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Vice-Chair

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DAVE FURFARO
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TOWN OF CARMEL PLANNING BOARD



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MICHAEL CARNAZZA
*Director of Code
Enforcement*

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Town Engineer

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

VINCENT FRANZE
Architectural Consultant

PLANNING BOARD AGENDA **OCTOBER 26, 2016**

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

RESOLUTION

- | | | | |
|---|---------------|----------|-------------------|
| 1. Smajlaj, Zef – 803 South Lake Blvd | 75.42-1-39 | 08/26/16 | Site Plan |
| 2. Lake Plaza Shopping Center, LLC (Proposed Stop & Shop) – 983-1005 Route 6 | 65.10-1-45&46 | 08/14/16 | Amended Site Plan |

SITE PLAN

- | | | | |
|---|------------|----------|-------------------|
| 3. Day Road, LLC. – 20 Day Road, Carmel | 55.6-1-41 | 08/11/16 | Amended Site Plan |
| 4. Meadowland Extension – 1979 Route 6 | 55.15-1-20 | 09/29/16 | Site Plan |

SUBDIVISION

- | | | | |
|--------------------------------------|-------------------------|----------|---------------------|
| 5. Baldwin Subdivision – 150 Route 6 | 86.11-1-1 & 86.6-1-4 | 09/28/16 | Lot Line Adjustment |
|--------------------------------------|-------------------------|----------|---------------------|

MISC.

- | | |
|---|------------|
| 6. Town Board Zoning Amendment Referral | Discussion |
| 7. Minutes – 09/14/16 | |



September 30, 2016

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

RE: Meadowland Extension Site Plan
1979 US Route 6
Tax Map No. 55.15-1-20

Dear Chairman Gary and Members of the Board:

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

- Seven (7) sheet Site Plan Set, last revised September 29, 2016. (5 copies)
- Project Narrative, last revised July 11, 2016. (12 copies)
- Stormwater Pollution Prevention Plan (SWPPP), last revised September 15, 2016. (2 copies)
- Insite letter to Albert DeNigro or New York State Department of Transportation (NYSDOT), dated August 17, 2016. (2 copies)
- Insite letter to Jason Coppola of New York City Department of Environmental Protection (NYCDEP), dated September 15, 2016. (2 copies)
- Insite letter to Albert DeNigro or New York State Department of Transportation (NYSDOT), dated September 29, 2016. (2 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)

At the July 27, 2016 Planning Board meeting, the public hearing was opened and closed. Since that time, the project has continued review by the NYSDOT, NYSDEC, and NYCDEP. It is our belief that we have provided the necessary information for complete applications to these regulatory agencies for the project, with the exception of the SEQRA determination from the Planning Board.

In response to specific comments from Town staff and consultants, we offer the following:

Memorandum from Michael G. Carnazza, Director of Code Enforcement for the Town of Carmel, dated July 11, 2016:

- The project is for paved Outdoor Vehicle Storage.
- The Board referred the project to the Town Environmental Conservation Board (ECB) at the February 24, 2016 meeting. An application was made to the ECB for a wetland permit and the project was before the ECB on April 7, 2016 and again on July 21, 2016. Their comments have been incorporated into the site plans. We will resubmit to the ECB for final approval of the wetland permit once other permits and approvals are received.

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

Memorandum from Richard J. Franzetti, P.E., Town Engineer for the Town of Carmel, dated July 8, 2016:

I. General Comments:

1. A copy of the site plan set has been sent previously to the Carmel Fire Department. To date, no comments have been received.
2. It is acknowledged that other regulatory permits will be required for the project.
 - a. It is our belief that we have provided the necessary information for a complete SWPPP application to NYSDEC for the project, with the exception of the pending SEQRA determination from the Planning Board.
 - b. It is our belief that we have provided the necessary information for a complete application to NYSDEC for the project, with the exception of the SEQRA determination from the Planning Board. A copy of the latest submission responding to their specific comments will be provided to the Board under separate cover.
 - c. It is our belief that review is completed by NYSDOT. Once the permit is received, it will be forwarded to the Board.
 - d. Refer to response above relative to the status of wetland permitting with the ECB.
3. The updated SWPPP has been included as part of this submission. We will respond to comments from the Town Engineer as received.
4. A bond estimate will be provided under separate cover.

II. Detailed Comments:

1. Refer to Insite letter to NYSDOT dated August 17, 2016 for information relative to the line of sight calculations.
2. Protection of the infiltration area will be added to the construction sequence in the next submission.
3. Details of the agreement with the adjacent property owner to relocate the fence for their yard encroaching onto the project site will be provided in a future submission.
4. The project was referred to Putnam County Planning as part of SEQRA. Comments have not yet been received.
5. A draft of the Stormwater Control Facility Maintenance Agreement has been provided as Appendix M in the SWPPP.
6. It is understood that all plantings shall be verified by the Town of Carmel Wetlands Inspector and that all plantings shall be installed per Section 142 of the Town of Carmel Town Code.

Please place the project on the agenda for the October 12, 2016 Planning Board meeting for continued discussion of the project with the Board. At that time, we respectfully request the Board's consideration of making a determination of significance for SEQRA and granting conditional approval of the project so that we can complete the approval process with the outside regulatory agencies.

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

Very truly yours,

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

By: 
John M. Watson, PE
Principal Engineer

JMW/dlm

Enclosures

cc: Kenn Volz, w/enclosures

Insite File No. 15244.100



PROJECT NARRATIVE

For

MEADOWLAND EXTENSION SITE PLAN

US ROUTE 6

TOWN OF CARMEL

TAX MAP NO. 55.15-1-20

June 30, 2016

Revised July 11, 2016

The Meadowland Extension project is located on a 12.99-acre parcel on the south side of US Route 6 in the C/BP Commercial / Business Park zone. The parcel is also identified as Tax Map No. 55.15-1-20. The zoned use for the site is commercial service establishment and the current application includes the construction of outdoor vehicle storage areas for approximately 338 cars with associated on-site stormwater management.

Outdoor Vehicle Storage Areas

The site is intended to provide outdoor vehicle storage area for automobile inventory from the Meadowland auto dealership across Route 6. The existing Meadowland dealership site has maximized and outgrown their on-site available vehicle storage and display area. The dealership is constrained by on-site and off-site town and NYSDEC regulated wetlands, therefore providing additional on-site storage area is not permissible. Moving the dealership from their 30+ year established location is not desirable and finding another site of sufficient size with the appropriate zoning is difficult. The site for the current proposal meets the current need for additional storage space within very close proximity to the existing dealership. Current practices are to inventory 90 to 100 days' supply of vehicles. With sales averaging 180 to 200 vehicles/month, that equates to 540 to 670 vehicles. The existing dealership is approved for 330 display/storage spaces. They would prefer to store less at the dealership to provide more customer / staff parking and better access to the dealership site for customers. The proposed 338 spaces at the subject site would allow that, plus would allow for some expansion as sales are anticipated to grow. A significant reduction in the number of proposed spaces to reduce impacts to the on-site wetlands would negate the practicality and usability of the site in the long-term, requiring additional land to be sought for inventory storage.

Parallel vehicle storage spaces (8'x20') are provided along the east side and the west side of the 24' wide entrance drive. The balance of the vehicle storage is provided in a paved area striped with 9'x18' spaces with 22' wide internal access drives. Some spaces are double stacked as is common in vehicle storage areas, but the majority of the spaces are accessible from either the main access drive or the internal access drive. The current configuration, with striped parking stalls as desired by the applicant and required by the Town, and limited double parking of vehicles, provides more efficient and safer access to vehicles, better access for site maintenance and for emergency access.

Variances were requested and granted from the Town of Carmel Zoning Board of Appeals for reduced parking stall widths, length and reduced parking aisle widths to maximize usable area, while reducing the area of impervious cover, minimizing area of clearing and disturbance, and avoiding/minimizing encroachment into the on-site wetland buffers.

The first entrance on the east into the main storage area has been sized to allow a WB-50 tractor trailer (or a firetruck) to turn around within the site.

The site will not be utilized by customers. No sales, customer service or pickup / delivery of customer vehicles will be conducted on-site. All customer vehicles will be dropped off and picked up at the established areas at the Meadowland auto dealership across Route 6 and then shuttled to and from the site by Meadowland staff. A "No Public Access" sign will be posted at the entrance to the site. Should a salesman need to provide a customer with access to inventory at the project site, Meadowland staff will shuttle them to and from the site.

The outdoor vehicle storage area will be screened from adjacent residential uses by a combination of grading, preserving existing vegetation, the installation of a 210' section of 6 ft. high stockade fence and proposed landscaping.

Freshwater Wetlands Permitting

The applicant seeks a wetland permit for site grading within the Town and NYSDEC regulated 100' wetland adjacent area of New York State Department of Environmental Conservation (NYSDEC) Freshwater Wetland LC-55 and within the Town regulated 100' wetland buffer of a Town regulated wetland, for construction of the new, paved outdoor vehicle storage area and associated on-site stormwater management practices.

The site is constrained to the west by a portion of NYSDEC Freshwater Wetland LC-55 and its 100' adjacent area, which covers more than half of the subject property. The site is constrained to the south by a small portion of a Town regulated wetland and its associated 100' buffer.

No disturbance is proposed in either the NYSDEC wetland or the Town regulated wetland. The site plan has been designed since its inception so that no impervious cover is proposed within either of the wetland buffers.

Site grading for the project includes approximately 35,800 s.f. (0.82 acres +/-) of disturbance within the 100' adjacent area of the NYSDEC wetland for site grading associated with the construction of the paved parking area and access driveway and the on-site stormwater basins, and approximately 13,100 s.f. (0.30 +/-) of disturbance from grading for construction of the on-site stormwater management basins within the 100' buffer of the Town wetland.

How the Site Design for the Project Avoids Impacts to the Wetland Area:

1. No disturbance is proposed within the wetland.
2. No disturbance is proposed in the adjacent area within 50' of the wetland.
3. No impervious surfaces are proposed within the 100' NYSDEC wetland adjacent area (AA).
4. The driveway entrance off of US Route 6 is located as far upslope as possible (to the east) of the NYSDEC wetland to avoid impacts to the wetland and AA due to the fill required to grade in access to the site.
5. No parking is provided within approximately 110 feet from the entrance to avoid impacts to the wetland and AA.
6. Only parallel parking spaces are proposed along the first 400' of the access driveway to avoid impacts to the wetland and AA, and parking spaces have been eliminated from 160' of this area on the eastern side to avoid impacts.
7. A complete Stormwater Pollution Prevention Plan (SWPPP) designed in accordance with requirements of the Town of Carmel, NYSDEC and the New York City Department of Environment

Protection (NYCDEP) has been prepared for the project as depicted on the site plans and in the SWPPP report for the project. The SWPPP outlines Better Site Design techniques evaluated and incorporated into the design of the project to avoid/minimize impacts to the wetland, including: preservation of undisturbed areas, preservation of buffers, reduction of clearing and grading, locating sites in less sensitive areas, and infiltration. Refer to the SWPPP for detailed information.

8. The site was originally designed to include a service building, as a 5,000 s.f. minimum building is required by local zoning. Based on discussions between the applicant and the Town, the applicant elected to revise the site plans to eliminate the proposed building from the project and to move forward with a proposal for just the paved outdoor vehicle storage area. Variances from the Town of Carmel Zoning Board of Appeals have been granted to eliminate the building. Removal of the proposed building avoids potential additional impacts by eliminating vehicle service and dealer prep activities at the site, eliminating the need for water and sewer connections at the site, and reducing the area of disturbance.
9. Variances were acquired for reduced parking stall widths, length and reduced parking aisle widths to maximize usable area, while reducing the area of impervious cover, minimizing area of clearing and disturbance, and avoiding/minimizing encroachment into the on-site wetland buffers.

How the Site Design for the Project Minimizes Impacts to the Wetland Area:

1. 32 parking spaces have been eliminated from the project since the initial NYSDEC submission, reducing the number of proposed spaces from 370 to 338.
2. Variances were requested and granted from the Town of Carmel Zoning Board of Appeals for reduced parking stall widths, length and reduced parking aisle widths to minimize the area of impervious cover on the site, to minimize the area of site disturbance and to reduce the area of stormwater runoff directed to on-site stormwater management basins, thus reducing their size and associated grading.
3. Parallel parking spaces have been provided along the majority of the western side of the parking area and 170' of parking in that area has been eliminated to avoid impervious cover within the AA and to minimize impacts to the AA.
4. Cut and fill slopes are proposed to be graded at 2H:1V to reduce the area of proposed disturbance.
5. Cut and fill slopes are to be provided with erosion control fabric to provide additional stabilization and prevent erosion.
6. Guiderails are provided at the western edge of the proposed parking area between the parking area and the AA to prevent future encroachment into the AA.
7. Upslope diversion swales have been provided to keep stormwater runoff from off-site out of the on-site stormwater management basins, thus reducing their size and associated grading.

How the Site Design for the Project Mitigates Impacts to the Wetland Area:

1. A complete Stormwater Pollution Prevention Plan (SWPPP) designed in accordance with requirements of the Town of Carmel, NYSDEC and the New York City Department of Environmental Protection (NYCDEP) has been prepared for the project as depicted on the site plans and in the SWPPP report for the project. The SWPPP outlines how mitigation for the proposed impervious surfaces will be provided in the form of proposed stormwater management practices, including an extended detention dry stormwater basin, used as pretreatment, and an infiltration basin. Refer to the site plans and SWPPP for detailed information.
2. The erosion and sediment control plan has been prepared for the project in accordance with the New York State Standards and Specifications for Erosion and Sediment Control to protect existing water

bodies and drainage features during construction activities. Temporary measures include a stabilized construction entrance / anti-tracking pad, double silt fence between the area of disturbance and the wetland, phasing of construction to reduce exposed areas to no more than 5 acres at one time, prescribed inspection protocol and timing, and other measures and practices. Refer to the Erosion & Sediment Control Plan and the SWPPP for detailed information.

3. Upslope stormwater runoff from off-site, which currently discharge to eroded drainage ditches on-site upslope of the wetland, are proposed to be redirected via diversion swales and piping to level spreaders which will discharge below the area of development at non-erosive velocities from level spreaders.
4. All disturbed areas within the wetland buffers will be topsoiled and seeded with a Native Steep Slope Seed Mix as specified on the site plans.
5. Graded areas of 2H:1V will receive additional stabilization with the installation of erosion control fabric.
6. The proposed stormwater management areas will also be seeded with a native seed mix.
7. Native understory tree and shrub species will be planted in groupings along the edges of the disturbed areas within and adjacent to the wetland buffers as mitigation for buffer disturbance. Approximately 48,900 s.f. (1.12 ac. +/-) of wetland buffer area is proposed to be seeded or planted with native vegetation species and an additional area of approximately 24,000 s.f. adjacent to wetland buffers at the south end of the site will be revegetated with native species, including the new stormwater basins and the areas surrounding them and between the basins and the paved area.
8. Also note that the significant amount of non-native, invasive plant species, such Japanese Barberry and multiflora rose, present in the upland portion of the site that was previously disturbed, will be removed during the earthwork for the project.
9. Catch basin inserts have been provided within the parking area inlets to provide an additional level of pretreatment for stormwater runoff from paved surfaces.



August 17, 2016

Mr. Albert R. DeNigro, Jr.
New York State Department of Transportation
Putnam & Southern Dutchess Counties
106 Ludingtonville Road
Holmes, New York 12531

RE: Meadowland Extension Site Plan
1979 US Route 6
Town of Carmel, New York
Tax Map # 55.15-1-20
NYS DOT SEQR #16-096

Dear Mr. DeNigro:

Enclosed please find three (3) copies of the following documents submitted in support of an application for a Highway Work Permit for the above referenced project:

- Seven (7) sheet Site Plan Set, last revised August 17, 2016.

In response to specific comments from memorandum dated June 16, 2016, we offer the following responses:

- (1) The additional offset was provided to accommodate vehicle maneuvering into the site. Should the offset be reduced to 10' from the 15' provided, the width of the driveway entrance would need to be increased to accommodate both the WB-50 design vehicle and a fire truck of similar size. The proposed curb line was also set based on the wider than typical existing shoulder width.
- (2) The portion of asphalt shoulder to be removed for the private driveway apron is not proposed to be restriped with the cross hatch in front of the new driveway entrance.
- (3) The plan has been revised to show shop curved W-Beam guiderail with weak posts following the curve of the driveway (concrete curb). Terminal sections have been labelled on the Entrance Plan on Drawing EP-1, located beyond the internal curb extension of the proposed driveway. The detail for the W-Beam guiderail section provided on Drawing EP-1 references NYSDOT standard sheet 606.07 for details of installation. In addition, a note has been added stating that the post spacing shall be per the recent standard sheet contingent on radii of shop curved W-Beam guiderail section used and that the contractor shall submit a shop drawing for review prior to installation.
- (4) An invert elevation for the existing 24" pipe within the State ROW has been provided on the site plans. The existing pipe will be connected to a new drain inlet and piped under the driveway to discharge to a proposed level spreader. The proposed guiderail has been relocated closer to the edge of the driveway.
- (5) The Entrance Plan on Drawing EP-1 has been expanded to show the intersection of Old Route 6, the traffic signal and the driveway entrances to the adjacent properties. Existing traffic control devices in the vicinity of the site Meadowland Extension driveway have been

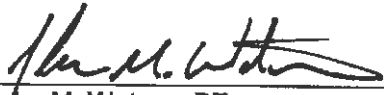
added to the plan. The sidewalk along the north side of Route 6 has been added to the plan, along with updated pavement markings on the highway, including the nearby signal-controlled intersection.

- (6) Per Appendix 5C, Table 5C-3 of the Highway Design Manual (HDM), the minimum Design Intersection Sight Distance for a Combination Truck making a left turn from stop is 680 feet. In accordance with HDM 5.9.5.1, available sight distance and unobstructed sight triangles were verified in the field utilizing an eye height of 7'-8" (2,330 mm) for a combination truck and an object height of 3'-6" (1,080 mm) for a passenger car. There is a minimum sight distance looking left from the driveway entrance of 950 feet. There is a minimum sight distance looking right from the driveway entrance of 780 feet. Both minimum available sight distances exceed these minimum values required for the WB-50 type design vehicle. Sight triangles referencing the HDM minimum of 680 feet have been added to the EP-1 Drawing. Due to the existing shoulder along Route 6A, the curve of the road, and the lawns on adjacent properties, no additional clearing will be needed to achieve uninterrupted clear sight triangles. Per 5C.2 (page C1), Table 5C-2, containing factors to adjust the intersection site distance based on the approach grade, should only be used for intersections with no control and yield control.

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

Very truly yours,

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

By: 
John M. Watson, PE
Principal Engineer

JMW/dlm/amh

Enclosures

cc: Kenn Volz
Town of Carmel Planning Board (w/o plans)

Insite File No. 15244.100



September 15, 2016

Mr. Jason Coppola, P.E.
Civil Engineer II
Stormwater Design Review, EOH
New York City Department of Environmental Protection
465 Columbus Avenue, Suite 350
Valhalla, New York 10595

RE: Meadowland Extension – SWPPP
1979 US Route 6, Carmel NY
Tax Map No. 55.15-1-20
DEP Log# 2016-CF-0262-SP.1

Dear Mr. Coppola:

Enclosed is one (1) copy each of the following:

- Preliminary Stormwater Pollution Prevention Plan (SWPPP) last revised September 15, 2016.
- Set of Design Drawings (6 sheets) last revised September 15, 2016.
- NYSDEC Wetland Validation Map, dated December 11, 2015.

In response to your review letter dated July 22, 2016 we offer the following:

1. It should be noted that the current practice of the Town of Carmel Planning Board is to issue their SEQRA Determination of Non-significance at the same time as the final site plan approval. Final site plan approval for the project has not been granted and upon issuance of that approval the SEQRA Determination of Non-significance will be forwarded to your attention.
2. A draft copy of the Notice of Intent for NYSDEC SPDES General Permit Coverage for the subject project has been added as an Appendix in the enclosed SWPPP.
3. Enclosed herewith please find a copy of the NYSDEC Wetland Validation Map provided to show the existing conditions on the property.
4. Tabular data for each subwatershed is shown in Table 2.0.3 of the SWPPP. The tabular data shown in the SWPPP is consistent with other projects within the EOH watershed that were previously approved by your department. It should be noted that all of the data regarding the soil types in each subcatchment can be seen in the HydroCAD analysis in Appendices A & B.
5. The SWPPP Application Form has been added as an Appendix to the SWPPP as requested.
6. The phone number of the responsible party for the implementation and maintenance of the erosion controls measures during construction has been added to the SWPPP and the project plans.
7. The email address of the Owner / Applicant has been added to the SWPPP report.
8. As discussed with Zac Pearson P.E. of our office the pre and post development drainage maps have been revised to include the entire offsite drainage area to the east, as verified by our office in the field. The project plans have been revised to reflect the changes to the drainage maps as discussed.
9. The draft copy of the maintenance agreement, including the maintenance schedule has been added as an Appendix to the SWPPP.


10. The Middle Branch of the Croton River has been identified on the location map in the SWPPP and on the project Plans.
11. Section 5.0 of the SWPPP describes the measures that will be employed to control litter, construction chemicals, and construction debris from becoming a pollutant source during construction activities in accordance with the requirements of the SPDES General Permit.
12. Statements are included in the project SWPPP, specifically in section 1.3, that state that the project has been designed to maintain the existing drainage patterns to the maximum extent practical to minimize the impact to the resources.

With this submission we believe that we have provided the necessary information for a complete SWPPP application for the subject project, with the exception of the SEQRA determination, which will be forwarded under separate cover upon issuance by the Town of Carmel Planning Board. Should you have any questions or comments concerning this information, please feel free to contact our office

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

Very truly yours,

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

By: 
John M. Watson, P.E.
Principal Engineer
JMW/zmp

Enclosures:
cc: Kenn Volz, w/enclosures

Insite File No. 15244.100



September 29, 2016

Mr. Albert R. DeNigro, Jr.
New York State Department of Transportation
Putnam & Southern Dutchess Counties
106 Ludingtonville Road
Holmes, New York 12531

RE: Meadowland Extension Site Plan
1979 US Route 6
Town of Carmel, New York
Tax Map # 55.15-1-20
NYSDOT SEQR #16-096

Dear Mr. DeNigro:

Enclosed please find three (3) copies of the following documents submitted in support of an application for a Highway Work Permit for the above referenced project:

- Seven (7) sheet Site Plan Set, last revised September 29, 2016.
- CD containing pdfs of submission.

In response to specific comments from your email dated September 6, 2016, we offer the following responses:

- (1) The location of the proposed concrete curb has been relocated to an offset of 10 feet from the white line. The location of the guiderail has been revised to follow the curve of the proposed curb on the downhill side. The proposed guiderail has been eliminated on the uphill side (refer to response #6 below for additional information). The throat of the driveway has been widened to 26' to accommodate the WB-50 design vehicle maneuvering.
- (2) The note in the Enlarged Entrance Plan on Drawing EP-1 has been revised to state that "Existing pavement markings (are) to be replaced in kind. (typ.)".
- (3) Existing and proposed spot elevations, along with direction of flow arrows, have been added at the proposed entrance to the site within the NYSDOT ROW on the grading plan on Drawing SP-2 to provide additional information about proposed drainage patterns at the entrance to the site. Runoff from the proposed driveway entrance flows downhill into the site into the on-site drainage collection system.
- (4) On Drawing EP-1, a note has been added to the Enlarged Entrance Plan stating that "Existing signs within the NYSDOT R.O.W. (are) to be maintained and undisturbed during construction of (the) driveway entrance (typ.)". In addition, the same note has been added to the Existing Sign Data Table, also on Drawing EP-1.

In response to specific comments from your email dated September 22, 2016, we offer the following responses:

- (5) As previously noted, the throat of the driveway has been widened to 26' to accommodate the WB-50 design vehicle maneuvering.
- (6) As discussed on the phone earlier today, the guiderail has been eliminated from the uphill side of the driveway. The project proposes to remove the end section for the 24" CMP, connect the existing pipe to a new drainage structure and fill the area. In addition, for this submission, the uphill shoulder grading and cutoff swale grading has been revised, eliminating the need for a guiderail in that location.
- (7) A curb has been provided on both sides of the driveway entrance.

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

Very truly yours,

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

By: 
John M. Watson, PE
Principal Engineer

JMW/dlm

Enclosures

cc: Kenn Volz
Town of Carmel Planning Board (w/o plans)

Insite File No. 15244.100



P.B.

October 4, 2016

Jonathan Stercho, Environmental Analyst
New York State Department of Environmental Conservation (NYSDEC)
Division of Environmental Permits, Region 3
21 South Putt Corners Road
New Paltz, New York 12561

RE: DEC ID#: 3-3720-00443/00001
Meadowland Extension Site Plan
1979 US Route 6
Town of Carmel, New York

Dear Mr. Stercho:

Enclosed please find four (4) copies of the following documents (unless otherwise noted), submitted in support of an application for a freshwater wetland permit for the above referenced project:

- Seven (7) sheet Site Plan Set, last revised September 29, 2016, 2016.
- Project Narrative for Wetland Permitting, last revised July 11, 2016.
- Three (3) Alternative Site Layout / Grading Studies.

Since our last submission, minor changes have been made to the site plans based on comments from your department, New York City Department of Environmental Protection (NYCDEP) and New York State Department of Transportation (NYSDOT).

Key changes include:

1. Removal of the drainage pipe end section just north of the driveway entrance and the addition of a drain inlet (DI 13) in that location with piping to direct the off-site runoff from the pipe directly down to a level spreading outside the wetland adjacent area.
2. Removal of the southeasterly level spreader. A side drain inlet (SDI15) has been added to the end of the upslope diversion swale to divert runoff from off-site to the proposed southwesterly level spreader. This is more reflective of the existing drainage pattern at the site.

None of these changes affected the general layout or general site grading.

In response to specific comments in the NYSDEC Notice of Incomplete Application, dated August 18, 2016, we offer the following:

Freshwater Wetlands

1. The project narrative describes the minimum amount of parking spaces needed to make the project viable. Several alternatives for the site design were analyzed before our submissions to the NYSDEC to provide the best layout that will accomplish the applicant's goals while minimizing impacts to the regulated area to the greatest extent possible.

Per the Project Narrative, the current proposal provides for 338 parking stalls of reduced size (variances were received for both stall length and width), reduced width access aisles, no wetland disturbance, no impervious surfaces within the adjacent area, and includes approximately 35,800 s.f. of disturbance within the 100' adjacent area of the NYSDEC wetland for site grading associated with the construction of the paved parking area and access driveway and the on-site stormwater basins, and approximately 13,100 s.f. of disturbance from grading for construction of the on-site stormwater management basins within the 100' buffer of the Town wetland.

We have included in this submission 3 study alternatives to illustrate the various potential impacts to the wetland / adjacent area and / or to the viability of the project.

- Alternative # 1 proposed the project with no building and with Town zoning code compliant access and parking stalls (338 spaces provided). This alternative met the applicant's minimum required number of parking spaces with no wetland disturbance, but included 7,600 s.f. of impervious surfaces within the wetland adjacent area and 74,500 s.f. of wetland adjacent area disturbance for site grading.
- Alternative # 2 is the original proposal with the service building and Town zoning code compliant access and parking stalls (330 parking spaces provided). This alternative met the applicant's minimum required number of parking spaces with no wetland disturbance, but included a service building with additional site infrastructure, including water and sewer connections and additional daily site traffic, and would involve 24,000 s.f. of impervious surfaces within the wetland adjacent area and 72,200 s.f. of wetland adjacent area disturbance for site grading.
- Alternative #3 proposes no building and no wetland or adjacent area disturbance, utilizes code compliant parking stalls and driveway access aisles. In this scenario, only 160 parking spaces would be provided which is approximately half of the applicant's minimum parking requirements and therefore makes the project not viable.

The current proposal reflects results in significantly less potential impacts to the regulated area than all of the studied alternatives and incorporates all of the actions / measures taken by the applicant and this office to minimize and mitigate potential impacts as outlined in the Project Narrative. Refer to pages 2, 3 and 4 of the Project Narrative for specific design controls and mitigation for the project.

2. Due to the large quantity of fill required, the site grading was adjusted for the July 11, 2016 submission to NYSDEC to lower the parking areas to reduce the amount of imported material required for the site. The stormwater basins were also raised based on witnessed stormwater testing conducted at the site with NYCDEP. From the earlier stages of the design of the project, the paved areas have been intentionally graded to drain all runoff from the proposed development to the proposed stormwater basins at the south end of the site, thus eliminating the need for stormwater basins in the middle of the site which would have resulted in additional impacts to the wetland / wetland adjacent area. In previous iterations, the low (west) side of the parking area was fully curbed and runoff was collected in drain inlets and piped to the pretreatment basin. Once the basin elevations were raised and the parking lot was lowered, the elevations didn't work by gravity, the pipe outlet would be too low and the collection system would backup. Adding a swale to the low (west) side of the southern half of the parking area, allows runoff from the parking area to sheet flow directly into the swale, with no need for underground piping at the lower end, and the swale can discharge into the pretreatment basin at a higher elevation. The swale and the berm have been sized to contain runoff from upslope contributing areas and to provide adequate protection to downslope areas (the wetland), while diverting runoff into the pretreatment basin. The alternative would have been to provide

additional stormwater management basins in the middle of the site, which would have substantial additional impacts to the regulated area.

On behalf of the applicant we respectfully request your consideration of a Freshwater Wetlands Permit for the project. It is our intention with this submission to provide sufficient information in response to comments received for your Department to deem the application complete and to commence the public comment period.

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

Very truly yours,

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

By:


John M. Watson, PE
Principal Engineer

JMW/dlm

Enclosures

cc: Kenn Volz

Town of Carmel Planning Board (w/o plans)
Town of Carmel ECB (w/o plans)

Insite File No. 15244.100

| <u>PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE</u> | | | | | |
|---|---|--|---|--|--------------------------------|
| <u>MAINTENANCE FACILITY</u> | <u>SCENARIO</u> | <u>WATER QUALITY MONITORING</u> | <u>BI-ANNUALLY</u> | <u>YEARLY</u> | <u>EVERY 5 TO 10 YEARS</u> |
| <u>WET POND SWALES</u> | Examine (including debris, erosion, debris, or reduction of stream, or structural problems) | Inspect for erosion and debris or flow being obstructed | | Inspect & clean sediment | |
| <u>SEDIMENT TRAPPING COLLECTION SYSTEMS</u> | | | Inspect & clean | Inspect, clean, repair sediment, structures, remove debris | |
| <u>GRAVEL SWALES</u> | Inspect 1st for marking after construction | | Inspect & clean 1st & repair debris & filter | | Inspect for & replace sediment |
| <u>CATCH BASIN WITH INLET</u> | | | Inspect for damage to frame and grates, clean debris, remove sediment | | |
| <u>LEVEL SPRINKLER</u> | Examine (including debris, erosion, debris, or structural problems) | Inspect sediment, structural problems, debris, erosion, or flow being obstructed | | Inspect & clean (including structural problems) | |
| <u>WET POND OR SWALE WITH TRAP AND FILTER</u> | Inspect 1st for marking after construction | Inspect 1st for marking after construction | Inspect & clean 1st & repair debris & filter | Inspect & clean 1st & repair debris & filter | Inspect for & replace sediment |

[illegible][illegible]

ALTERATION OF THE DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7268 OF ARTICLE 14B OF THE COLLECTION LAW.



| | | | |
|----|---------|---|-----|
| # | 9-29-10 | REVISED PER AIRPORT COMMENTS | CYC |
| # | 9-17-10 | REVISED PER AIRPORT COMMENTS | CYC |
| # | 8-13-10 | REVISED PER TOWN & AIRPORT COMMENTS | MEJ |
| # | 8-20-10 | TOWN, AIRPORT & TOWN & AIRPORT COMMENTS | MEJ |
| # | 8-12-10 | TOWN, AIRPORT & TOWN & AIRPORT COMMENTS | MEJ |
| # | 6-11-10 | REVISED PER TOWN COMMENTS | MEJ |
| MS | DATE | REVISION | BY |

DINSITE

ENGINEERING, LANDSCAPE ARCHITECTURE, & P.E.

30 Great Plain
Canaan, CT 06026
(860) 355-9495
Fax: (860) 355-9496
www.dinsiteonline.com

PROJECT: _____

MEADOW AND EXTENSION

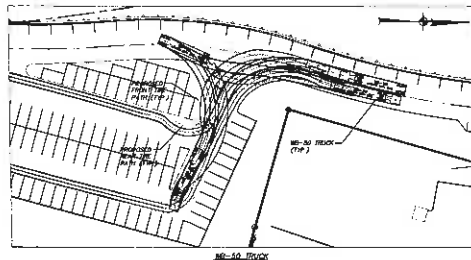
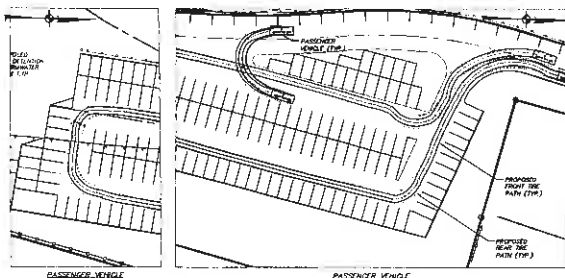
400 N. HARTSHORN & TOWN OF CANAAN, LANDSCAPE ARCHITECTURE, MS. 1000

DRAWING: _____

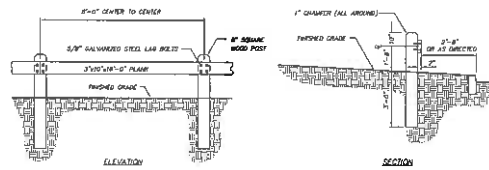
GRADING & DRAINAGE PLAN

| | | | | |
|----------------|------------|------------------|--------|----------------------------------|
| PROJECT NUMBER | 15274-1000 | PROJECT LOCATION | 2.1M W | DRAWING NO. SHEET SP-2 |
| DRAWN | 2-10-10 | DESIGNED | C.T.O. | |
| SCALE | 1" = 40' | CHECKED | D.L.M. | |
| | | | | |

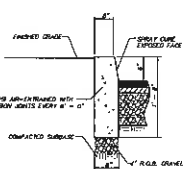
REPRODUCTION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION THREE OF ARTICLE 128 OF THE CONSTITUTION LAW.



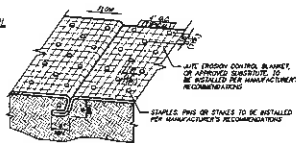
VEHICLE MANEUVERING AREAS
SCALE: 1" = 40'



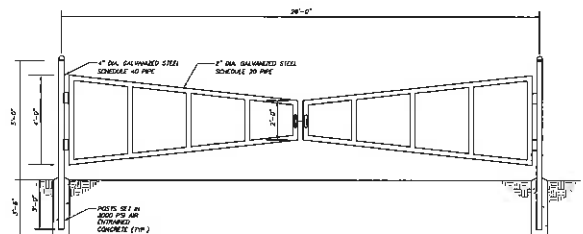
CONCRETE CURB DETAIL
(N.T.S.)



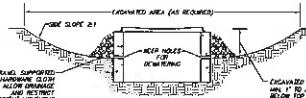
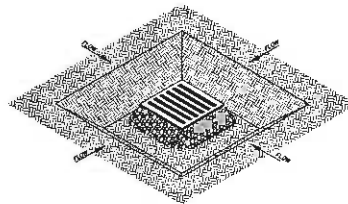
WOOD GUIDE RAIL DETAIL
(N.T.S.)



TYPICAL GEOTEXTILE ANCHORING DETAIL
(N.T.S.)

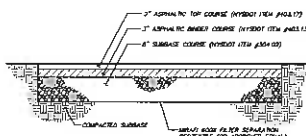


SECURITY GATE DETAIL
(N.T.S.)

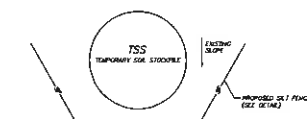


1. CLEAR THE AREA OF ALL OBSTACLES THAT WILL HINDER EXCAVATION.
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN.
3. INLET PAVEMENT SHALL BE PROTECTED BY GRADE.
4. LATER STABILIZATION OF EXCAVATION (DRAINAGE AREA, SEAL, WEIR, ETC.) SHALL BE COMPLETED WITHIN 30 DAYS OF COMPLETION OF EXCAVATION.
5. MAXIMUM EXCAVATION AREA = 1' WIDE.

EXCAVATED DROP INLET PROTECTION DETAIL
(N.T.S.)

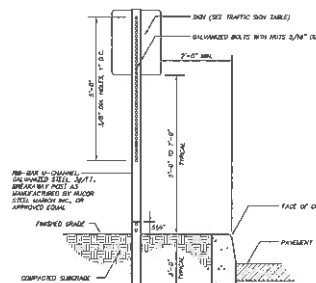


ASPHALT PAVEMENT DETAIL
(N.T.S.)

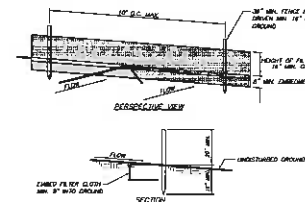


1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 3:1.
3. UPON COMPLETION OF SOIL STOCKPILE, EACH PILE SHALL BE IMMEDIATELY COVERED IN ACCORDANCE WITH DESIGN OR EROSION CONTROL PLAN OR AS SPECIFIED BY THE DESIGNER.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SLOPE PROTECTION INSTALLED ON THE DOWNWIND SIDE.

TEMPORARY SOIL STOCKPILE DETAIL
(N.T.S.)

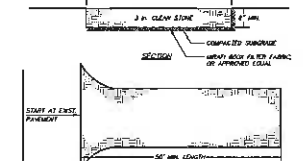


TRAFFIC SIGN DETAIL
(N.T.S.)



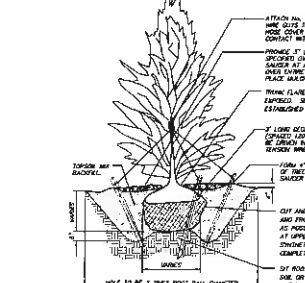
1. FENCE SHALL BE INSTALLED UNIFORMLY TO THE POSTS. SET OTHER 1" OF THE POSTS AT TOP AND MID SECTION.
2. WHEN TWO POSTS ARE USED, THE POSTS SHALL BE SET 1' FROM THE DRIVE PAVEMENT.
3. WHEN TWO POSTS ARE USED, THE POSTS SHALL BE SET 1' FROM THE DRIVE PAVEMENT.
4. WHEN TWO POSTS ARE USED, THE POSTS SHALL BE SET 1' FROM THE DRIVE PAVEMENT.
5. WHEN TWO POSTS ARE USED, THE POSTS SHALL BE SET 1' FROM THE DRIVE PAVEMENT.

CUT FENCE DETAIL
(N.T.S.)

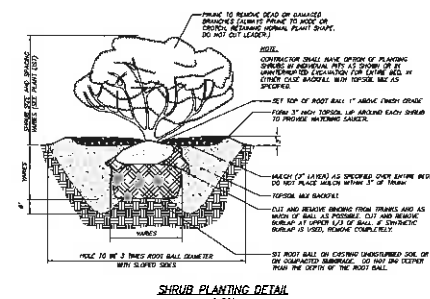


1. STONE SIZE - USE 3" STONE.
2. LENGTH - THE LENGTH SHALL BE 10' MINIMUM (SEE DETAIL FOR 10' MINIMUM LENGTH).
3. WIDTH - THE WIDTH SHALL BE 10' MINIMUM (SEE DETAIL FOR 10' MINIMUM WIDTH).
4. DRAINAGE - THE DRAINAGE SHALL BE 10' MINIMUM (SEE DETAIL FOR 10' MINIMUM DRAINAGE).
5. FILL - THE FILL SHALL BE 10' MINIMUM (SEE DETAIL FOR 10' MINIMUM FILL).
6. SURFACE WATER - ALL SURFACE WATER (FROM EXISTING OR PROPOSED CONSTRUCTION) SHALL BE DRAINAGE TO THE DRAINAGE AREA (SEE DETAIL FOR DRAINAGE AREA).
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT OBSTRUCTION OF TRAFFIC AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT OBSTRUCTION OF TRAFFIC AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT OBSTRUCTION OF TRAFFIC.
8. INSPECTION - INSPECTION SHALL BE CONDUCTED TO DETERMINE THE CONDITION OF THE ENTRANCE AND SHALL BE CONDUCTED TO DETERMINE THE CONDITION OF THE ENTRANCE AND SHALL BE CONDUCTED TO DETERMINE THE CONDITION OF THE ENTRANCE.
9. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH POUR.

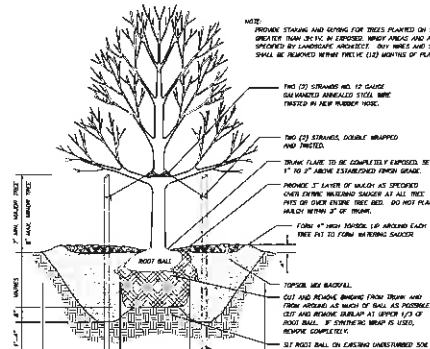
STABILIZED CONSTRUCTION ENTRANCE DETAIL
(N.T.S.)



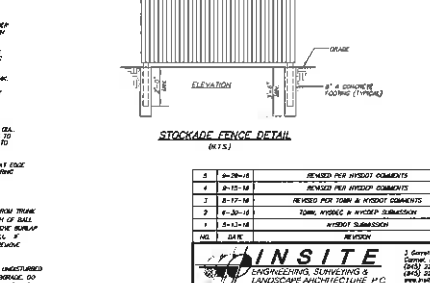
EVERGREEN TREE PLANTING DETAIL
(N.T.S.)



SHRUB PLANTING DETAIL
(N.T.S.)



TREE PLANTING DETAIL
(N.T.S.)



STOCKADE FENCE DETAIL
(N.T.S.)

| NO. | DATE | REVISION | BY |
|-----|---------|----------------------------|-----|
| 1 | 8-28-18 | REVISED PER HYDRO COMMENTS | CYC |
| 2 | 8-28-18 | REVISED PER HYDRO COMMENTS | CYC |
| 3 | 8-28-18 | REVISED PER HYDRO COMMENTS | CYC |
| 4 | 8-28-18 | REVISED PER HYDRO COMMENTS | CYC |
| 5 | 8-28-18 | REVISED PER HYDRO COMMENTS | CYC |
| 6 | 8-28-18 | REVISED PER HYDRO COMMENTS | CYC |
| 7 | 8-28-18 | REVISED PER HYDRO COMMENTS | CYC |
| 8 | 8-28-18 | REVISED PER HYDRO COMMENTS | CYC |
| 9 | 8-28-18 | REVISED PER HYDRO COMMENTS | CYC |
| 10 | 8-28-18 | REVISED PER HYDRO COMMENTS | CYC |

PROJECT: MEADOW AND EXTENSION
SITE: 15044 100
DATE: 6-1-18
SCALE: AS SHOWN

PROJECT: MEADOW AND EXTENSION
SITE: 15044 100
DATE: 6-1-18
SCALE: AS SHOWN

PROJECT: MEADOW AND EXTENSION
SITE: 15044 100
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DATE: 6-1-18
SCALE: AS SHOWN

PROJECT: MEADOW AND EXTENSION
SITE: 15044 100
DATE: 6-1-18
SCALE: AS SHOWN

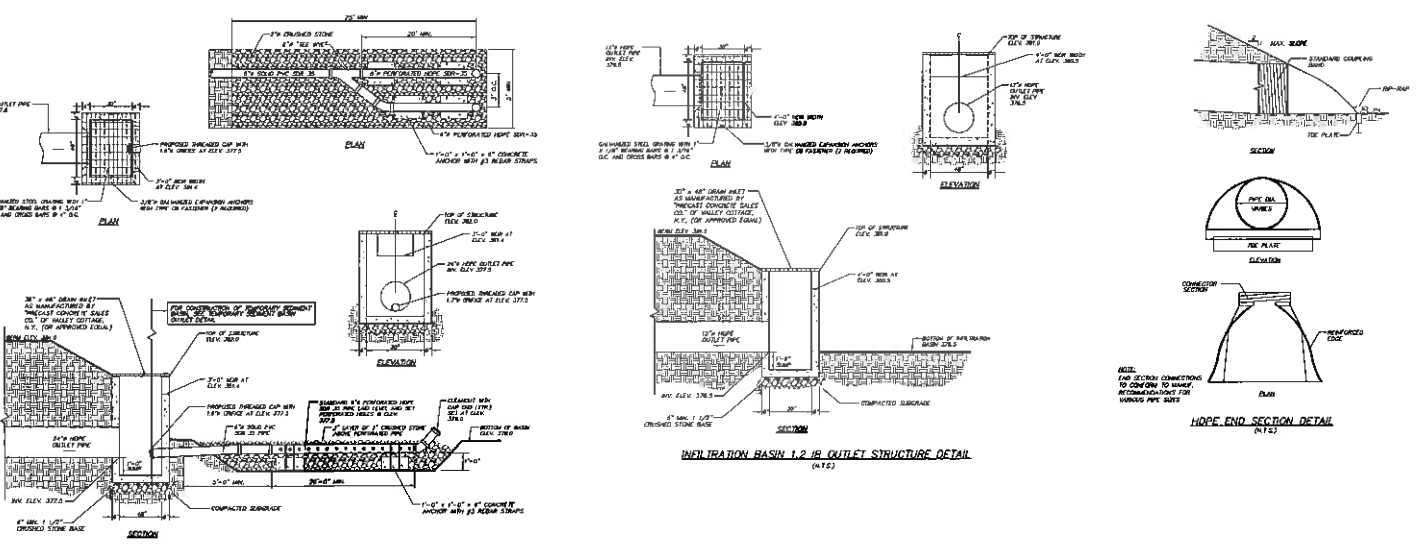
PROJECT: MEADOW AND EXTENSION
SITE: 15044 100
DATE: 6-1-18
SCALE: AS SHOWN

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SITE: 15044 100
DATE: 6-1-18
SCALE: AS SHOWN

PROJECT: MEADOW AND EXTENSION
SITE: 15044 100
DATE: 6-1-18
SCALE: AS SHOWN

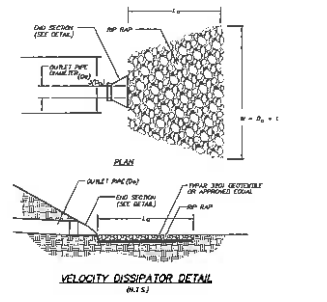
EXTENDED DETENTION DRY PRETREATMENT BASIN & INFILTRATION BASIN
QUIET NOTES

- THE BASIN ARE PROPOSED TO BE SITUATED AS SHOWN ON THE PLANS DURING CONSTRUCTION. IF AT ANY TIME THE CONTRACTOR DETERMINES THAT THE FOUNDATION SHALL BE ACCOMPLISHED.
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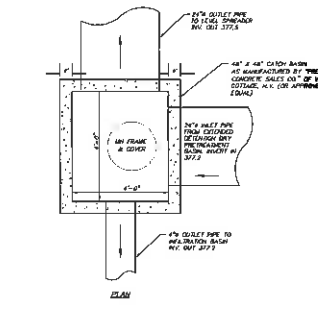


EXTENDED DETENTION DRY PRETREATMENT BASIN 1.1
OUTLET STRUCTURE DETAIL
 (N.T.S.)

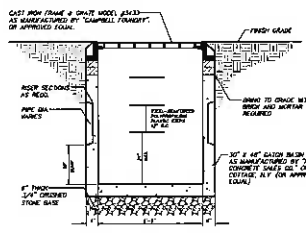
INFILTRATION BASIN 1.2 IS OUTLET STRUCTURE DETAIL
 (N.T.S.)



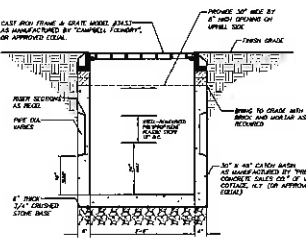
VELOCITY DISSIPATOR DETAIL
 (N.T.S.)



FLOW SPLITTER ES-1 DETAIL
 (N.T.S.)

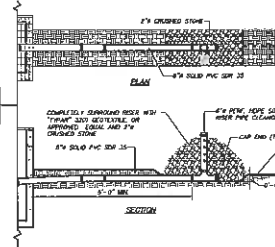


DRAIN INLET DETAIL
 (N.T.S.)

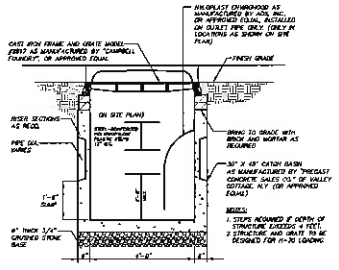


SIDE DRAIN INLET DETAIL
 (N.T.S.)

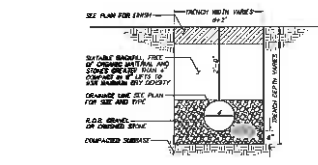
NOTE: THE BASIN ARE PROPOSED TO BE SITUATED AS SHOWN ON THE PLANS DURING CONSTRUCTION. IF AT ANY TIME THE CONTRACTOR DETERMINES THAT THE FOUNDATION SHALL BE ACCOMPLISHED.



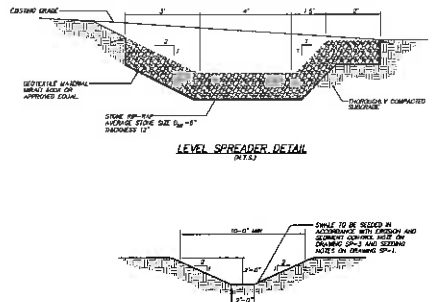
TEMPORARY SEDIMENT TRAP OUTLET STRUCTURE DETAIL
 (N.T.S.)



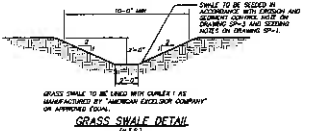
CATCH BASIN DETAIL
 (N.T.S.)



DRAINAGE LINE TRENCH DETAIL
 (N.T.S.)



LEVEL SPREADER DETAIL
 (N.T.S.)



GRASS SWALE DETAIL
 (N.T.S.)

| | | | |
|---|----------|------------------------------------|----|
| 5 | 10-20-18 | REVISED PER HYDRO COMMENTS | CS |
| 4 | 8-10-18 | REVISED PER HYDRO COMMENTS | CS |
| 3 | 8-10-18 | REVISED PER TOWN & COUNTY COMMENTS | MS |
| 2 | 8-10-18 | TOWN & COUNTY COMMENTS | PL |
| 1 | 5-13-18 | REVISED PER TOWN & COUNTY COMMENTS | CS |
| 0 | 0-0-18 | REVISED PER TOWN & COUNTY COMMENTS | CS |

| | | | | | |
|----------------|-----------|-----------------|--------|-------------|-----|
| PROJECT NUMBER | 15244.100 | PROJECT MANAGER | SLB | DESIGNED BY | SLB |
| DATE | 8-1-18 | DRAWN BY | CAL | CHECKED BY | SLB |
| SCALE | AS SHOWN | DATE | 8-1-18 | BY | SLB |

| | | | |
|---------|----------------------|-------|-----|
| PROJECT | MEADOWLAND EXTENSION | SHEET | D-2 |
| DATE | 8-1-18 | BY | SLB |

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN METERS. DIMENSIONS IN METERS ARE IN PARENTHESES. DIMENSIONS IN METERS ARE IN PARENTHESES. DIMENSIONS IN METERS ARE IN PARENTHESES.



September 28, 2016

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

RE: Baldwin Subdivision
Route 6
Tax Map Nos. 86.11-1-1 and 86.6-1-4

Dear Chairman Gary and Members of the Board:

Please find enclosed the following plans and documents in support of an application for a lot line adjustment for the above referenced site:

- Final Subdivision Plat, dated September 28, 2016. (5 copies)
- Subdivision Application, September 27, 2016. (11 copies)
- SEQR Full EAF, dated September 28, 2016. (11 copies)
- Disclosure Addendum Statement, September 27, 2016. (2 copies)
- Subdivision Completeness Certification Form, September 27, 2016. (11 copies)
- Deed for property. (2 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)
- A \$2,500.00 check for the Lot Line Adjustment Review Fee.

The applicant seeks approval for a lot line adjustment for the two lot commercial subdivision of a 12.93-acre parcel along Route 6 in the CB/P zone. The proposed lot line adjustment seeks to reconfigure the commercial lots to accommodate their future improvements, while merging the remaining acreage to the parcel to the west in consideration of future development plans.

We trust the enclosed information will be found adequate for your consideration. Please place the project on the agenda for the October 12, 2016 Planning Board meeting for discussion with the Board. At that time, the applicant is looking for the Board to refer the project to the ZBA for the required variances.

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

Very truly yours,

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

By: 
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/dlm

Enclosures
cc: Fred Koelsch, w/enclosures
Insite File No. 02119.100

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

Baldwin Subdivision

TOWN OF CARMEL

SUBDIVISION APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, at 7:00 PM at Carmel Town Hall, 60 McAlpin Avenue, Carmel

The submission deadline is 10 days prior to the Planning Board meeting. New subdivision applications that have been deemed complete will be placed on the agenda in the order they are received.

Pre-Submission:

Prior to the formal submission of the subdivision, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement, Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete subdivision application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500.

Submission Requirements:

At least 10 days prior to the Planning Board meeting, the subdivision application shall be submitted to the Planning Board Secretary as follows:

All subdivisions shall be signed, sealed and folded with the title box legible. The application package shall include:

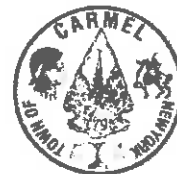
- ☒ 11 copies of the Subdivision Application Form signed and notarized.
- ☒ 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- ☒ 5 full size sets of the Subdivision Plan
- ☒ 1 CD (in pdf. format) containing an electronic version of the Subdivision Plan
- ☒ 2 copies of the Disclosure Statement
- ☒ 11 copies of the Subdivision Completeness Certification Form
- ☒ All supplemental studies, reports, plans and renderings.
- ☐ 2 copies of the current deed.
- ☐ 2 copies of all easements, covenants and restrictions.
- ☒ The appropriate fee, determined from the attached fee schedule. Make checks payable to the Town of Carmel.

Rose Lombardi 10/14/16
Planning Board Secretary; Date

Paul J. Roth 10/14/16
Town Engineer; Date



TOWN OF CARMEL SUBDIVISION APPLICATION



Per Town of Carmel Code – Section 131 – Subdivision of Land

| SITE IDENTIFICATION INFORMATION | | |
|---|--|---|
| Application Name: Baldwin Subdivision | Application # 16-0017 | Date Submitted: 9/28/16 |
| Site Address: No. 150 Street: Route 6 Hamlet: | | |
| Property Location: (Identify landmarks, distance from intersections, etc.) 500' ± north of intersection of Route 6 and Baldwin Place Road | | |
| Town of Carmel Tax Map Designation: 86.6-1-4 and Section 86.11 Block 1 Lot(s) 1 | Zoning Designation of Site: C/BP | |
| Property Deed Recorded in County Clerk's Office Date Liber 1730 Page 394 | Liens, Mortgages or other Encumbrances Yes No | |
| Existing Easements Relating to the Site No Yes Describe and attach copies: | Are Easements Proposed? No <input checked="" type="radio"/> Yes Describe and attach copies: Access and Utility Easement | |
| Have Property Owners within a 500' Radius of the Site Been Identified? Yes No Attached List to this Application Form | | |
| APPLICANT/OWNER INFORMATION | | |
| Property Owner: Baldwin Hills Realty, LLC | Phone #: 845-228-1400 Fax#: 845-228-5400 | Email: crillc@comcast.net |
| Owners Address: No. 1699 Street: Route 6, Suite 1 Town: Carmel State: NY Zip: 10512 | | |
| Applicant (if different than owner): Same as owner | Phone #: Fax#: | Email: |
| Applicant Address (if different than owner): No. Street: Town: State: Zip: | | |
| Individual/ Firm Responsible for Preparing Site Plan: Jeffrey J. Contelmo, P.E. nsite Engineering, Surveying & Landscape Architecture, P.C. | Phone #: 845-225-9690 Fax#: 845-225-9717 | Email: jcontelmo@insite-eng.com |
| Address: No. 3 Street: Garrett Place Town: Carmel State: NY Zip: 10512 | | |
| Other Representatives: | Phone #: Fax#: | Email: |
| Owners Address: No. Street: Town: State: Zip: | | |
| PROJECT DESCRIPTION | | |
| Describe the project, proposed use and operation thereof: Proposed Lot Line Adjustment for 2-Lot commercial subdivision of 12.93± acres in the C/BP (commercial/business park) zoning district. Lot 1: 2.0 AC ±; Lot 2: 1.0 AC ±; Residual: 9.9 AC ± to be added to tax lot 86.6-1-4. | | |

TOWN OF CARMEL SUBDIVISION APPLICATION

| PROJECT INFORMATION | | | |
|--|--|--|--|
| Size of existing parcel to be subdivided: <div style="display: flex; justify-content: space-between;"> Acres: 12.93± Square Feet: </div> | | | |
| Major Subdivision <input type="checkbox"/> | | Minor Subdivision <input checked="" type="checkbox"/> | |
| Number of proposed lots: <div style="text-align: center;">2</div> | | Size of proposed lots: Lot 1: 2.0 AC ±; Lot 2: 1.0 AC ±; Residual: 9.9 AC ± to be added to tax lot 86.6-1-4 | |
| Conventional Subdivision <input type="checkbox"/> | | Cluster Subdivision <input type="checkbox"/> | |
| Will a 10% open space set aside be provided? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | | If no, will a payment in-lieu be provided? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | |
| Will all new lots have frontage on a mapped street? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | | If not, how will this deficiency be addressed? <div style="text-align: center;">N/A</div> | |
| Is the site served by the following public utility infrastructure: | | | |
| <div style="display: flex; justify-content: space-between;"> ▪ Sanitary Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> <div style="margin-left: 40px;"> If Yes: <div style="display: flex; flex-direction: column; gap: 5px;"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? _____ Out-of district connection? _____ </div> </div> | | | |
| <div style="display: flex; justify-content: space-between;"> ▪ Water Supply Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> <div style="margin-left: 40px;"> If Yes: <div style="display: flex; flex-direction: column; gap: 5px;"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▶ What is the total water capacity at time of application? _____ </div> </div> | | | |
| <div style="display: flex; justify-content: space-between;"> ▪ Storm Sewer Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> | | | |
| <div style="display: flex; justify-content: space-between;"> ▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> | | | |
| <div style="display: flex; justify-content: space-between;"> ▪ Gas Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> | | | |
| <div style="display: flex; justify-content: space-between;"> ▪ Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> | | | |
| Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div> | | | |
| Is a homeowners association proposed? <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div> | | | |
| What is the predominant soil type(s) on the site? PnB, PnC, PnD | | What is the approximate depth to water table? <div style="text-align: center;">2'+</div> | |
| Site slope categories: <div style="display: flex; justify-content: space-around; font-size: small;"> 15-25% 25 % 25-35% 0 % >35% 0 % </div> | | | |
| Estimated quantity of excavation: <div style="display: flex; justify-content: space-around; font-size: small;"> Cut (C.Y.) N/A Fill (C.Y.) N/A </div> | | | |
| Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input checked="" type="checkbox"/> | | | |
| Is the site located on a designated Critical Environmental Area? <div style="text-align: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></div> | | | |
| Does a curb cut exist on the site? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> | | Are new curb cuts proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> | |
| What is the sight distance? <div style="text-align: center;">To Be Determined</div> <div style="display: flex; justify-content: space-around; font-size: small;"> Left >500' Right >800' </div> | | | |
| Is the site located within 500' of: | | | |
| <div style="display: flex; justify-content: space-between;"> ▪ The boundary of an adjoining city, town or village Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> | | | |
| <div style="display: flex; justify-content: space-between;"> ▪ The boundary of a state or county park, recreation area or road right-of-way Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div> | | | |
| <div style="display: flex; justify-content: space-between;"> ▪ A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> | | | |

TOWN OF CARMEL SUBDIVISION APPLICATION

☐ The boundary of state or county owned land on which a building is located Yes: ☒ No: ☐

Is the site listed on the State or Federal Register of Historic Place (or substantially (contiguous))
 Yes: ☐ No: ☒

Is the site located in a designated floodplain?
 Yes: ☐ No: ☒

Does the site contain freshwater wetlands?
 Yes: ☒ No: ☐

Jurisdiction:
 NYCDEC: ☒ Town of Carmel: ☒

If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.

Are encroachments in regulated wetlands or wetland buffers proposed? Yes: ☐ No: ☒

Does this application require a referral to the Environmental Conservation Board? Yes: ☐ No: ☒

Does the site contain waterbodies, streams or watercourses? Yes: ☒ No: ☐

Are any encroachments, crossings or alterations proposed? Yes: ☐ No: ☒

Is the site located adjacent to New York City watershed lands? Yes: ☐ No: ☒

Will municipal or private solid waste disposal be utilized?
 Public: ☐ Private: ☒

Has this application been referred to the Fire Department? Yes: ☐ No: ☒

What is the estimated time of construction for the project?

ZONING COMPLIANCE INFORMATION

| Zoning Provision | Required | Existing | Lot 1 | Lot 2 | Lot 3 | Lot 4 | Lot 5 |
|---------------------------|------------|----------|----------|----------|-------|-------|-------|
| Lot Area | 3 ac | 12.93 ac | 2.0 ac ± | 1.0 ac ± | | | |
| Lot Coverage Depth | 200' | | 151' | 308' ± | | | |
| Lot Width | 200' | | 510' | 145' | | | |
| Front Yard | 50' | | - | - | | | |
| Side Yard (minimum of 1) | 40' | | - | - | | | |
| Side Yard (total of both) | | | - | - | | | |
| Rear Yard | 40' | | - | - | | | |
| Habitable Floor Area | 5,000 s.f. | | - | - | | | |
| Height | 40' | | - | - | | | |

(if more than 5 lots are proposed, include additional zoning compliance information on a separate sheet)

Will variances be required? If yes, identify variances required for each lot:
 Yes: ☒ No: ☐ Minimum lot depth variance required for Lot 1.
 Minimum lot area variances required for Lots 1 and 2.

APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

Paul Camarda, Baldwin Hills Realty, LLC

Applicants Name

Applicants Signature

Sworn before me this 27th day of September 2016

Alicia Hansen
 Notary Public, State of New York
 Reg. # 0146086470
 Qualified In Dutchess County
 Commission Expires January 21, 2017



TOWN OF CARMEL

SUBDIVISION COMPLETENESS CERTIFICATION FORM

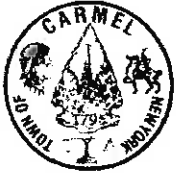


All Subdivisions submitted to the Planning Board for review shall include the following information and details, as set forth in Section 131-11-14 of the Town of Carmel Subdivision Regulations.

This form shall be included with the subdivision submission

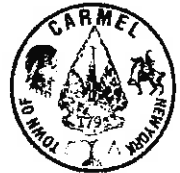
| | Requirement Data | To Be Completed by the Applicant | Waived by the Town |
|---------------------------------|--|---|--------------------------|
| General Requirements | | | |
| 1 | Key map at a scale of one inch equals 800 feet | <input checked="" type="checkbox"/> No | <input type="checkbox"/> |
| 2 | Title block, including title of map; name of subdivision; name, address, seal and signature of professional engineer or land surveyor preparing the plat; written scale; date of original and all revisions. | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 3 | A legend, including, names of all adjacent landowners and those within 500 feet of any property line; zoning district with the requirements of said zone; tax map, block and lot number; names and addresses of owner and subdivider; north point and graphic scale. | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 4 | Location and identification of all zoning district boundaries. | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 5 | Identification of all maps filed in the County Clerk's office affecting properties within 500 feet of the lot to be subdivided. | <input type="checkbox"/> To Be Provided Later | <input type="checkbox"/> |
| Sketch Plan Requirements | | | |
| 1 | All General Requirements | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2 | Proposed subdivision layout at a scale of not less than one inch equals 100 feet. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3 | All proposed lot lines, dimensions in feet and the areas of all lots in square feet and identifying numbers for each lot. | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 4 | The location of existing and proposed setback lines, streets within 200 feet of the subdivision, buildings, watercourses, railroads and bridges, culverts, drainpipes and any natural features, such as wooded areas and rock formations. | <input checked="" type="checkbox"/> ✓ | <input type="checkbox"/> |
| 5 | Location and size of areas proposed to be reserved for recreation/open space. | N/A <input type="checkbox"/> | <input type="checkbox"/> |

Plat:
1" = 1,000'
1" = 400'



TOWN OF CARMEL

SUBDIVISION COMPLETENESS CERTIFICATION FORM



| Requirement Data | | To Be Completed by the Applicant | Waived by the Town |
|--------------------------------------|--|--|--------------------------|
| Preliminary Plat Requirements | | | |
| 1 | All General and Sketch Plan Requirements | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2 | The area included in the subdivision, by area of lots, roads, reservations if any, and total acreage. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3 | The existing and proposed contours (at an interval of not more than two feet), suitably designated to differentiate, with proposed first-floor elevations of the buildings. | <input type="checkbox"/> * | <input type="checkbox"/> |
| 4 | Names of existing streets and proposed names of new streets. | N/A <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Preliminary profiles of all proposed roads. | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Location, type and size of curbs, sidewalks and bikeways. | <input checked="" type="checkbox"/> * | <input type="checkbox"/> |
| 7 | For subdivisions of five or more lots, front building elevation sketches and distribution of dissimilar building types on the site to avoid excessive similarity of exterior design. | N/A <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Plans of proposed utility layouts and all facilities, unsized. | <input type="checkbox"/> * | <input type="checkbox"/> |
| 9 | The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters); location of existing and proposed watercourses, culverts, bridges, drainpipes, lakes and ponds, detention or retention ponds; tentative location of storm drain inlets with the drainage areas tributary to each outlined and the area shown. | <input type="checkbox"/> * | <input type="checkbox"/> |
| 10 | Existing or proposed covenants or deed restrictions applying to the site and a preliminary draft of homeowners' association documents, if applicable. | <input type="checkbox"/> To Be Provided Later as Applicable | <input type="checkbox"/> |
| 11 | A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel. | <input type="checkbox"/> Refer to Individual Site Plan Applications | <input type="checkbox"/> |
| Final Plat Requirements | | | |
| 1 | All General, Sketch and Preliminary Plat Requirements. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

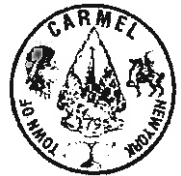
* Refer to Individual Site Plan Applications.

[Handwritten signatures and initials]
2 of 5
Mo OK



TOWN OF CARMEL

SUBDIVISION COMPLETENESS CERTIFICATION FORM



| | Requirement Data | To Be Completed by the Applicant | Waived by the Town |
|---|--|--|--------------------------|
| 2 | Dimensions exactly with reference to monuments, bearings, distances in feet, radii, points of curvature and tangency of property lines, lot widths and depths and square feet of each lot. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3 | Location of all proposed setback lines on each lot, with corner and irregular-shaped lots identified as to front, side and rear yards. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4 | Location of all existing and proposed monuments. | <input checked="" type="checkbox"/> Proposed To Be Determined | <input type="checkbox"/> |
| 5 | All existing streets and streams within the subdivision and within 200 feet of the boundaries thereof, the width of the right-of-way of each street and existing public easements and municipal boundaries within 200 feet of the subdivision. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6 | All proposed public easements or rights-of-way and the purposes thereof and proposed streets, identifying right-of-way width and names. | N/A <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | All parcels proposed for open space/recreation use, with a statement of the purpose of each. | N/A <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Construction plat, which shall include, in addition to the above: final first-floor elevations of dwellings and outside grades at their corner; proposed curb elevations at all lot corners; all existing structures, including a note indicating those to be removed and yard dimensions of those to remain; plans and profiles and proposed improvements and utility layouts; paving widths and locations, section and profiles; sidewalk widths and locations and sections; road alignment, complete with stations, center line curve data and existing and finished contours of the road and all regraded areas; details of manholes, catch basins, headwalls and any other required structure; locations of all street trees, lights and signs; maximum anticipated extent of the areas of cuts and fills where grade | <input checked="" type="checkbox"/> * Refer to Individual Site Plans for Each Proposed Lot | <input type="checkbox"/> |



TOWN OF CARMEL

SUBDIVISION COMPLETENESS CERTIFICATION FORM

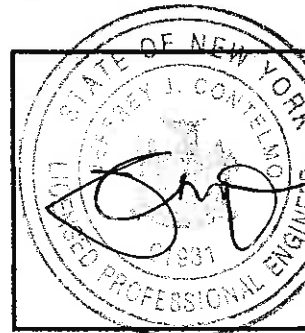


| | Requirement Data | To Be Completed by the Applicant | Waived by the Town |
|----|--|--|--------------------------|
| | changes are proposed; the natural flow of surface drainage and the final disposal of surface waters; slopes of banks of all watercourses, if defined, and boundaries of floodplains; specifications, locations, profiles and detailed cross sections of the proposed storm drains, including all inlets and size of the drainage area of the streets, including grades and all other improvements. | | |
| 9 | Final copy of the homeowners' association documents, if applicable. | N/A <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | Deeds for land to be dedicated for road widening, recreation or other purposes. | N/A <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Erosion control standards. | <input checked="" type="checkbox"/> * | <input type="checkbox"/> |
| 12 | A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel and with the terms of preliminary plan approval. | <input checked="" type="checkbox"/> * To Be Provided in Later Submission | <input type="checkbox"/> |

* Refer to Individual Site Plans

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

I Jeffrey J. Contelmo, P.E. hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:



Professionals Seal

Paul Camarda 9/27/16
Signature - Applicant OWNER Date
PAUL CAMARDA / BALDWIN HILLS REALTY, LLC.

Signature - Owner

Date



TOWN OF CARMEL
**SUBDIVISION COMPLETENESS
CERTIFICATION FORM**



Town Certification (to be completed by the Town)

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

Ron Tomblitta

Signature - Planning Board Secretary

10/14/16
Date

Ron Tomblitta

Signature - Town Engineer

10/13/16
Date

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

| | | |
|--|-----------------|----------------------------------|
| Name of Action or Project: Baldwin Subdivision | | |
| Project Location (describe, and attach a general location map): Route 6, Town of Carmel, Putnam County - See Location Map | | |
| Brief Description of Proposed Action (include purpose or need): Lot Line Adjustment for proposed 2-lot commercial subdivision of 12.93± acres in the C/BP (Commercial/Business Park) Zoning District with no impacts proposed: Refer to EAF's for individual commercial site plan applications for project details. Lot 1: 2.0 AC ±; Lot 2: 1.0 AC ±; Residual: 9.9 AC ± to be added to tax lot 86.6-1-4. | | |
| Name of Applicant/Sponsor: Baldwin Hills Realty, LLC | | Telephone: 845-228-1400 |
| | | E-Mail: crillc@comcast.net |
| Address: 1699 Route 6, Suite 1 | | |
| City/PO: Carmel | State: New York | Zip Code: 10512 |
| Project Contact (if not same as sponsor; give name and title/role): Jeffrey J. Contelmo, P.E./Senior Principal Engineer | | Telephone: 845-225-9690 |
| | | E-Mail: jcontelmo@insite-eng.com |
| Address: 3 Garrett Place | | |
| City/PO: Carmel | State: New York | Zip Code: 10512 |
| Property Owner (if not same as sponsor): Same As Applicant | | Telephone: |
| | | E-Mail: |
| Address: | | |
| City/PO: | State: | Zip Code: |

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

| Government Entity | If Yes: Identify Agency and Approval(s) Required | Application Date (Actual or projected) |
|---|---|--|
| a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees | | |
| b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Town of Carmel Planning Board: Subdivision | Final Subdivision Approval August 26, 2015 Lot Line Adjustment: Submit Sept. 28, 2016 |
| c. City Council, Town or Village Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Town of Carmel ZBA | Area Variance |
| d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | P. C. Dept. of Health - Realty Subdivision approval - non-jurisdictional sign-off | June 8, 2016 |
| f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |
| i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | | |

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYC Watershed Boundary

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

C/BP (Commercial/Business Park)

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Mahopac Central School District

b. What police or other public protection forces serve the project site?

Carmel Police Department

c. Which fire protection and emergency medical services serve the project site?

Mahopac Volunteer Fire Department

d. What parks serve the project site?

None

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Commercial

b. a. Total acreage of the site of the proposed action? 12.93 ± acres

b. Total acreage to be physically disturbed? 0 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 184.9± acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☒ Yes ☐ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Commercial

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? 2

iv. Minimum and maximum proposed lot sizes? Minimum 1.0± AC Maximum 2.0± AC

e. Will proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction:

_____ months

ii. If Yes:

- Total number of phases anticipated _____

- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

- Anticipated completion date of final phase _____ month _____ year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☐ Yes ☒ No
 If Yes, show numbers of units proposed.

| | <u>One Family</u> | <u>Two Family</u> | <u>Three Family</u> | <u>Multiple Family (four or more)</u> |
|---------------|-------------------|-------------------|---------------------|---------------------------------------|
| Initial Phase | _____ | _____ | _____ | _____ |
| At completion | _____ | _____ | _____ | _____ |
| of all phases | _____ | _____ | _____ | _____ |

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No
 If Yes,

- Total number of structures _____
- Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
- Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No
 If Yes,

- Purpose of the impoundment: _____
- If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____
- If other than water, identify the type of impounded/contained liquids and their source. _____
- Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
- Dimensions of the proposed dam or impounding structure: _____ height; _____ length
- Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

- What is the purpose of the excavation or dredging? _____
- How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____
- Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
 If yes, describe. _____
- What is the total area to be dredged or excavated? _____ acres
- What is the maximum area to be worked at any one time? _____ acres
- What would be the maximum depth of excavation or dredging? _____ feet
- Will the excavation require blasting? ☐ Yes ☐ No
- Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No
 If Yes:

- Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☐ Yes ☒ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☐ Yes ☒ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

| | |
|--|--|
| <ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes: <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ | |
| iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ | |
| v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): <u>Individual subsurface sewage treatment systems</u> | |
| vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ <u>None</u> | |
| e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____ | |
| iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____ | <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No |
| f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ | |
| g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) | |

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.

| | |
|--|---|
| <p>i. During Construction: N/A</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ | <p>ii. During Operations: N/A</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ |
|--|---|

| | |
|--|--|
| <p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: _____ <u>During construction only.</u> _____</p> | |
| <p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> | |
| <p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____</p> | |
| <p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> | |
| <p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> | |
| <p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> | |
| <p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p> | |
| <p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> | |
| <p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ | |

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☒ Agriculture ☒ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

| Land use or Covertypes | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces | 0 | 0 | 0 |
| • Forested | 10.0± | 10.0± | 0 |
| • Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural) | 0 | 0 | 0 |
| • Agricultural (includes active orchards, field, greenhouse etc.) | 0 | 0 | 0 |
| • Surface water features (lakes, ponds, streams, rivers, etc.) | * | * | 0 |
| • Wetlands (freshwater or tidal) | 2.93± | 2.93± | 0 |
| • Non-vegetated (bare rock, earth or fill) | 0 | 0 | 0 |
| • Other Describe: Lawns, landscaping, stormwater management | 0 | 0 | |

* Surface water included in wetlands.

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No
If Yes,
i. Identify Facilities:
The Kohler Center and Senior Housing at Mahopac Hill

e. Does the project site contain an existing dam? (Existing pond outside of project area) ☒ Yes ☐ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ TBD feet
• Dam length: _____ 220± feet
• Surface area: _____ 1.0± acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: Unknown
iii. Provide date and summarize results of last inspection:
Unknown

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No
If yes, provide DEC ID number(s): 360023
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
Periodic monitoring and Plant 1 groundwater pump and GAC treatment remedial system ongoing at Somers Commons.

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? greater than 8± feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

| | |
|---------------|------|
| PnB, PnC, PnD | 45 % |
| RdA | 45 % |
| Sh, Uf, W | 10 % |

d. What is the average depth to the water table on the project site? Average: 4 feet

e. Drainage status of project site soils: ☒ Well Drained: 57 % of site
☐ Moderately Well Drained: _____ % of site
☒ Poorly Drained 43 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 60 % of site
☒ 10-15%: 15 % of site
☒ 15% or greater: 25 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 864-137, 864-138 Classification C, B
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, NYSDEC Freshwater Wetland Approximate Size 85.8± acres
- Wetland No. (if regulated by DEC) ML-11

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

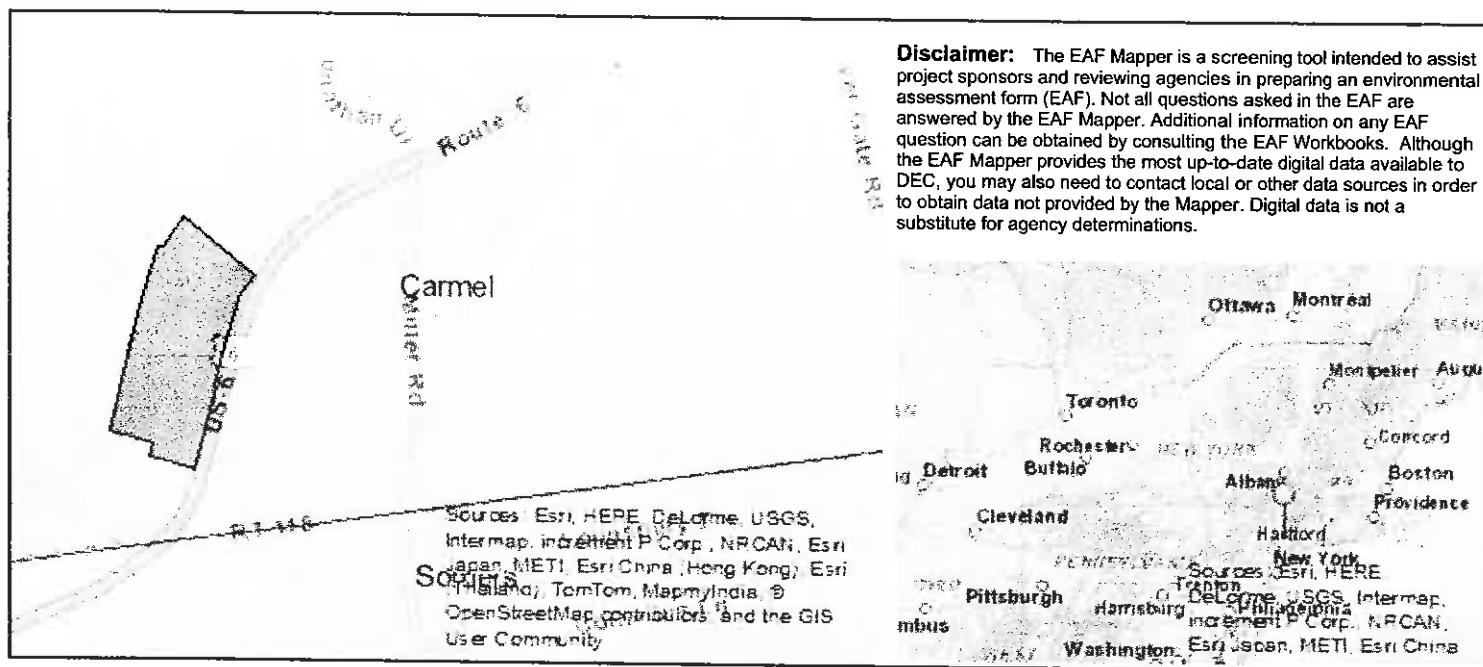
i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No
 If Yes:
 i. Name of aquifer: _____

| | |
|--|--|
| <p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>common and abundant species of birds, small mammals such as squirrels and chipmunks, deer, reptiles and amphibians</p> | |
| <p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat: _____</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres | |
| <p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> | |
| <p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Per NYSDEC Environmental Resource Mapper, the project area is within the vicinity of one or more rare animals and/or rare plants. This is pending correspondence with NY Natural Heritage Program.</p> | |
| <p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>animals and/or rare plants. This is pending correspondence with NY Natural Heritage Program.</p> | |
| <p>E.3. Designated Public Resources On or Near Project Site</p> | |
| <p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p> | |
| <p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p> | |
| <p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p> | |
| <p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p> | |



| | |
|--|---|
| B.i.i [Coastal or Waterfront Area] | No |
| B.i.ii [Local Waterfront Revitalization Area] | No |
| C.2.b. [Special Planning District] | Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook. |
| C.2.b. [Special Planning District - Name] | NYC Watershed Boundary |
| E.1.h [DEC Spills or Remediation Site - Potential Contamination History] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Listed] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.1.h.iii [Within 2,000' of DEC Remediation Site] | Yes |
| E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID] | 360023 |
| E.2.g [Unique Geologic Features] | No |
| E.2.h.i [Surface Water Features] | Yes |
| E.2.h.ii [Surface Water Features] | Yes |
| E.2.h.iii [Surface Water Features] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| E.2.h.iv [Surface Water Features - Stream Name] | 864-137, 864-138 |
| E.2.h.iv [Surface Water Features - Stream Classification] | C, B |
| E.2.h.iv [Surface Water Features - Wetlands Name] | Federal Waters, NYS Wetland |
| E.2.h.iv [Surface Water Features - Wetlands Size] | NYS Wetland (in acres):85.8 |

| | |
|---|--|
| E.2.n.iv [Surface Water Features - DEC Wetlands Number] | ML-11 |
| E.2.h.v [Impaired Water Bodies] | No |
| E.2.i. [Floodway] | No |
| E.2.j. [100 Year Floodplain] | No |
| E.2.k. [500 Year Floodplain] | No |
| E.2.l. [Aquifers] | No |
| E.2.n. [Natural Communities] | No |
| E.2.o. [Endangered or Threatened Species] | No |
| E.2.p. [Rare Plants or Animals] | Yes |
| E.3.a. [Agricultural District] | No |
| E.3.c. [National Natural Landmark] | No |
| E.3.d [Critical Environmental Area] | Yes |
| E.3.d [Critical Environmental Area - Name] | Baldwin Place Area |
| E.3.d.ii [Critical Environmental Area - Reason] | Difficulties w/ portable water source |
| E.3.d.iii [Critical Environmental Area – Date and Agency] | Date:9-26-90, Agency:Somers, Town of |
| E.3.e. [National Register of Historic Places] | Digital mapping data are not available or are incomplete. Refer to EAF Workbook. |
| E.3.f. [Archeological Sites] | Yes |
| E.3.i. [Designated River Corridor] | No |



PROJECT NARRATIVE

For

BALDWIN SUBDIVISION LOT LINE ADJUSTMENT

US ROUTE 6

TOWN OF CARMEL

TAX MAP NOs. 86.11-1-1 and 86.6-1-4

October 24, 2016

The subject application consists of (3) existing adjacent parcels owned by Baldwin Hills Realty, LLC located on the west side of US Route 6 in the C/BP Commercial / Business Park zone, including Tax Map No. 86.6-1-4 (172.0 acres), and Tax Map No. 86.11-1-1 Baldwin Subdivision Lot 1 (9.77 acres) and Lot 2 (3.13 acres). (Refer to Figure 1 – Area Map of Existing Lots)

The applicant seeks approval for a lot line adjustment for the (3) lots to reconfigure the previously approved two lot commercial subdivision, changing Lot 1 to a 2.05 acre parcel and Lot 2 to a 1.0 acre parcel, to accommodate their future improvements, while merging the remaining acreage to the parcel to the west (totaling 181.9 acres) in consideration of future development plans. (Refer to Figure 2 – Area Map of Proposed Lots)

There are (4) elements driving the configuration of the proposed lot line adjustment, including:
(Refer to Figure 3 – Proposed Lot Line Adjustment Driver Plan)

1. Preservation, control and access to the pond and NYSDEC wetland as a future amenity for recreational purposes;
2. Potential future access to the undeveloped land to the west through the Bernad Creations, Ltd. parcel;
3. Alternative future access to the undeveloped land to the west should access not be available through the Bernad Creations, Ltd parcel;
4. The proposed easement to Putnam County for potential future access from their site to the north, through the subject property to gain access to the new signalized intersection with US Route 6.

The existing commercial lots (Lots 1 and 2 of the previously approved Baldwin Subdivision) would be reconfigured, as follows:

Lot 1 contains the approved PCSB site plan which is currently under construction. The lot would be changed to 2.05 acres and would still accommodate all improvement contemplated in the approved site plan. The proposed lot would require area variances for lot size and for lot depth. Other bulk zoning requirements could be met. (Refer to Figure 4 – PCSB Site Plan on Proposed 2 acre Lot)

Lot 2 would contain a variation of the approved Route 6 Retail Site Plan. The lot would be change to 1.0 acre and would still accommodate a version of the approved plan with a conforming building and conforming parking. The proposed lot would require area variances for lot size and for lot width. Other bulk zoning requirements could be met. (Refer to Figure 5 – Route 6 Retail Site Plan on 1 acre Lot)

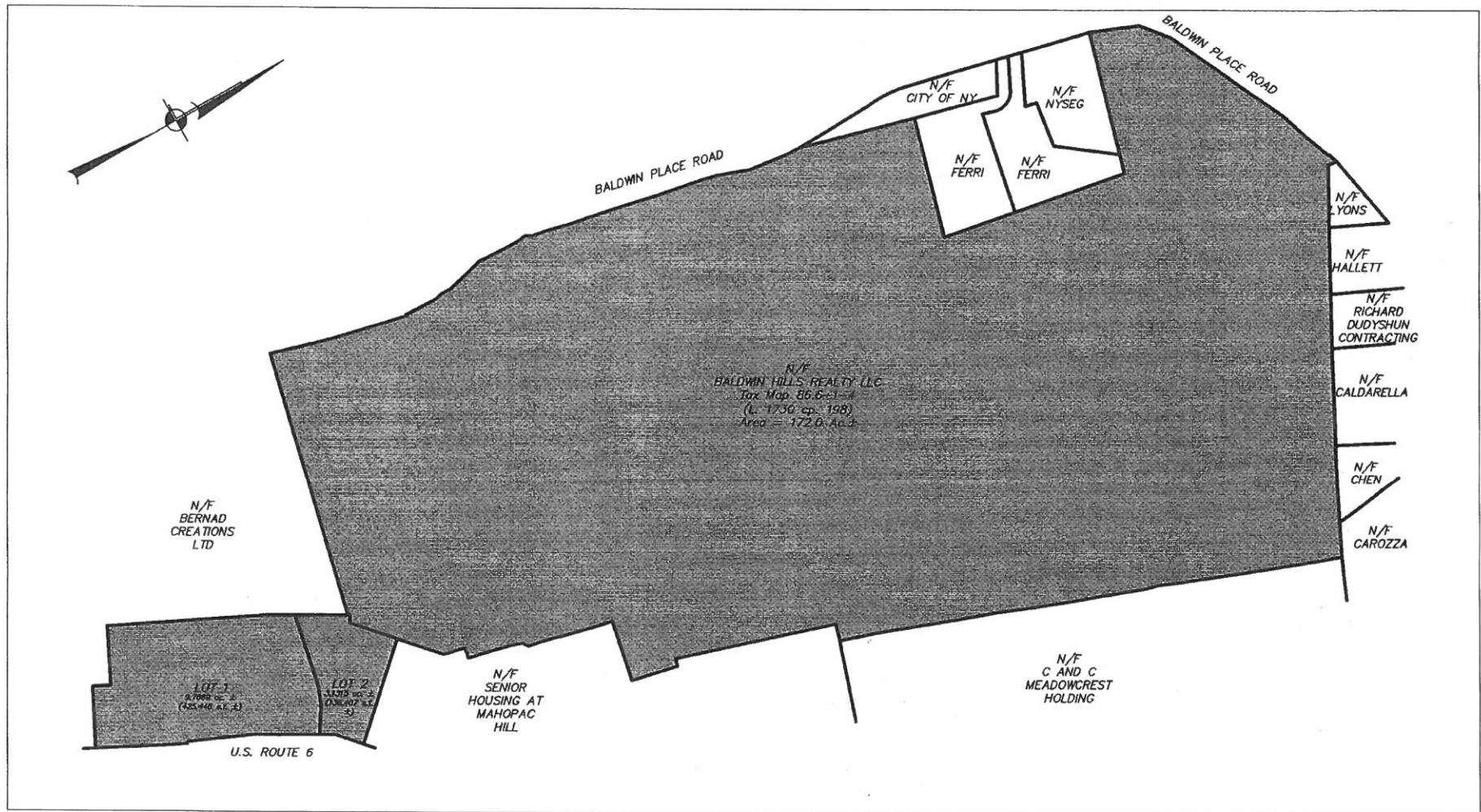


FIGURE 1-AREA MAP-EXISTING LOTS
SCALE: 1"=400'



(10/21/16)

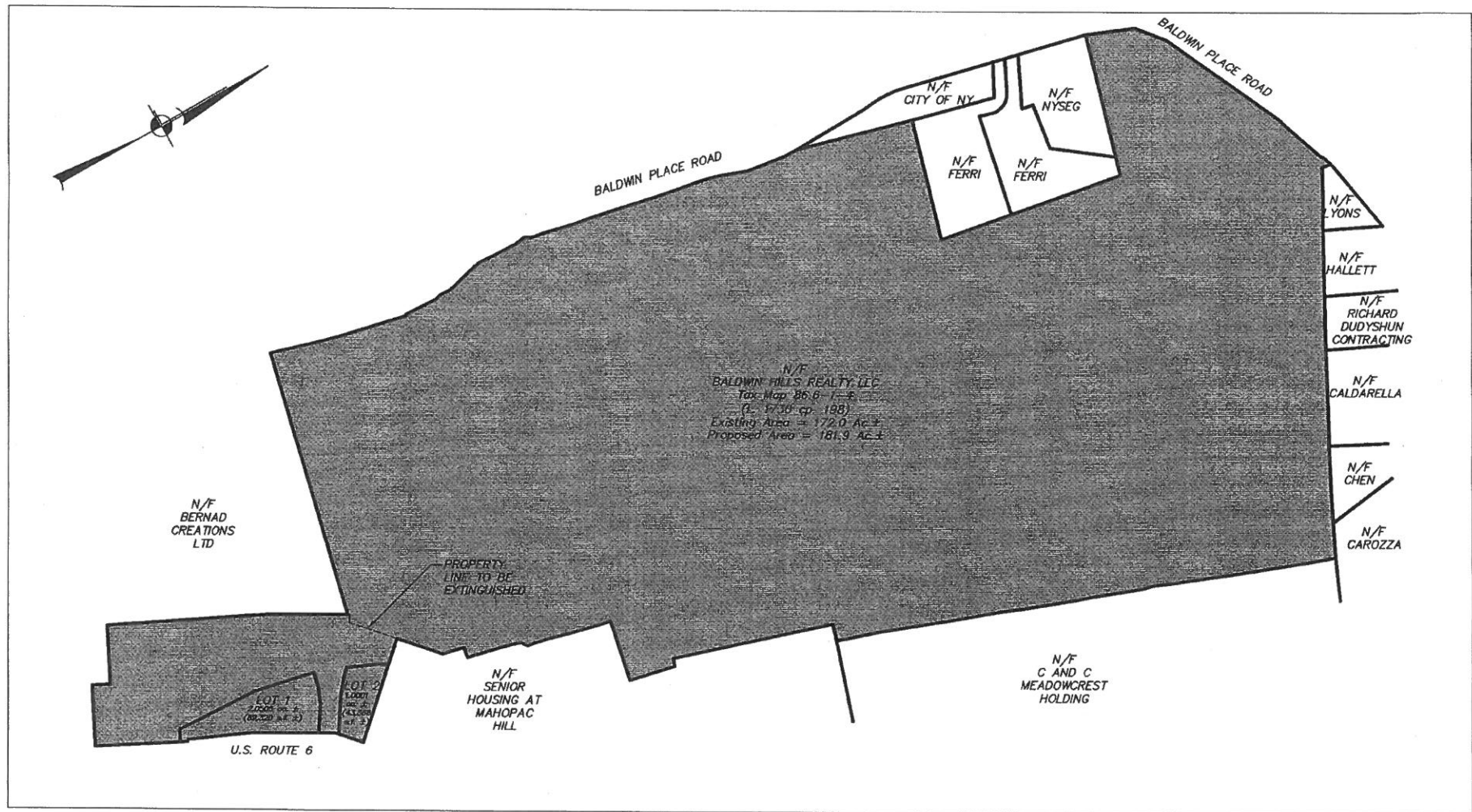
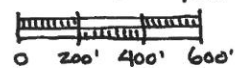


FIGURE 2 - AREA MAP - PROPOSED LOTS
SCALE: 1" = 400'



(10/21/16)

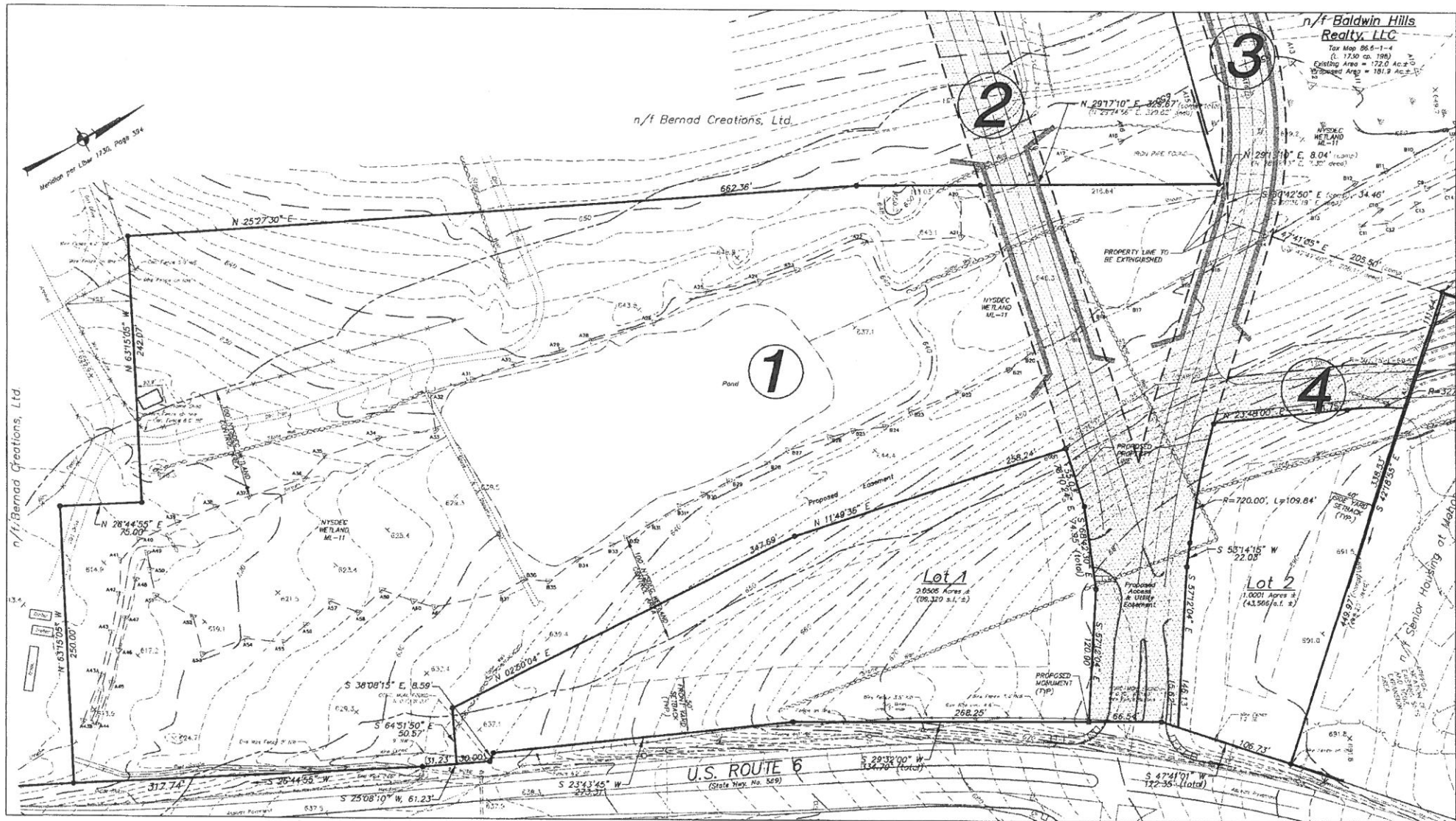
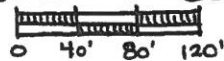


FIGURE 3 - Proposed Lot Line Adjustment DRIVER PLAN

SCALE: 1" = 80'



(10/21/16)

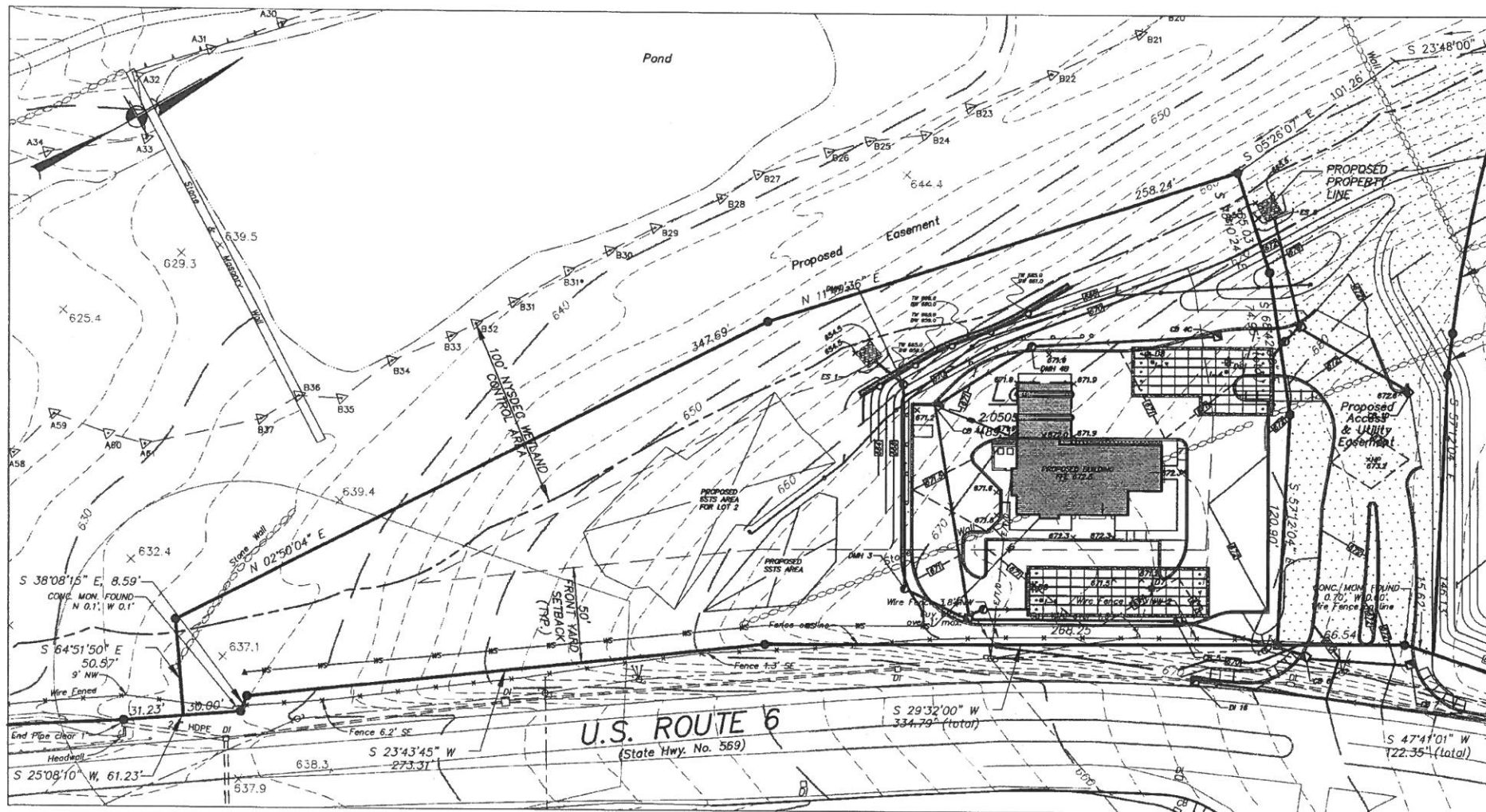
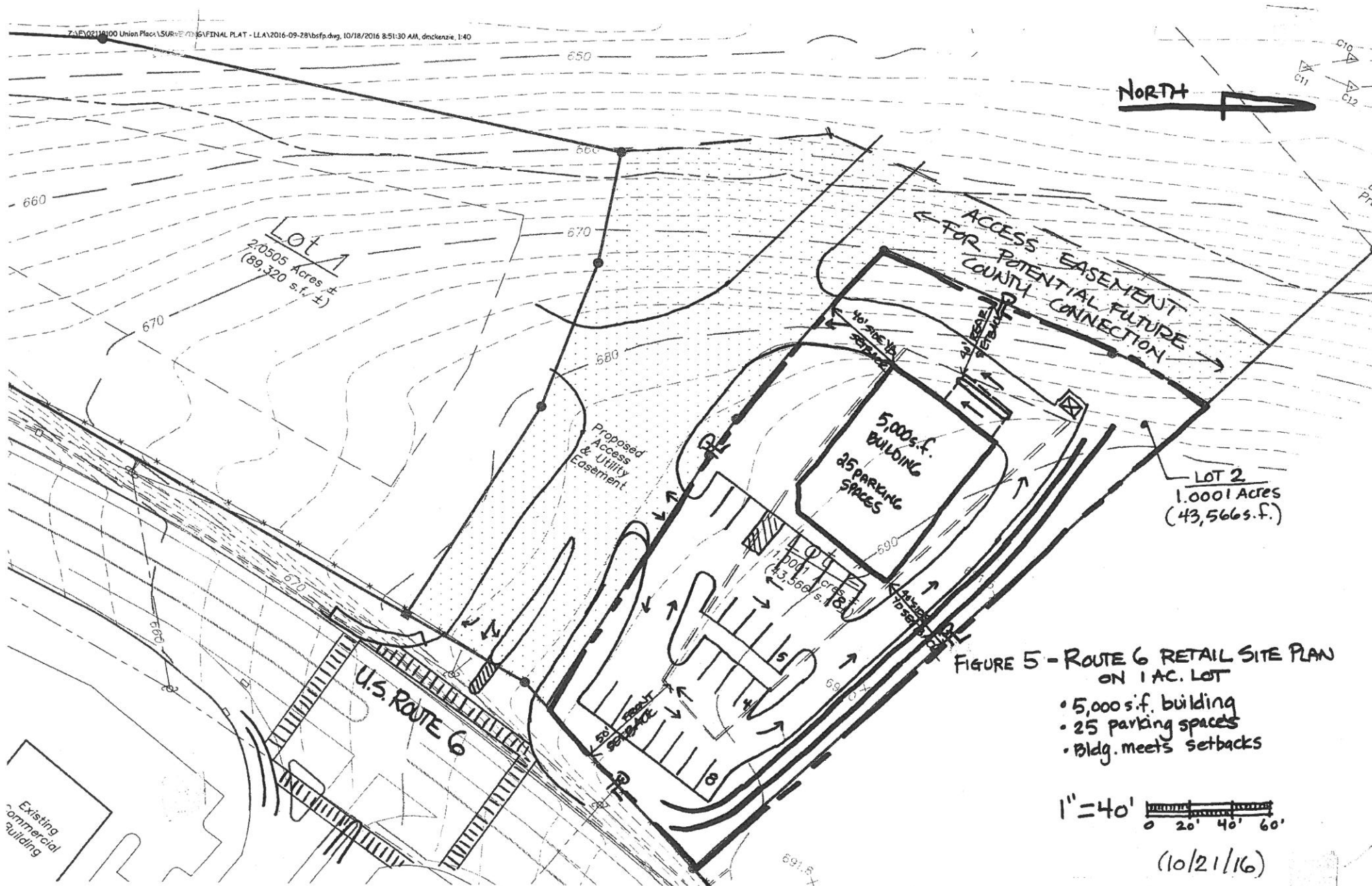


FIGURE 4-PCSB SITE PLAN ON PROPOSED 2 AC. LOT
SCALE: 1" = 50'



(10/21/16)



Fred Pena
Commissioner



John Tully
Deputy Commissioner

DEPARTMENT OF
HIGHWAYS & FACILITIES

842 Fair Street
Carmel, New York 10512
Phone: 845-878-6331 Fax: 845-808-1908

September 28, 2016

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

Re: The Baldwin Subdivision on Route 6

Dear Mr. Gary,

Under review by the Carmel Planning and Zoning Board is the application to amend the referenced project, The Baldwin Subdivision on Route 6. This amended subdivision, if approved, will create a new access road to the Putnam County Koehler Senior Center. The new access road provides important safety improvements that provide safer means of access and egress to and from the Koehler Senior center.

Three significant improvements will be provided by this application; northbound egress from the Koehler Center, access from the south, and the alleviation of the illegal use of the entrance for southbound U-turns. Currently, the entrance to the Koehler Center provides access to and from Route 6, a fairly heavily trafficked commercial corridor, without any traffic control device (see attached overview 1 and 2). Seniors exiting the Koehler Center have difficulty making a left hand turn onto Route 6 because of heavy east bound traffic, with the added difficulty of crossing three lanes of traffic (west bound lane, turn lane and eastbound lane). It is difficult to make a left turn from the east bound lane of Route 6 into the senior center because of heavy oncoming west bound traffic. Also, it has been observed that patrons of the Mahopac Village Shopping Center use the Koehler Center's entrance to make U-Turns, because there is no readily available southbound exit from the shopping center(see attached overview 1 and 3).

Mr. Gary
Re: The Baldwin Subdivision
September 28, 2016
Pg. 2

The County feels that the proposed amendment would greatly benefit our seniors who use the Koehler Center by providing a controlled intersection for their use and will help alleviate the misuse of the Koehler Center entrance for U-Turns. For these reason, the County supports the amendment and hopes that the Planning Board will consider the amendment for approval.

I would like thank the Carmel Planning and Zoning Board for its consideration of this matter.

Sincerely,

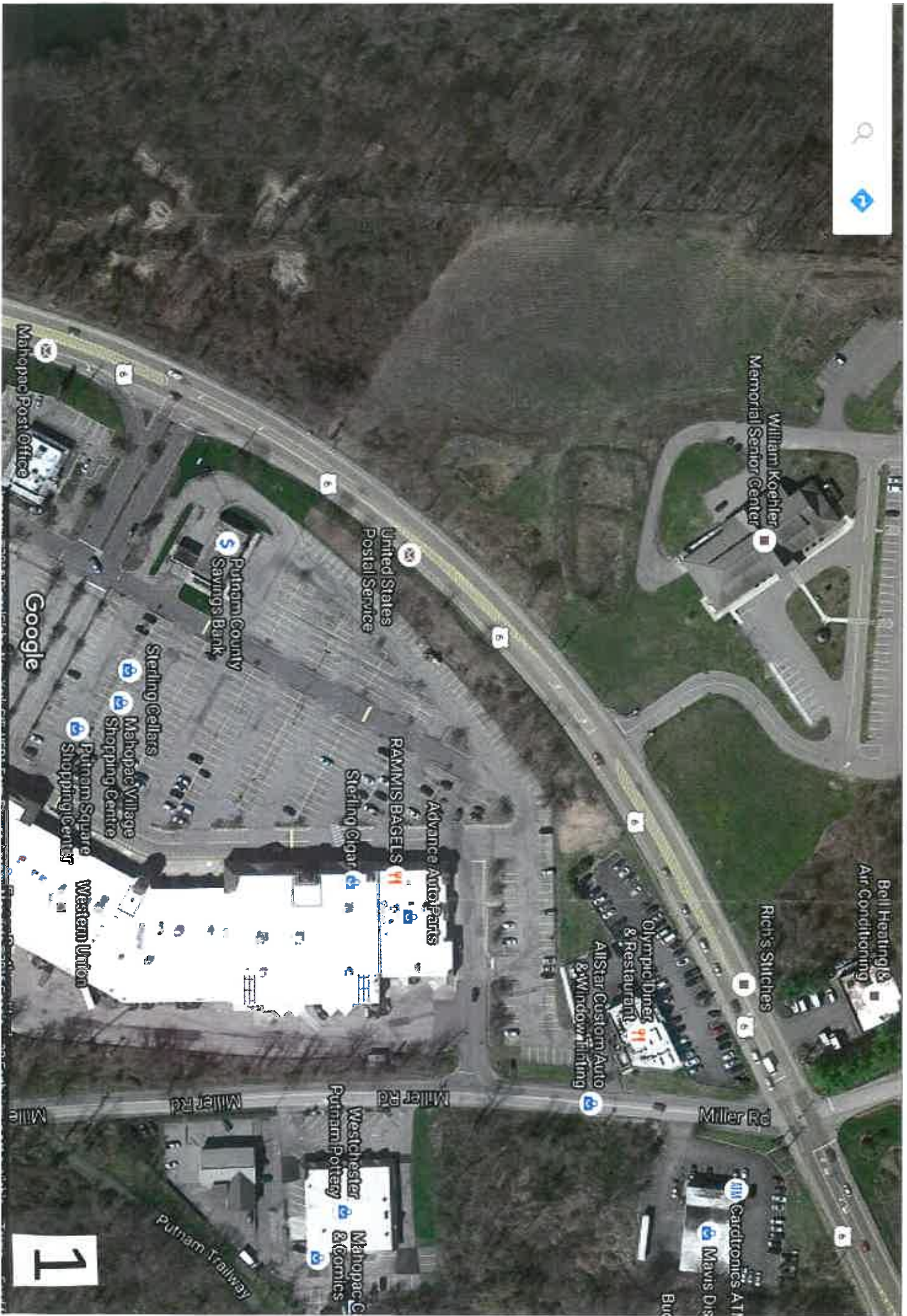


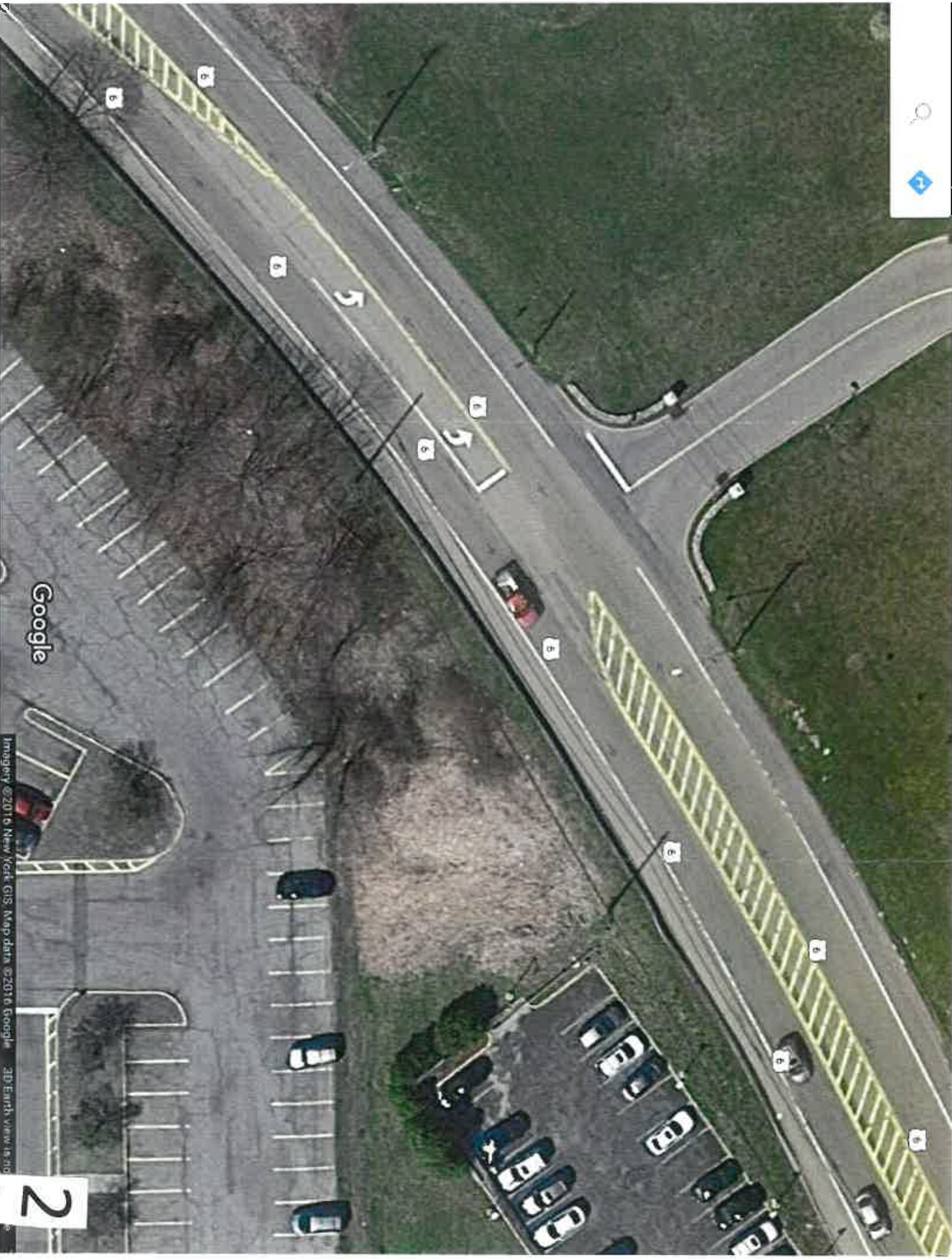
Fred Pena, PE., Esq.
Commissioner of Highways and Facilities
Putnam County

FP/td

Encl.

CC: MaryEllen Odell, Putnam County Executive
Sheriff Donald Smith, Putnam County Sheriff's Department





Google

Imagery ©2016 New York GIS Map data ©2016 Google 3D Earth view is HD



Google

Putnam County
Savings Bank

KENNETH SCHMITT
Town Supervisor

FRANK D. LOMBARDI
Town Councilman
Deputy Supervisor

JOHN D. LUPINACCI
Town Councilman
SUZANNE MC DONOUGH
Town Councilwoman
JONATHAN SCHNEIDER
Town Councilman

TOWN OF CARMEL
TOWN HALL



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ANN SPOFFORD
Town Clerk


KATHLEEN KRAUS
Receiver of Taxes

MICHAEL SIMONE
Superintendent of Highways
Tel. (845) 628-7474

MEMORANDUM

To: Harold Gary, Chairman, Town of Carmel Planning Board

Date: October 6, 2016

From: Kenneth Schmitt 

RE: Town Board Meeting October 5, 2016

At our most recent Town Board Meeting, the Town Board approved the attached resolution, referring a Local Laws Amending Chapter 156, "Zoning", of the Code of the Town of Carmel in regard to Section 156-28 Multifamily Developments and Section 156-76 Coops and Attached Runs for Chickens

I am asking that Planning Board review the proposed Local Law at its next Planning Board meeting and, at the Board's earliest convenience, submit your recommendations to the Town Board for review.

Thank you in advance for your cooperation.

/encl

Cc: Town Board
Town Clerk
Town Legal Counsel
Building & Codes Enforcer
Engineer
Pat Cleary, Planning Consultant

Cc: File- Planning Bd Corres

**RESOLUTION PURSUANT TO
TOWN OF CARMEL TOWN CODE §156-28**

RESOLVED that the Town Board of the Town of Carmel, pursuant to Carmel Town Code §156-28 hereby refers the draft of proposed local law of 2016, regarding multi-family dwellings, to the Town of Carmel Planning Board for its review, comment and/or recommendation.

Resolution

Offered by: Councilman Lupinacci

Seconded by: Councilman Schneider

| <u>Roll Call Vote</u> | <u>YES</u> | <u>NO</u> |
|-----------------------|------------|---------------|
| Jonathan Schneider | <u>X</u> | <u> </u> |
| John Lupinacci | <u>X</u> | <u> </u> |
| Suzanne McDonough | <u>X</u> | <u> </u> |
| Frank Lombardi | <u>X</u> | <u> </u> |
| Kenneth Schmitt | <u>X</u> | <u> </u> |

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I, Ann Spofford, Town Clerk of the Town of Carmel, Putnam County, New York, do hereby certify that the foregoing resolution is a true and exact copy of the original on file in my office which was adopted by the Town Board of said Town at a duly called and held meeting on the 5th day of **October, 2016**; and of the whole thereof.

October 6, 2016
Dated


Ann Spofford, Town Clerk



MEMORANDUM

To: Supervisor Schmitt & Members of the Town Board
From: Patrick Cleary, AICP, CEP, PP, LEED AP
Date: July 14, 2016
Re: Multi-Family Housing Zoning

Over the course of the past several years, two increasingly influential population groups – Baby Boomers (seniors) and Millennials (the children of the Baby-Boomers) have dramatically affected land use and housing trends throughout the region.

The Baby-Boomers are retiring and “ageing-out” of their traditional single-family homes, and are looking to downsize into smaller residences. The desire of these seniors to remain in their communities, while taking advantage of familiar local resources such as local restaurants, shops, services, religious facilities, social clubs, etc., has triggered a building boom in many of the communities in the region. This is particularly true for those communities that have zoning provisions in place that can accommodate the type of housing choices that are sought after by this population.

Ironically, the Baby Boomers children (the Millennials) are looking for virtually the same features in their housing choices. These young professionals typically have not yet begun raising families and do not have children, are more transient in their work (making settling down to purchase a traditional single-family home more of a risk), they recognize that after the housing crises of 2008, that single-family home is not necessarily the best short term-investment it once was, and are seeking the same convenience, vitality and amenities that the Boomers are looking for.

The demographics are driving this housing demand. It has generally been the case that most existing zoning ordinances do not fully accommodate this new housing model, resulting in the inability to attract and satisfactorily house large segments of the population (the Boomers and Millennials accounting for upwards of 40% of the overall population in many communities). Carmel's zoning ordinance is no exception.

1. Existing Multi-Family Zoning:

Housing options are fairly limited by the existing zoning provisions in the Town of Carmel. Aside from the predominant single-family housing type, only Multi-Family Dwellings for the Elderly (alternately referred to as Senior Citizen Multi-Family Dwellings) are permitted in the R-Residential zoning district.

In the C- Commercial zoning district, three multi-family housing types are permitted:

- Multi-Family Dwellings for the Elderly
- Multi-Family Dwellings on Waterfront
- Existing Apartments in Mixed-use Buildings

The C/BP – Commercial Business Park zone also permits Multi-Family Dwellings for the Elderly.

In these zones, all of the potentially permissible multi-family uses are significantly regulated by the respective conditional use provisions established in §156. These provisions include minimum qualifying criteria, such as lot areas or minimum frontages that significantly restricts the applicability of the zoning to a limited number of parcels.

2. Multi-Family Housing Zoning Artifact:

In the mid 2000's a major re-zoning of the Town was undertaken that combined all of the existing commercial and residential zoning districts into basically two zones – R-Residential and C – Commercial. The C-BP Commercial Business Park and CN – Conservation zones were also created.

At that time, the existing multi-family housing zoning provision was abolished, and the Schedule of District Regulations – Attachment 1 of the Zoning Code, was amended accordingly to eliminate all references to multi-family developments.

Unfortunately, in what was likely an oversight at the time, the specific section of the zoning code regulating multi-family developments (§156-28) was never removed, and remains on the books to this day.

A brief review of this section will reveal several inconsistencies and references to zones that no longer exist in the Town, so it can be *inferred* that the section is no longer applicable. However, its presence in the code represents a serious concern. It is conceivable that an argument could be made that the provisions of §156-28 are still applicable today. If so, a large-scale multi-family project could be advanced in most areas of the Town (the entire R – Residential zone) – without proper control or oversight.

This represents a very serious inconsistency in the Town's zoning code, which must be corrected immediately. If not, a legal challenge would

place the fate of the Town's land use pattern in the hands of a judge, and not with the Town's own zoning ordinance. In recent years, and to some degree in recognition of the consequences of the recession of 2007, the courts have favored property owners in zoning disputes.

3. Limitations of Existing Zoning:

By-passing the error with the multi-family zoning code noted in section 2 above, multi-family developments are only permitted in Town for seniors – or individuals age 55 and above, or in very limited instances where multi-family dwellings are allowed on the waterfront or in existing mixed-use buildings.

The opportunity to develop a non-age restricted multi-family project (for example, for the Millennials noted earlier) seems to be prohibited.

The zoning regulations established for Senior Citizen Multi-Family Housing (§156-39) have been employed for a number of projects in Town. And while those provisions, which were adopted in 1998 and amended numerous times throughout the early 2000's, have served to mitigate certain development related impacts (such as the impacts on schools), they have caused certain other impacts, so they reflect only a partial solution to multi-family housing in Town.

As intended under the mid 2000 rezoning, no clear provisions were made to accommodate new non-age restricted multi-family housing in the vast majority of the Town.

4. Suitability of Multi-Family Housing:

Carmel is characterized by a traditional land use pattern reflecting low-density single-family residential land use. A modification to this overall pattern of land use to allow random and thoughtlessly sited multi-family housing would be inappropriate, and would reflect poor town planning. An unfavorable court decision regarding the Town's zoning would exacerbate this situation.

However, the demographic trends noted above indicating the desirability of multi-family housing supports the consideration of this housing type in appropriate areas of the Town – such as in transitional areas near the hamlets or supportive commercial areas.

This planning principle of transitional multi-family housing is an important underling premise in considering the re-establishment of non-age restricted multi-family housing in town. This housing type is most suitable in areas near supportive services and resources, and definitely not in the midst of established low-density residential areas.

It has also become increasing evident that the Town's ageing population is not being replaced by younger residents moving into the community. This is of course due to the high cost associated with the purchase of a first home, as well as the lack of housing choices aimed at young

Millennial's. The failure to attract young people to the community, represents a lost opportunity to engage them in the mobility of the housing hierarchy, where a first apartment for a young person beginning a career leads to a condominium when a couple marries and then trades up to a single-family home when children begin to arrive – and following a similar trajectory – in reverse – as the children move out, and downsizing is desirable. Absent these housing choices *in town*, residents will find them elsewhere, out of town, ultimately leaving glaring voids in the Town's population.

Evidence of this phenomenon can be seen in the local school populations, which have been on the decline for over the past 10 years, resulting in significantly decreased enrollments.

As a result, strategically sited, well-planned multi-family housing is an essential element of the Town's pattern of land use, and a necessary component in maintaining a well-balanced and thriving population base.

5. Options to Accommodate Non-Age Restricted Multi-Family Housing:

When approaching the question of accommodating a use not clearly allowed under existing zoning, two basic options are available; the first involves modifying the existing zoning regulations to permit the use, and the second involves creating entirely new zoning.

A third option is fortuitously available to the Town of Carmel. The assumed oversight of keeping section 156-28 on the books can be turned to an advantage. Utilizing these existing provisions, with some slight modifications to update them to reflect current standards, may serve as the simplest method to address and appropriately regulate the demand for multi-family housing in Town. Moving proactively will prevent a challenge to the obvious flaw in the code. Considering the demand for this type of housing, it can be assumed a legal challenge is a very real possibility.

It is important to note that a number preliminary inquiries have been made to Town staff exploring the possibility of developing non-age restricted multi-family housing based on the provision of §156-28. These market pressures highlight the need for the Town to act quickly to correct this situation.

6. §156-28 – Multi-Family Developments:

It would be possible to utilize the existing zoning regulations established in §156-28 to accommodate multi-family housing, with some relatively modest modifications to reflect current conditions.

The following steps would be required.

- a. Clearly re-establish "Multi-Family Developments" as a Conditional Use in the R – Residential C – Commercial and C-BP Commercial Business Park zoning districts.

- b. Amend the existing provisions of §156-28 to reflect current conditions.

These multi-family housing zoning provisions were crafted over 40 years ago, and do not fully address certain elements of multi-family housing that require appropriate zoning regulation today.

The necessary revisions are relatively modest, but several require further explanation:

- The minimum site area to be eligible for a multi-family development has been lowered from 10 acres to 5 acres. This size is consistent with the minimum lot size for senior housing projects, and reflects the smaller lot sizes found in the transition areas adjacent to commercial zones, which are the target areas for these uses.
- To assure that these developments are located in true transitional areas, a project in the R zone must be adjacent to land in either the C or C/BP zones.
- In a similar manner, multi-family developments in the commercial zones (C or C/BP) should not be disruptive to existing commercial business patterns, so here too, they would need to be “transitional” and adjacent to an R – Residential zone.
- Increasing the permitted building height from 35 feet to 40 feet is recommended to reflect the realities of the construction methods currently employed to develop multi-family housing, as well as the Town’s experience with senior housing projects - where 40 feet is the permitted maximum height.
- The 50’ building separation is somewhat arbitrary and can be excessive, particularly on smaller parcels, which would now be permitted (5 acres). A separation standard reflecting a reliance on the Fire Code’s access requirements is recommended.
- The perimeter setback of 100 feet can also be excessive and unnecessary. It is recommended that this setback be reduced to 50’ for apartment type developments and 40’ for detached units and townhouse developments, and that a comprehensive landscaping and screening plan be provided.
- Minimum apartment sizes have been added.

- A frontage requirement has been added.

What follows is the existing zoning as set forth in §156-28, and the recommended revisions highlighted. Strikeouts are indicated in red, and new text is indicated in blue.

§ 156-28 Multifamily developments.

A. In the R Residential Zones, C – Commercial and C-BP – Commercial Business Park Zones, multifamily developments and their on-site accessory uses for parking and recreation shall be permitted as a detached units, garden apartment ~~design or~~ townhouse, or flat design, provided that:

- (1) The site of the development shall be at least ~~10~~ 5 acres.
- (2) The site of a multi-family development in the R – Residential zoning district must be adjacent to property located within the C – Commercial or C/BP – Commercial Business Park zoning districts.
- (3) The site of a multi-family development in either the C – Commercial or C/BP – Commercial Business Park zoning districts must be adjacent to property located within the R – Residential zoning district.
- (4) The maximum permitted density shall not exceed five units per acre. ~~in a R-MF and 3.4 units per acre in an R-MFA Zone.~~
- (5) The site shall have a minimum frontage of 75 feet on a County, State street or highway or Town Road.
- (6) The site in the Town of Carmel shall be located within 500 feet (as measured in a straight line) of a State street or highway in the Town of Carmel.
- (7) For each housing unit there shall be provided a minimum of two on-site parking spaces as defined in this chapter. ~~However, for multifamily developments (nonapartment) that are designated for occupancy by the elderly exclusively, there shall be a minimum of 1.5 on-site parking spaces for every dwelling unit.~~ No parking space shall be located in a front setback area or within 10 feet of any side or rear lot line.
- (8) The building height shall not exceed ~~35~~ 40 feet. A maximum of 3 stories shall be permitted above and enclosed or semi-enclosed garage.
- (9) Coverage of the lot by buildings shall not exceed 30%.
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- (10) There shall be a distance ~~of at least 50 feet~~ between all buildings of a

distance sufficient to meet Fire Code access requirements.

- (11) No building shall exceed a length of 200 feet.
- (12) There shall be a perimeter building setback area of at least ~~100~~ 50 feet for apartment flat developments and 40 feet for detached buildings and townhouses, on all sides of the site. A comprehensive landscaping and screening plan shall be provided which shall be designed to mitigate visual impacts created by the multi-family development.
- (13) A total of not less than 300 square feet per dwelling unit shall be improved with recreational facilities, such as swimming pools, tennis, basketball and other court games, playground or other recreational equipment for the use of the residents of the site and their guests. Such facilities shall not be operated for profit.
- (14) In addition to the required 300 square feet per dwelling unit which shall be provided for recreational facilities for use by the residents of the site, the applicant shall pay to the Town of Carmel an amount to be established annually by the Town Board and on file in the office of the Town Clerk, for each dwelling unit shown on the site plan prior to the issuance of the certificate of occupancy. This amount shall constitute a trust fund to be used by the Town exclusively for park, playground or other recreational purposes, including the acquisition of property.
- (15) A landscaped buffer area of at least 10 feet in width shall be provided along all property lines and around all parking areas. Such buffer planting shall be maintained at a height of at least four feet to satisfactorily screen the parking area.
- (16) No multifamily development ~~in a R-District~~ shall contain more than 150 dwelling units.
- (17) Adequate water supplies shall be made available the entire year for fire protection purposes. These sources may be pressured systems, cisterns or dry hydrants. The quantity available must meet NFPA Standard 1231 entitled "Standard on Water Supplies for Suburban and Rural Fire Fighting," primarily Tables 5-1.1(a) and (b). All water supply distribution points shall be readily accessible and so located that the maximum travel distance for fire-fighting apparatus shall not exceed 1,000 feet from distribution point to farthest delivery point.
- (18) All apartment flat buildings shall contain a fire suppression system.
- (19) A minimum of 650 square feet shall be provided for all dwelling units. The maximum number of bedrooms in an apartment/dwelling unit shall be three.

(20) All requirements of the New York State Uniform Fire Prevention and Building Code and all applicable State, County and Town regulations shall be met.

7. Next Steps:

Should this approach to addressing the obvious flaw in our zoning code and the emerging demand for non-age restricted multi-family housing in Town be found to be appropriate, the Town Board can refer the potential zoning amendment to the Planning Board for the required review and recommendation.

Upon receipt of the Planning Board's comments, the Town Board can conduct the required public hearing. The Town Board as Lead Agency would also have to conduct a SEQRA environmental review of the potential zoning amendment, at which point the zoning amendment could be adopted.

**RESOLUTION PURSUANT TO
TOWN OF CARMEL TOWN CODE §156-76**

RESOLVED that the Town Board of the Town of Carmel, pursuant to Carmel Town Code §156-76 hereby refers proposed local law of 2016 regarding coops and attached runs for chickens, to the Town of Carmel Planning Board for its review, comment and/or recommendation.

Resolution

Offered by: Councilwoman McDonough

Seconded by: Councilman Schneider

| <u>Roll Call Vote</u> | <u>YES</u> | <u>NO</u> |
|-----------------------|------------|-------------------|
| Jonathan Schneider | <u>X</u> | <u> </u> |
| John Lupinacci | <u>X</u> | <u> </u> |
| Suzanne McDonough | <u>X</u> | <u> </u> |
| Frank Lombardi | <u>X</u> | <u> </u> |
| Kenneth Schmitt | <u>X</u> | <u> </u> |

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I, Ann Spofford, Town Clerk of the Town of Carmel, Putnam County, New York, do hereby certify that the foregoing resolution is a true and exact copy of the original on file in my office which was adopted by the Town Board of said Town at a duly called and held meeting on the 5th day of **October, 2016**; and of the whole thereof.

October 6, 2016
Dated

Ann Spofford
Ann Spofford, Town Clerk

§ 156- Coops and attached runs for Chickens.

- A. A coop for housing chickens and an attached run shall be permitted as an accessory use to a permitted principal residential use and shall be located on the same site therewith. Roosters are prohibited.
- B. No coop or run shall be located on a lot having less than 20,000 square feet in area and may only house 6 chickens per 20,000 square feet.
- C. Coops and runs may not be located in any front yard as defined in this chapter. Coops and runs shall be situated completely in a side or rear yard, at least 15 feet from all rear and side property lines.
- D. All coops must be movable structures for purposes of cleaning and re-locating within the allowable setbacks.
- E. All coops and runs must be maintained in a clean and sanitary manner and in compliance with all state and local laws pertaining to animals generally;
- F. All coops and any attached run shall be screened from view at ground level from adjacent lots by using 4 ft. to 6 ft. fencing, landscaping, or a combination thereof.
- G. All feed shall be kept in rodent-proof containers.
- H. Penalties for offenses.

1. Any person or entity who shall violate any of the provisions of this chapter shall be guilty of a violation and shall be punished as follows:

- (1) For a first offense: by a fine not to exceed \$50.
- (2) For a second offense: by a fine not to exceed \$100.
- (3) For a third offense or any subsequent offenses: by a fine not to exceed \$200 or removal of chickens, coop, and run from said premises, or by both such fine and cessation of use.
- (4) Each violation of any provision of this chapter and each week that each such violation shall continue shall be deemed to be a separate and distinct offense.
- (5) In addition to the above provided penalties and punishment, the Town may also maintain an action or proceeding in a court of competent jurisdiction to compel compliance with or to restrain by injunction any violation of this chapter.

Somers-Accessory Uses (allows 6 on one acre. Pen and house 25 ft. from all property lines)

Animals. (b) On any lot of not less than 40,000 square feet (**one acre**), the harboring of small domestic animals which shall be limited to rabbits, pigeons, ducks, geese and **chickens**, but no mature cockerels, provided that the total number of such animals above the age of six months must not exceed **six** and that housing for such animals is provided and that all such housing is neat, well-constructed and maintained and conforms to generally accepted housing standards for such domestic animals and is located in the rear or side yard, but must be located at least 25 feet from the closest property line, and that manure must be covered by at least two inches of soil or properly disposed of at least once a week.

Yorktown-Only allowed on Farms (5 acres min. Pens must be 150 feet from all property lines)

§ 300-45 Farms, nurseries, greenhouses and cold storage.

A. A farm, farm use or customary farm occupation shall be permitted only as defined in this chapter and as limited thereby but shall include the incidental raising of horses, cattle, sheep, hogs and **poultry**.

B. No building or structure used for any of the above purposes shall be erected on a lot of less than **five acres in area** nor closer than 100 feet to any property line. No buildings, pens or runs for hogs or chickens shall be permitted within 150 feet of any property line.

Bedford- Keeping of Animals (allows 12 or fewer on ½ acre, 1 acre, 2 acre, and 4 acre lots. More can be kept if the lot is 4 acres or more. All structures must be 50 ft. from property lines and 150 ft. from all existing residences)

A. General regulations. The following regulations apply to the maintenance of animals in all districts:

(1) **The maintenance, breeding, raising, purchase and/or sale of all animals and their products, including but not limited to milk and eggs, is considered an accessory use and is permitted, subject to the requirements listed below.**

(2) The acreage required to meet the standard for one type of animal may not also be applied to meet the standard for another type of animal. For example, the maintenance of two horses and four goats on one lot would require a lot area of at least five acres.

(3) All animals living primarily within the residence and not regulated below are excluded from these regulations.

(4) All animals shall be suitably contained to prevent damage to persons and property.

(5) Regulations for types of animals not regulated in Subsection B below and not excluded in Subsection A(3) above may be determined by the Planning Board.

B. Regulations for specific animals.

(1) **Fowl (such as chickens and ducks).**

(a) The maintenance of 12 or fewer fowl is permitted as an accessory use in the R-1/2A, R-1A, R-2A and R-4A Districts. No roosters shall be permitted in the R-1/2A and R-1A Districts.

(b) All feed shall be housed in rodentproof containers.

(c) The maintenance of more than 12 fowl on a lot must meet the following standards:

[1] At least four acres of lot area in the R-4A District is required.

[2] All structures used for the housing and feeding of fowl and all exercise yards, pens or other areas used for their maintenance shall be located at least 50 feet from each property line and at least 150 feet from any existing residence other than that on the lot. Abutting lots with common beneficial ownership shall be considered a single lot.