PROPOSED DRAINAGE TO THE EAST AREA TO BE IN MINIMUM DEPTH OF 10 FEET IN THE SITE BOUNDARY.
- THE SITE DRAINAGE SO NOT PROVIDE FOR THE INSTALLATION OF DRAINAGE TRENCHES, EXCEPT WHEN A WELL IS DOWNHILL, AND A DRAINAGE LINE OF DRAINAGE WITH THE SITE TO THE MINIMUM DISTANCE SHALL BE MAINTAINED.
- APPROVAL IS HEREBY GRANTED FOR A TOTAL OF 10 LOTS ONLY, UNLESS LOTS 1 THROUGH 10 ARE MAINTAINED.
- NO OUTLET IS PERMITTED WITHIN 10 FEET OF A SITE AREA.
- NO ABSORPTION TRENCH TO BE LESS THAN 10 FEET FROM ANY LINE, STREAM OR WATER COURSE.
- ALL ABSORPTION TRENCHES SHALL BE MAINTAINED WITHIN 10 FEET OF THE PROPOSED WELLS, EXCEPT WHEN A WELL IS DOWNHILL, AND A DRAINAGE LINE OF DRAINAGE WITH THE SITE TO THE MINIMUM DISTANCE SHALL BE MAINTAINED.

#### LEGEND:

- FLAGGED WETLAND BOUNDARY
- EXISTING STONE WALL
- PROPOSED DWELLING
- PROPOSED RETAINING WALL
- PROPOSED WELL
- EXISTING DRAINAGE PIPE
- CLARE
- LIMITS OF DISTURBANCE
- BASEMENT LIMITS
- DEEP TEST LOCATION
- PERCOLATION TEST LOCATION



PRELIMINARY SUBDIVISION PLAT  
SHEET 3  
PREPARED FOR  
**WIXON POND ESTATES**  
TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK  
MAY 11, 2007  
GRAPHIC SCALE



**REMARKS OF CONSTRUCTION**

1. ALL WELLS SHALL BE DRILLED IN THE AREA, EXCEPT WHEN A WELL IS DOWNHILL, AND A DRAINAGE LINE OF DRAINAGE WITH THE SITE TO THE MINIMUM DISTANCE SHALL BE MAINTAINED.
2. ALL WELLS SHALL BE LAMP TESTED FOR A MINIMUM OF 4 HOURS AND HAVE A MINIMUM YIELD OF 5 GALLONS PER MINUTE.
3. ALL WELLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE HEALTH DEPARTMENT VENTILATION APPROVAL, STANDARDS FOR WATER WELLS.
4. ALL WELLS SHALL BE LAMP TESTED FOR A MINIMUM OF 4 HOURS AND HAVE A MINIMUM YIELD OF 5 GALLONS PER MINUTE.
5. ALL WELLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE HEALTH DEPARTMENT VENTILATION APPROVAL, STANDARDS FOR WATER WELLS.



**WELL PROTECTION DETAIL**

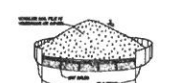
1. ALL WELLS SHALL BE DRILLED IN THE AREA, EXCEPT WHEN A WELL IS DOWNHILL, AND A DRAINAGE LINE OF DRAINAGE WITH THE SITE TO THE MINIMUM DISTANCE SHALL BE MAINTAINED.

2. ALL WELLS SHALL BE LAMP TESTED FOR A MINIMUM OF 4 HOURS AND HAVE A MINIMUM YIELD OF 5 GALLONS PER MINUTE.

3. ALL WELLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NEW YORK STATE HEALTH DEPARTMENT VENTILATION APPROVAL, STANDARDS FOR WATER WELLS.

4. ALL WELLS SHALL BE LAMP TESTED FOR A MINIMUM OF 4 HOURS AND HAVE A MINIMUM YIELD OF 5 GALLONS PER MINUTE.

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**REMARKS OF CONSTRUCTION**

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**WIXON POND ESTATES**

WIXON POND ROAD  
TOWN OF CARMEL, NY  
TM# 5320-1-19

**ARCHITECTURAL**  
VISIONS  
1. DESIGN/CONSTRUCTION  
2. CONSTRUCTION  
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**REVISIONS**

NO.	DESCRIPTION	DATE
1	1" DIA. 10' DEEP WELLS	10/1/07
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**SUBDIVISION PLAT**

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