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TOWN OF CARMEL
PLANNING BOARD



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Mahopac, New York 10541
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MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

VINCENT FRANZE
Architectural Consultant

PLANNING BOARD AGENDA
JUNE 27, 2018 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1.	31 Tamarack Road, LLC – 31 Tamarack Rd	78.5-2-14	6/27/18	4/20/18	Public Hearing/Resolution
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SITE PLAN

2.	McDonald's USA, LLC. – 154 Route 6	86.11-1-22		12/12/17	Amended Site Plan/ Architectural Review
3.	EMTK Realty – 1736 Route 6	44.18-1-40		6/13/18	Site Plan

MISCELLANEOUS

4.	Ronin Property Group – 45 Secor Road	74.11-1-20			Bond Return
5.	Mancini, Daniel & Courtney – 149 MacGregor Dr	64.13-1-75		6/7/18	Regrading Application
6.	Minutes – 05/09/18				

June 19, 2018

Carmel Planning Office
Carmel Town Hall
60 McAlpin Ave
Mahopac, NY 10541

Attn: Rose Trombetta

Re: McDonald's Remodel – 154 Route 6 Mahopac Village Center Plaza

Dear Members of the Planning Board,

Pursuant discussion at our recent Planning Board meeting and comments received from Staff, we hereby submit updated site plan drawings for review and comment.

We have also reached out to your Architectural Consultant and expect a benign response letter to be submitted to the Board.

Our site plan changes are intended to address intertwined issues relating to pedestrian safety, access, and alleviation of the pinch point experienced during peak times in approach turns to the drive-through where exiting vehicles are blocked out from leaving the site safely and easily.

We propose restriping the row of parking closest to the building where no net change in the count occurs, yet allows enough room for a striped pedestrian accessway from the parking area and moves the curbed island at the drive through entrance (further away from the main roadway) such that the turning radius allows exiting vehicles to pass unencumbered by vehicles in the queue.

I look forward to discussing these items with you in detail on June 27th.

Respectfully Submitted,
CORE STATES GROUP



Alan D. Roscoe
Project Manager

SUBMIT YON

THE FOLLO WING COMPANIES WERE NOTIFIED BY NEW YORK STATE ONE-CALL SYSTEM (1-800-80-7707) AND REQUESTED TO MAKE OUT UNDERROUND FACILITIES AFFECTED AND

UTILITY COMPANY
CAMEL DAVID
CENTRAL HYDRO GAS AND ELECTRIC NORTHWEST GAS
CORP. 50 LAMONT ELEC. COMPANY OF NY
NYSER BROTHERS ELEC.
VERIZON NATHAN. HYDRO VALLEY
VERIZON NATHAN. HYDRO WESTCHESTER

MOBILE NUMBER
(609) 367-8800
(410) 305-8644
(214) 471-7200
(909) 362-3800
(951) 226-6464
(951) 226-6564

SENDING THE SITE. THE LANDHOLDING UTILITY INFORMATION SHOWS ANOTHER IS RATED UP
THE UTILITY COMPANY'S WEBSITE TO BE NEARLY. EMAIL: 304026700 11/14/2011 09:30

PUTNAM COUNTY, NEW YORK 10541

EXISTING CORRELATION, INCLUDING PROPERTY LINES, EXISTING UTILITIES, AND TOPOGRAHY WITH SPOT ELEVATIONS, OUTSTANDING EASEMENTS AND EXISTING STRUCTURE LOCATIONS WERE TAKEN FROM THE BOUNDARY & TOPOGRAHY SURVEY DATASET.

1. ANALYZE THE BEST WORKS OF THE ARTIST THAT YOU WANT TO REPLICATE.
2. COMPARATIVE ANALYSIS OF THE ARTIST'S WORKS. RESEARCH THE ARTIST'S EXTENSIVE KNOWLEDGE AND SKILLS IN THE ARTS OF DRAWING, PAINTING, AND COMPOSITION. RESEARCH AND ANALYZE ALL OF THE ARTIST'S WORKS AND IDENTIFY THE ARTIST'S MOST IMPORTANT WORKS. RESEARCH THE ARTIST'S WORKS AND IDENTIFY THE ARTIST'S MOST IMPORTANT WORKS.
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THIS PROJECT PROPOSES RE-GRADING OF THE EXISTING ACCESSIBLE PARKING AREA AND ACCESSIBLE PATHWAY TO THE BUILDING, ALSO PROPOSED IS THE REPLACEMENT OF THE EXISTING DRIVE-THRU SERVICE AND MENU BOARDS



SHEET INDEX	
SHEET NUMBER	SHEET NAME
C1	COVER SHEET
C2	GENERAL NOTES
C3	REVISIONS & SUBMITTAL COMMENT
C4	DESIGNATION
C5	CONSTRUCTION DETAILS
REFERENCE DRAWINGS	
SHEET C101	BUILDING & TOWER BASE SHEET (AT SCALE 1/8"=1'-0")
TOTAL SHEETS: 10	

1	5/15/19	500-FT RADIUS MAP		JO
REV	DATE	DESCRIPTION		BY

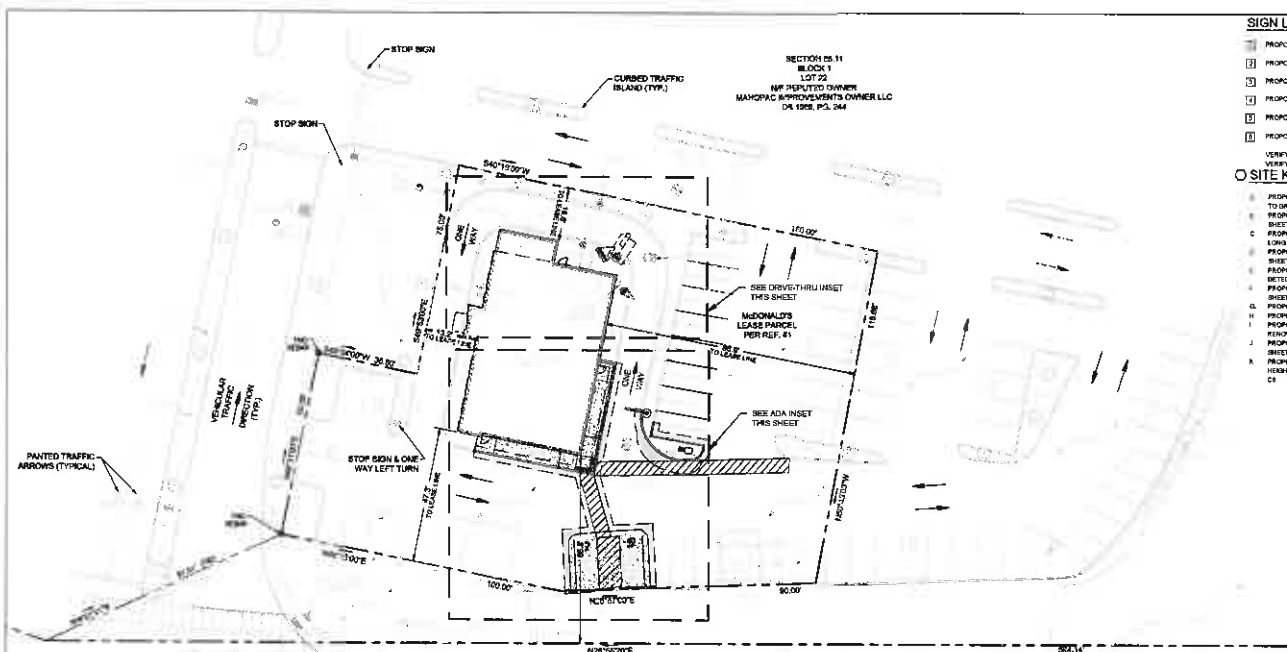
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PREPARED FOR:  **McDonald's USA, LLC**

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contents contained herein were prepared for use on this specific site in accordance with plans and drawings provided for this site as a different site at a later time. Use of these drawings for a different site or for any other project requires the services of a properly licensed architect or engineer. Reproduction of the contents contained herein for reuse on another project is not permitted.

SHEET NO. C1	TITLE		DRAWN BY OR
	SITE IMPROVEMENTS		STD ISSUE DATE
	SHEET		2017
	COVER SHEET		REVIEWED BY MD
	SITE ID	SITE ADDRESS	DATE ISSUED
	0511-1964	154 ROUTE 8, MASHOPAC, NY 10541	1/21/2020
			CSD PROJECT # MCD-23286

[illegible]



SIGN LEGEND:

1. PROPOSED DRIVE-THRU CANOPY W/ DOOR
2. PROPOSED DIGITAL PREVIEW BOARD
3. PROPOSED WELCOME PORT GATEWAY
4. PROPOSED OUTDOOR DIGITAL MENU BOARD
5. PROPOSED ACCESSIBLE PARKING SIGN
6. PROPOSED VAN ACCESSIBLE PARKING SIGN

VERIFY SIGNAGE WITH SIGN ORDER REQUEST FORM. VERIFY LOCATION WITH MCDONALD'S REPRESENTATIVE.

SITE KEY NOTES:

- A. PROPOSED VARIABLE HEIGHT CONCRETE CURBS REFER TO DETAIL ON SHEET C1.
- B. PROPOSED CONCRETE PAD REFER TO DETAIL ON SHEET C2.
- C. PROPOSED ACCESSIBLE PARKING STRIPING MUST BE LONG LIFE STRIPING REFER TO DETAIL ON SHEET C3.
- D. PROPOSED CROWN SMALL STRIPING REFER TO DETAIL ON SHEET C4.
- E. PROPOSED ACCESSIBLE CURB RAMP/WHEEL DEEP DETECTABLE WARNING REFER TO DETAIL ON SHEET C5.
- F. PROPOSED ASPHALT PAVEMENT REFER TO DETAIL ON SHEET C6.
- G. PROPOSED CEMENTALUM REFER TO DETAIL ON SHEET C7.
- H. PROPOSED CONCRETE SIDEWALK REFER TO DETAIL ON SHEET C8.
- I. PROPOSED INTERIOR AND EXTERIOR BUILDING RENOVATION REFER TO BUILDING PLANS FOR DETAILS.
- J. PROPOSED 4" CONCRETE CURB REFER TO DETAIL ON SHEET C9.
- K. PROPOSED ASPHALT CURB. CONTRACTOR TO MATCH HEIGHT OF EXISTING CURB. REFER TO DETAIL ON SHEET C10.

GENERAL NOTES:

THIS DRAWING REFERENCE:

BOUNDARY & TOPOGRAPHIC SURVEY
PART OF LOT 22, BLOCK 1, SECTION 36 N1
1/4, T42N R1E
COUNTY OF GARFIELD
STATE OF NEW YORK
PREPARED BY GALLAS SURVEYING GROUP
DATED 1/20/2017

OWNER:
MCDONALD'S RESTAURANTS OWNER, LLC
580 WHITE PLAINS ROAD
TARRYTOWN, NY 10591

1) SITE ADDRESS:
154 ROUTE 6
MCDONALD'S, NY 10541
TOWN OF GARFIELD
PUTNAM COUNTY, STATE OF NEW YORK

2) ZONING DATA:
ZONED: COMMERCIAL
PART OF LOT 22, BLOCK 1, SECTION 36 N1
1/4, T42N R1E
EXISTING USE: FAST FOOD RESTAURANT WITH DRIVE-THRU
CONFORMANCE: 100%
PROPOSED USE: FAST FOOD RESTAURANT WITH DRIVE-THRU
(CONFORMANCE: 100%)

MIN LOT AREA	REQUIRED	EXISTING	PROPOSED
MIN LOT FRONTAGE	100'	1,320' (USE RT. 1) 131' AT MILLER RD. 1)	1,320' (USE RT. 1) 131' AT MILLER RD. 1)
MIN LOT WIDTH	100'	100'	100'
MIN FRONT YARD	40'	40'	40'
MIN SIDE YARD	30'	30'	30'
MIN REAR YARD	30'	30'	30'
MAX BUILDING COVERAGE	30%	14.1%	13.7%
MAX LEASE AREA	35'	17' 1"	18' 4"

PARKING REQUIREMENTS:
THE EXISTING PARKING COUNT IS FROM SPOTS FULLY INSIDE THE LEASE LINE.

ONE (1) SPACE PER 150 SEATS.
EXISTING: 80 SEATS
PROPOSED: 150 SEATS
REQUIRED: 100 SPACES

PROPOSED: 48 SEATS
48 SEATS / 15 SEATS
REQUIRED: 10 SPACES

EXISTING MCDONALD'S AREA PARKING: 20 SPACES (INCLUDING 2 ACCESSIBLE SPACES)
PROPOSED MCDONALD'S AREA PARKING: 20 SPACES (INCLUDING 2 ACCESSIBLE SPACES)

PARKING STALL DIMENSIONS:
EXISTING: 8' x 12' 6" WITH 2' OVERHANG
REQUIRED: 8' x 12' 6" WITH 2' OVERHANG
PROPOSED: 8' x 12' 6" WITH 2' OVERHANG

4) ALL EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED

5) ALL PAVEMENT FEATURES SHALL BE LONG LIFE EPOXY.

6) PRIOR TO START-UP CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS OBTAINED AND THOROUGHLY REVIEWED ALL PLANS AND SPECIFICATIONS BY ALL OF THE PERMITTING AUTHORITIES.

7) ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

8) ALL DIMENSIONS SHOWN ON THIS PLAN SHALL BE FIELD MEASUREMENTS BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

9) SOILS MUST BE TO BE BASED UPON SOILS BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

10) ALL EXCAVATED UNDESIRABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.

11) CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

GENERAL DEVELOPMENT NOTES:

1. PROPOSED UTILITIES ARE ONLY SHOWN IN SCHEMATIC LAYOUT. EXACT LOCATIONS SHALL BE DETERMINED PRIOR TO CONSTRUCTION. SHOULD THERE BE ANY DISCREPANCIES, THE CONTRACTOR SHALL MAKE WORK AND NOTIFY THE ENGINEER OF RECORD.
2. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE ALL UTILITIES ELECTRICAL AND FLOWING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES AND DEPTHS.
3. FINISH WALLS AND CURB ELEVATIONS SHALL BE 1" ABOVE FINISH PAVEMENT UNLESS OTHERWISE NOTED ON THESE PLANS.
4. ALL FEATURES SHOWN ARE EXISTING UNLESS OTHERWISE INDICATED.
5. EXISTING CONDITIONS ARE BASED ON BOUNDARY & TOPOGRAPHIC SURVEY BY GALLAS SURVEYING GROUP DATED 1/20/2017.
6. ALL DIMENSIONS FROM PROPERTY LINES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
8. ANY DAMAGE TO THE EXISTING CURB AS A RESULT OF THIS DEVELOPMENT MUST BE REPLACED AS NECESSARY.
9. ALL NEW BUILDING FOOTINGS SHALL COMPLY WITH ZONING REGULATIONS.
10. PROVIDE ADEQUATE OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURVEYED AREAS SHALL BE PROHIBITED IN ORDER TO MAINTAIN THE EXISTING DRIVEWAY AND FROM CONSTRUCTION AND EMPLOYEE VEHICLES TRAVELING ONTO THE PAVEMENT CALLED HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
11. ALL QUANTITIES SHOWN ON PLANS ARE APPROXIMATE AND FOR REFERENCE ONLY.
12. CONTRACTOR TO VERIFY ALL MINIMUMS CALLED OUT ON THE CIVIL PLANS AND SHALL NOTIFY ENGINEER AND ACH IF MINIMUMS CANNOT BE MET.
13. REFER TO SHEET C2 FOR GENERAL NOTES.

SITE LEGEND:

- EXISTING PROPERTY BOUNDARY LINE
- EXISTING ADJOINING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- PROPOSED ROAD CENTERLINE
- PROPOSED DRIVE CENTERLINE
- PROPOSED LINES OF IMP/DETENTION
- PROPOSED DRIVEWAY LINE
- LIMITS OF DISTURBANCE
- EXISTING CURB
- PROPOSED MOUNTAIN CURB
- PROPOSED BUILDING
- PROPOSED CONCRETE
- EXISTING SANITARY STRUCTURES
- EXISTING WATER STRUCTURES
- PROPOSED PARKING COUNT

DOCUMENTS PREPARED BY CORE STATES
1. BOUNDARY & TOPOGRAPHIC SURVEY
2. DRIVE-THRU INSET
3. ADA INSET
4. SITE PLAN
5. SIGNAGE
6. PARKING
7. UTILITIES
8. EROSION CONTROL
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4" CONCRETE CURB DETAIL

ISOMETRIC VIEW

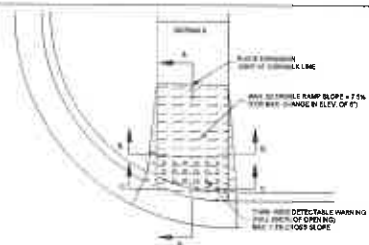
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SECTION

PLAN

1. ALL MATERIAL TO MEET SPECIFICATIONS.
2. FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
3. FILTER MEDIA TO BE DISPENSED ON SITE, AS DETERMINED BY ENGINEER



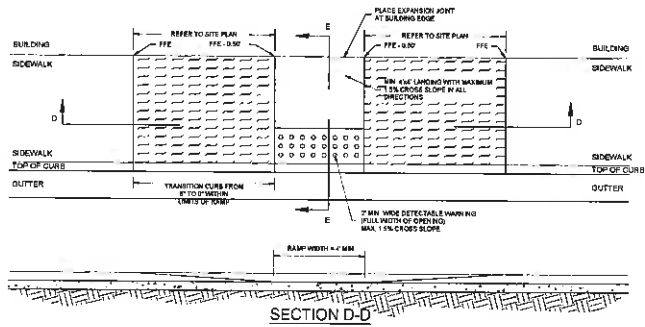
SECTION B-B

SECTION A-A

ADA STANDARD FOR ACCESSIBLE DESIGN

- SIDEWALK RAMP NOTES:**
1. SIDEWALK RAMP LOCATION DETERMINED FROM THE INTERSECTION OF BACK CROWNLINE AND BACK OF CURB & OUTER
 2. KEYLINE CONSTRUCTION POINTS ON USE THE 8" BARS @ EPOXY COATED @ 12" O.C
 3. LONGITUDINAL JOINT STAGERS TO MATCH WIDTH OF SIDEWALK
 4. ISOLATION JOINTS SHALL BE PLACED WHERE WALK AUNTS DRIVEWAYS AND SIMILAR STRUCTURES, AND 150' CENTER MAX.
 5. SIDEWALK RAMP SHALL BE LENGTHENED TO PROVIDE ADA COMPLIANCE SLOPE
 6. ADA MAXIMUM RAMP SLOPE = 1:12, ADA MAXIMUM CROSS SLOPE = 1:50
 7. DETECTABLE WARNING TO COMPLY WITH ADA REQUIREMENTS

- LEGEND**



ACCESSIBLE CURB RAMP

SECTION E-E

DETECTABLE WARNING

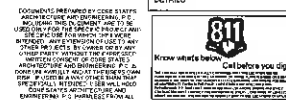
CONCRETE SIDEWALK

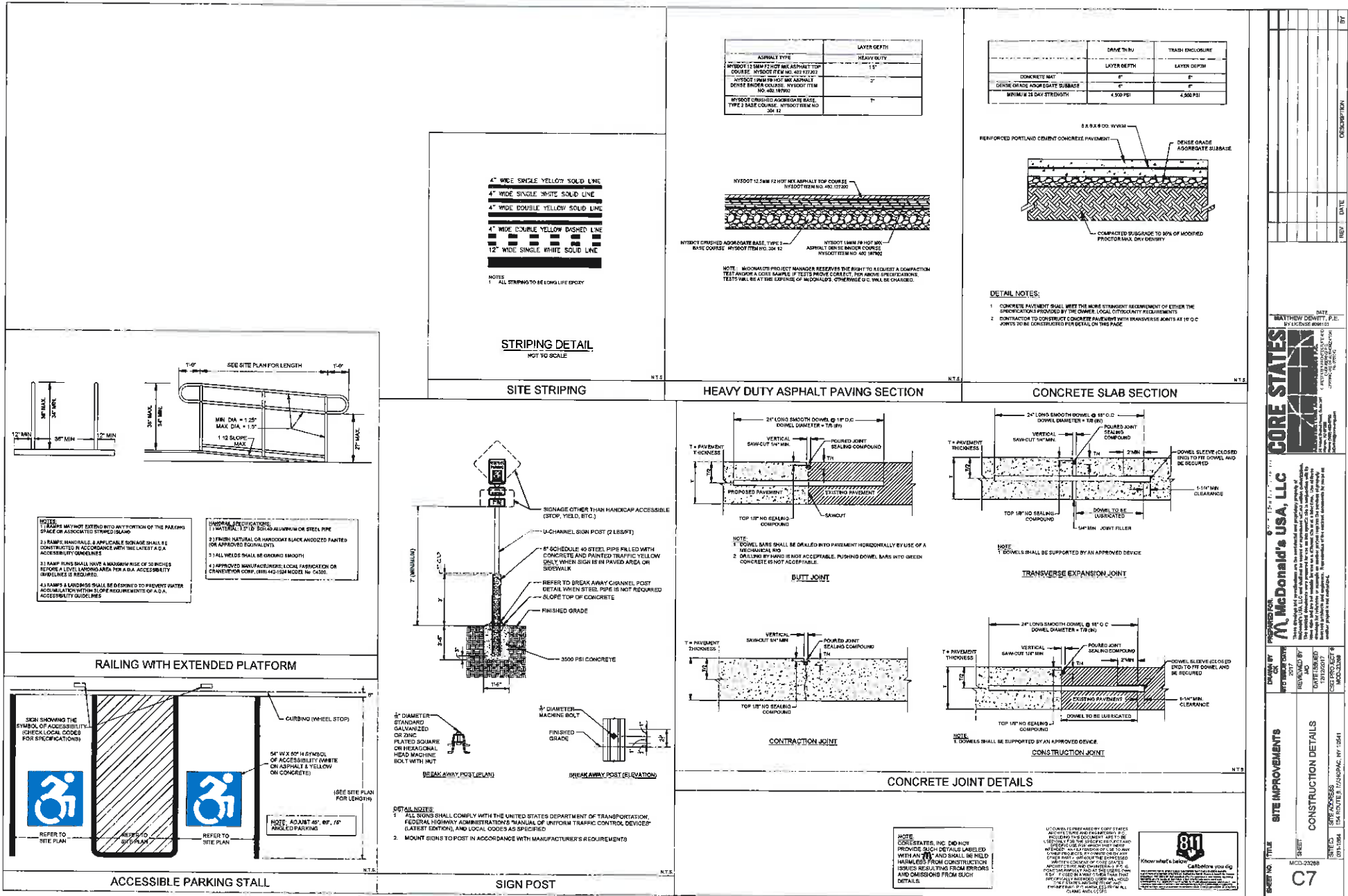
- STANDARD CURB SECTIONS SHALL BE 10 FT IN LENGTH

- STANDARD CURB SECTIONS SHALL BE 10 FT IN LENGTH WITH PREFORMED BITUMINOUS CELLULAR-TYPE EXPANSION JOINT MATERIAL ON NOT MORE THAN 20 FT CENTERS.
- CONCRETE SHALL BE 1:2:1 1/2 CONCRETE MIXED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF ITEM 07. CONCRETE CURB, OF THE STATE SPECIFICATIONS.

DOCUMENTS PREPARED BY CODE STAFFS
ADMINISTRATIVE AND OPERATIONAL D.D.

- DOCUMENTS PREPARED BY CORE STATES
ARCHITECTURE AND ENGINEERING, P.C.
INCLUDING THIS DOCUMENT ARE TO BE
USED ONLY FOR THE SPECIFIC PROJECT AND
SITE AND NOT FOR ANY OTHER PROJECT.
NO EXTENSION OF USE TO ANY
OTHER PROJECTS BY OWNER OR BY ANY







June 15, 2018

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

RE: EMTK Realty Site Plan
1736 Route 6
Tax Map No. 44.18-1-40

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:

- Three (3) sheet site plan set, last revised June 13, 2018. (5 copies)
- Preliminary Stormwater Pollution Prevention Plan (SWPPP), dated June 15, 2018. (3 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)

As the Board is aware, the applicant seeks site plan approval for existing and proposed improvements at the site, including including six existing apartments in the easterly building, associated parking and stormwater management.

At their August 5th, 2015 meeting, the Board referred the project the the Zoning Board of Appeals (ZBA) to seek the necessary variances for the property. The ZBA granted the necessary variances at their August 25th, 2016 meeting.

Memorandum from Michael G. Carnazza, Director of Code Enforcement for the Town of Carmel, dated July 30, 2015:

- The project received the necessary variance from the ZBA on August 25, 2016.
- Details for signage is provided on the site plans.
- Floor plans have been previously provided. A waiver is requested for building elevations.

Memorandum from Richard J. Franzetti, P.E., Town Engineer for the Town of Carmel, dated July, 2015:

1. A preliminary SWPPP has been provided as part of this submission and will be submitted to NYCDEP for review under separate cover.
2. The area of disturbance is provided on the site plan.
3. The SWPPP has been prepared per the requirements of the NYSDEC SPDES General Permit.
4. Graphic representation of vehicle movements through the site will be provided in under separate cover.
5. Turning radii for the site will be graphically provided under separate cover.
6. The asphalt curbs will be designed to meet the requirements for Section 128 of the Town Code.
7. It is understood that a performance bond and associated engineering fee may need to be established for any public improvements deemed necessary as part of the project.

Memorandum from Patrick Cleary, AICP, Cleary Consulting, dated July 8, 2015:

Site Plan Review Comments:

1. The necessary variances have been granted for the project.
2. Space has been provided at the eastern end of the parking lot to accommodate the backing out maneuver from the last parking space at the eastern end. Vehicle maneuvering studies will be provided in a later submission.
3. Concrete wheel stops have been provided for the parking spaces.
4. No new exterior lighting is proposed as part of the project.

We trust the enclosed information will be found adequate. Please place the project on the agenda for the June 27, 2018 Planning Board meeting for continued discussion with the Board. At that time, the applicant is looking to request from the Board to schedule the public hearing.

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

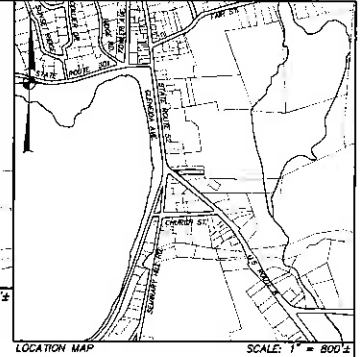
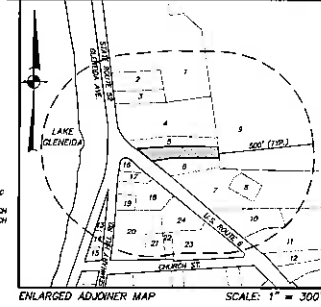
Enclosures

cc: Brian Finney, w/enclosures

Insite File No. 14200.100

500' ADJOINERS

1. N/P SAINT JAMES THE APOSTLE CATHOLIC CHURCH
2. N/P BLANKS
3. N/P BLANKS
4. N/P PIERCE
5. N/P PUTNAM COUNTY NATIONAL BANK
6. N/P DAVIS
7. N/P BRUNER AVENUE CORP.
8. N/P TOWN OF CAMEL
9. N/P COUNTY OF PUTNAM
10. N/P MARTIN
11. N/P SCHER
12. N/P ALBANI
13. N/P PALADINO
14. N/P OLIVERA REALTY CORP.
15. N/P REED MEMORIAL LIBRARY & BAZILLI
16. N/P EL SHARRY
17. N/P M & P ENTERPRISES OF GABRIEL, LLC
18. N/P PUTNAM HOLDING CORP.
19. N/P OLD COUNTRY PRESBYTERIAN CHURCH
20. N/P OLD COUNTRY PRESBYTERIAN CHURCH
21. N/P OLD COUNTRY PRESBYTERIAN CHURCH
22. N/P MASSING CHURCH OF CAMEL
23. N/P 15 CHURCH ST. LLC
24. N/P REDAN



OWNER/APPLICANT:
EMTK Realty Corp.
1738 Route 6
Came, NY 10512

SITE DATA:
Zoning: C - COMMERCIAL
Total Acreage: 2.00
Total Map No.: 4418-1-40
Existing/Proposed Use: Office and Apartments

- GENERAL NOTES:**
1. Property line and existing on-site building footprints and related structures are shown as shown herein are based on "Survey of Property Prepared for William Bruner" dated January 26, 1985, as prepared by Smith Associates, P.C.
 2. Approximate location of adjacent buildings on adjacent properties as shown herein are based on "Survey Map of Property Prepared for Lake Shale & Florence Davis" as prepared by Bruner & Smith, dated and copyrighted October 28, 1978.
 3. Updated existing conditions based on field notes performed by Smith Engineering, Surveying & Landscape Architecture, P.C. on January 13, 2015, March 10, 2015 and November 1, 2015.
 4. Topographic information and contours shown herein are based on field work performed by Smith Engineering, Surveying & Landscape Architecture, P.C. on June 4, 2015, and November 1, 2015.
 5. A note is requested for 156-818(2) for inset, side and rear elevations of buildings.

C. ZONE REQUIREMENTS:		
	REQUIRED	EXISTING/PROPOSED
Minimum Lot Area:	40,000 sq. ft.	20,990 sq. ft.
Minimum Lot Depth:	200'	200' ±
Minimum Lot Width:	200'	72' ±
Minimum Roof Pitch:	100'	111.12'
Minimum Setbacks (Principal Buildings):		
Rear Yard:	30'	280' ±
Side Yard:	25'	190' ±
Front Yard:	30'	190' ±
Minimum Building Height:	35'	Less than 35'
Minimum Building Floor Area:	5,000 sq. ft.	8,285 sq. ft.
Minimum Lot Coverage:	30%	100% ±

* Area variances granted by ZBA on August 25, 2015 for the following: minimum lot area to allow 20,990 sq. ft. minimum lot depth to allow 200' minimum front yard to allow 30' minimum side yard to allow 4.5' for rear yard building; minimum side yard to allow 4.5' for rear yard building.

PARKING REQUIREMENTS:

Required: Office = 530 sq. ft. @ 1 space/200 sq. ft. = 3 spaces
Apartments = 10 units @ 2 spaces/unit = 20 spaces
Total Parking Required: 23 spaces

Provided: 16 spaces

** Variance granted for 7 parking spaces by ZBA on August 25, 2015.
*** 10' wide parking spaces provided: 1" variance granted for width of parking spaces 20' ft. - two side spaces of 20' ft. and 24' ft. is required - variance granted by ZBA on August 25, 2015.

LOADING REQUIREMENTS:

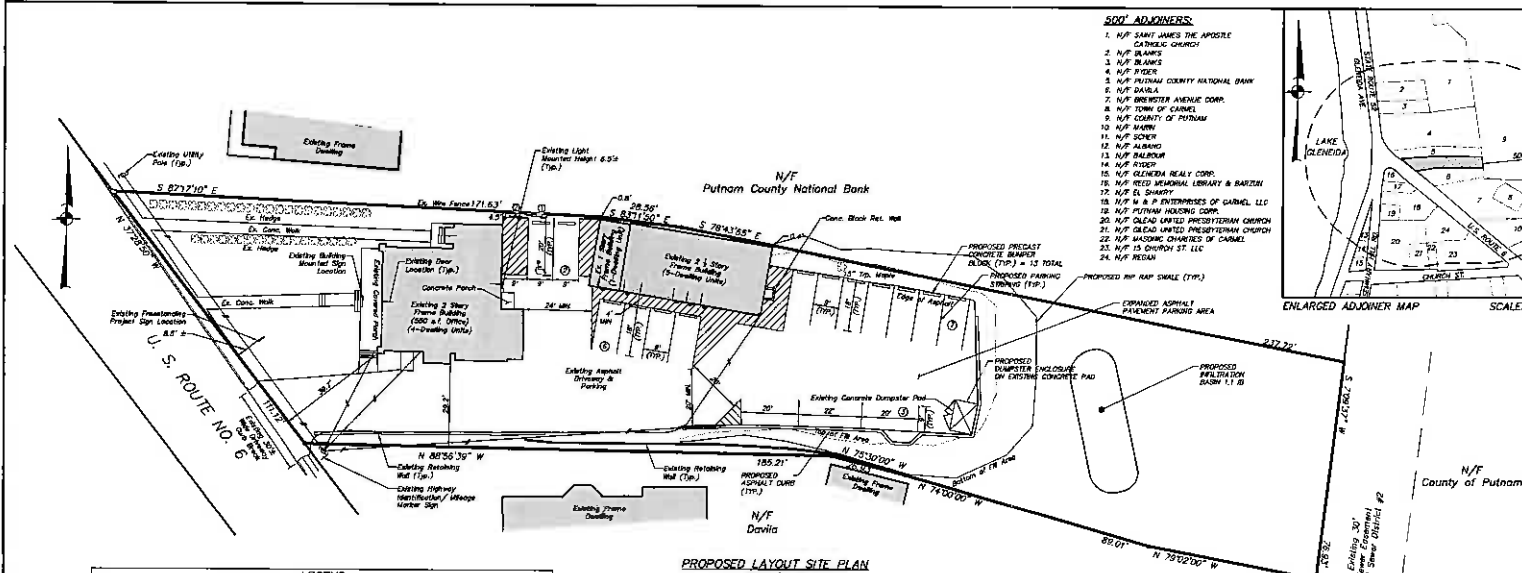
Required: 1 loading space = 1 space
Provided: 0 spaces

*** Variance granted for 1 loading space by ZBA on August 25, 2015.

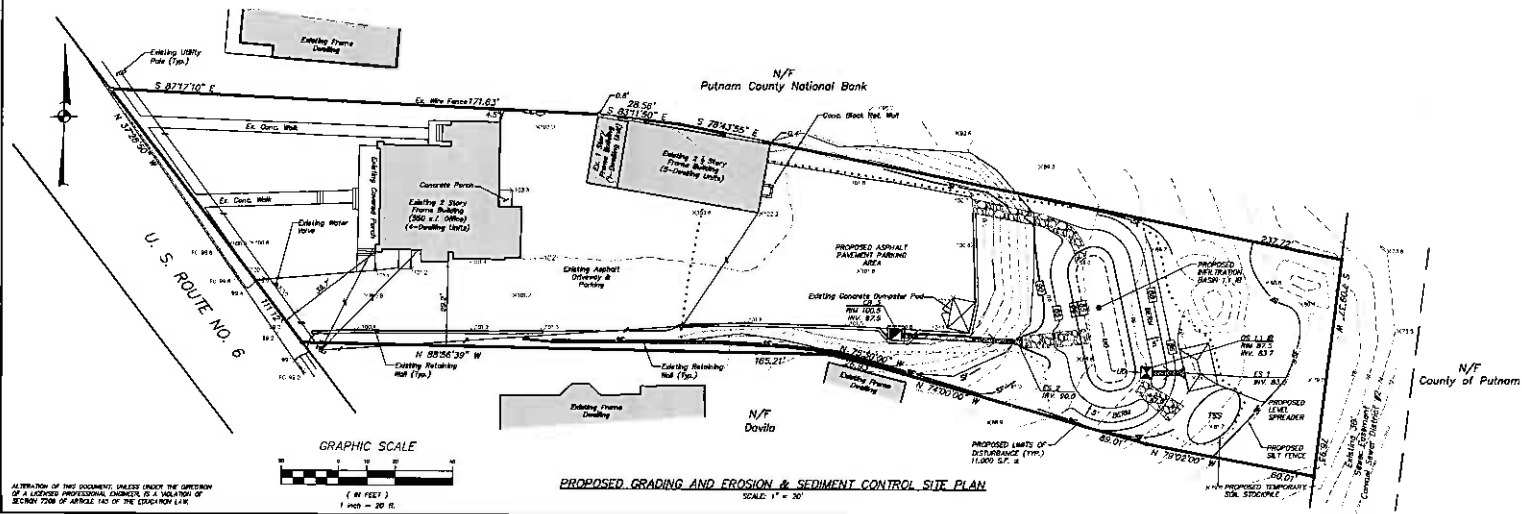
NO.	DATE	REVISION	BY
1	6-15-18	GENERAL REVISIONS	MTS
2	12-03-15	25% SUBMISSION	CTD
3	07-24-15	REVISED PER PLS COMMENTS	SJC

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Came, NY 10512
(845) 325-8559
(845) 325-8571 fax
www.insite-ny.com

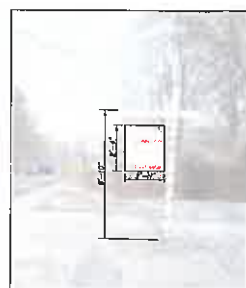
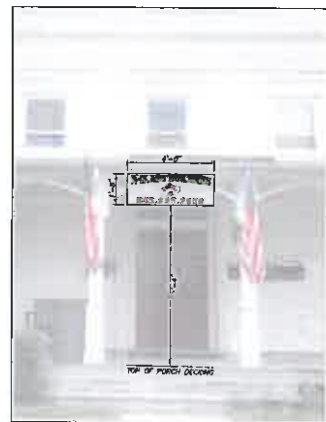
PROJECT:	EMTK REALTY CORP.	PROJECT NUMBER:	14200.100	PROJECT ASSIGNED:	J.J.C.	DRAWING NO.	SP-1
DRAWING:	PROPOSED SITE PLAN	DATE:	04-24-15	DRAWN:	M.E.U.	CHECKED:	D.L.M.
SCALE:	1" = 20'						






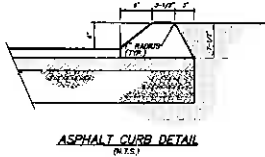
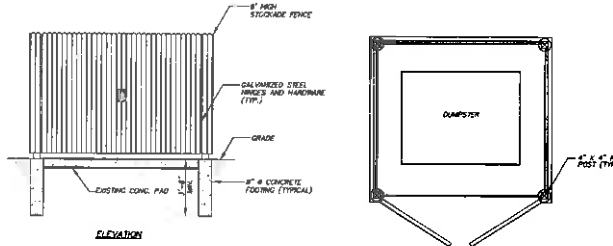
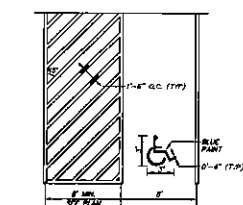
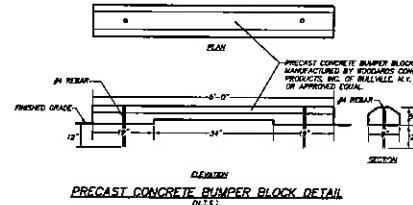
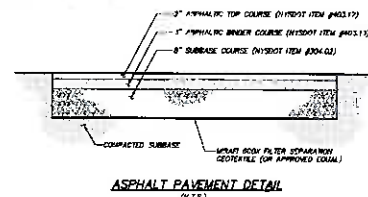
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Existing Retaining Wall	PROPOSED REFUSE ENCLOSURE
Existing Vegetation	PROPOSED ASPHALT CURB
Existing Tree to Be Removed	EDGE OF PROPOSED ASPHALT PAVEMENT
Existing Utility Pole	PROPOSED 5' CONTOUR
Existing Overhead Wire	PROPOSED 1' CONTOUR
Existing 10' Contour	PROPOSED SPOT GRADE
Existing 2' Contour	PROPOSED 0.1 FENCE
Existing Spot Grade	PROPOSED UNDER DRAIN
Existing Concrete Pad	



ADDITIONAL OF THIS DOCUMENT, UNLESS UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7006 OF ARTICLE 140 OF THE EDUCATION LAW.

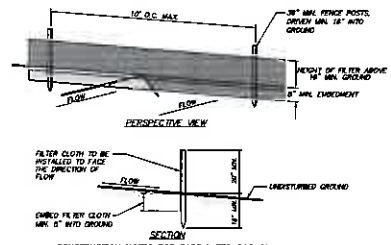



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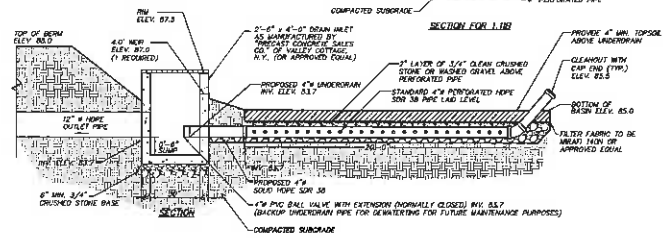
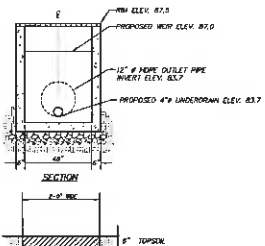
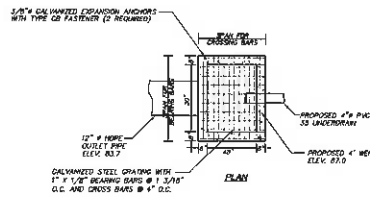


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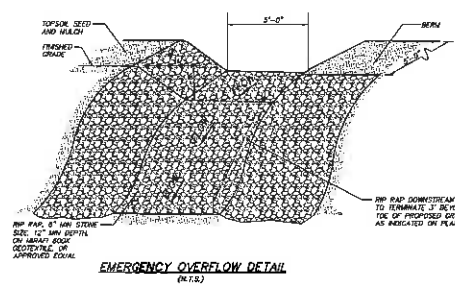
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SEDIMENT CONTROL	Inspect	-	Inspect	Stabilize/ Re-Seed/Re-Plant	N/A
PERMANENT STABILIZATION	Inspect	Inspect	Inspect	Re-Seed/ Re-Plant	Remove to ROE CONTROL
SOD STABILIZER	Inspect	Inspect	Inspect	Re-Seed/ Re-Plant	Remove
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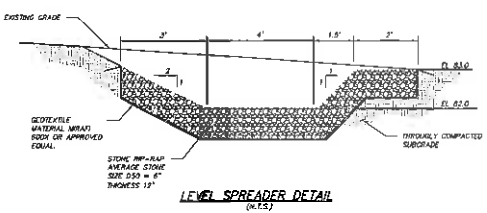
T 6-15-18		GENERAL REVISIONS		REV
NO	DATE	REVISION		BY
 INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.		J Garrett, Project 5100 N. 19th St (604) 226-0460 (604) 226-9777 fax www.insite-eng.com		
PROJECT:				
<u>EMIK REALTY CORP.</u>				
1526 POLARIS & TOWN OF CHAMBERLAIN, COUNTY OF ALBERTA, NE YORK				
DRAWING:				
<u>DETAILS & NOTES</u>				
PROJECT NUMBER	14200.100	PROFILE OF MANAGER	J.C.C.	DRAWING NO.
DATE	07-29-15	DESIGNED BY	J.W.C.	SHEET <u>D-1</u> / 3
	AS SHOWN	CHECKED	D.L.M.	



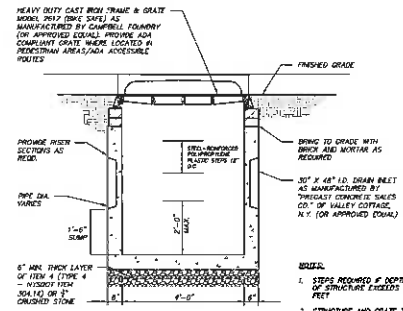
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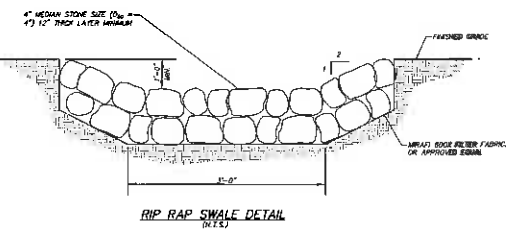
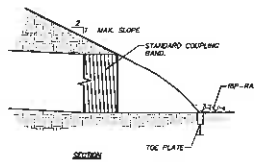
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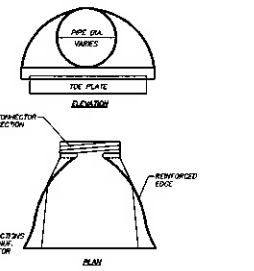
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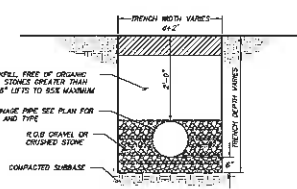
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RIP-RAP SWALE DETAIL (D.T.S.)



END SECTION DETAIL (D.T.S.)



DRAINAGE PIPE TRENCH DETAIL (D.T.S.)

ALTERNATIVE OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 2001 OF ARTICLE 160 OF THE ENGINEERING LAW.

1	6-15-18	GENERAL REVISIONS	REV
REV.	DATE	REASON	BY
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. 3 Queens Plaza Queens, NY 11352 (845) 275-8800 (845) 275-8777 fax www.insite-nyc.com			
PROJECT: EMTK REALTY CORP. 1234 ROUTE 8, TOWN OF CANTON, COUNTY OF PUTNAM, NEW YORK DRAWING: DETAILS & NOTES			
PROJECT NUMBER	14200.100	PROJECT MANAGER	J.J.C.
DATE	07-29-15	DRAWN BY	S.J.C.
SCALE	AS SHOWN	CHECKED BY	D.L.M.
DRAWING NO.			SHEET
D-2			3 / 3



PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN

For

EMTK Realty Corp.

1736 Route 6

Town of Carmel

Putnam County, New York

June 15, 2018

Applicant Information:

EMTK Realty Corp.

1736 Route 6

Carmel, NY 10512

Note: This report in conjunction with the project plans make up the complete Preliminary Stormwater Pollution Prevention Plan.

Prepared by:

Insite Engineering, Surveying & Landscape Architecture, P.C.

3 Garrett Place

Carmel, New York 10512

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1.0 INTRODUCTION

1.1 Project Description

The subject project is located at 1736 Route 6 in the Town of Carmel. The attached Location Map (Figure 1) delineates the subject parcels and the surroundings. The subject parcel is identified as Tax Map Number 44.18-1-40. The parcel is located within the East of Hudson Designated Main Street Area (DMSA) and per the New York City Department of Environmental Protection (NYCDEP) regulations, approval of a Stormwater Pollution Prevention Plan (SWPPP) is required by the NYCDEP.

The subject parcel is currently developed with two buildings and an asphalt driveway and parking area. One building is a two story office with four apartments and the other is a two and a half story building with six apartments. The subject project has recently undergone a site improvement which increased the asphalt pavement parking area east of the existing buildings. The new impervious area associated with the parking area improvement is approximately 4,500 sf \pm .

The project does not exceed the threshold which would normally require approval of a SWPPP per the NYCDEP regulations, but the location of the project within the DMSA requires the approval of a SWPPP for the proposed improvements. Stormwater treatment for the new asphalt parking area is proposed to be provided with an infiltration basin sized in general accordance with the *New York State Department of Environmental Conservation Stormwater Management Design Manual* (Design Manual). The property is located within the Croton Falls Reservoir Basin.

The following permits are required for the subject project:

Agency	Approval Required	Status
Town of Carmel Planning Board	Site Plan Approval	Pending
New York City Department of Environmental Protection (NYCDEP)	Stormwater Pollution Prevention Plan (SPPP)	Pending
New York State Department of Conservation (NYSDEC)	Coverage Under General Permit GP-0-15-002	Pending

The anticipated start date of this project is the summer of 2018, with an estimated completion date of the fall of 2018.

1.2 Existing Site Conditions

As previously stated the subject project is located at 1736 Route 6. The lot is currently developed with two apartment buildings and an asphalt driveway and parking area. The existing area of the proposed stormwater improvements currently consists of woods and grass. An existing stormwater collection system within the vicinity of the recent driveway addition and proposed stormwater improvements collects stormwater and routes the runoff into the municipal stormwater collection system. The onsite soils consist of Urban Land (UhB). The existing contributing areas within the vicinity of the proposed improvements are shown on Figure 2 of this report.

1.3 Proposed Site Conditions

As stated above, recent site improvements included the expansion of the current asphalt driveway by approximately 4,500 sf \pm . The new impervious surface associated with the recent driveway addition is proposed to be treated with an infiltration basin, designed in accordance with the Design Manual. The infiltration basin is proposed to be located on the east portion of the property. It is proposed to direct the stormwater runoff from the new impervious areas to a dry swale for pretreatment prior to discharging to the infiltration basin for treatment. An infiltration basin was chosen for treatment given the limited available area for surface treatment practices and the relatively small amount of new impervious area proposed for the project site.

Due to the size of the proposed site improvements, the pre-development and post-development drainage boundaries are the same. The proposed drainage conditions in the area of the proposed improvements are shown on Figure 3 of this report.

2.0 STORMWATER MANAGEMENT

The project has been designed to be in compliance with the New York State Department of Environmental Conservation *SPDES General Permit for Stormwater Discharges from Construction Activity, General Permit No. GP-0-15-002 (General Permit)*. The project, as it is currently designed, will disturb less than 1 acre, therefore permit coverage under the General Permit is required for erosion and sediment control only.

In addition to the NYSDEC requirements stated above, the applicable NYCDEP requirements set forth in the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources* (NYCDEP R&R) will need to be met. The subject project is located in the NYCDEP DMSA, as defined in the NYCDEP R&R, therefore the SWPPP requirements will need to be met.

The proposed project involves the installation of an infiltration basin for treatment of the stormwater runoff from the recent site improvements. A dry swale and infiltration basin will provide stormwater treatment for the impervious area generated from the recent construction of the additional driveway area.

To address stormwater quality and quantity mitigation from the proposed development of the site, the "HydroCAD" Stormwater Modeling System," by HydroCAD Software Solutions LLC in Tamworth, New Hampshire, was used to model and assess the peak stormwater flows for the subject project. HydroCAD is a computer aided design program for modeling the hydrology and hydraulics of stormwater runoff. It is based primarily on hydrology techniques developed by the United States Department of Agriculture, Soil Conservation Service (USDA, SCS) TR-20 method combined with standard hydraulic calculations. For details on the input data for the subcatchments and design storms, please refer to Appendices B and C.). A conservative percolation rate of two inches per hour was chosen for the design of the infiltration basin. Stormwater infiltration testing will be completed at a future date.

The input requirements for the HydroCAD computer program are as follows:

Subcatchments (contributing watershed/sub-watersheds)

- Design storm rainfall in inches
- CN (runoff curve number) values which are based on soil type and land use/ground cover
- Tc (time of concentration) flow path information
- Watershed Area in square feet

The following is a general description of the input data use to calculate the pre- and post-development stormwater runoff values. For detailed information for the subcatchment and stormwater planter, see Appendices A and B. The precipitation values for the 1-Year, 10-Year, and 100-Year 24-hour design storms were obtained from the Extreme Precipitation in New York and New England and associated Intensity Duration Frequency (IDF) Curves.

Table 2.0.1 – Precipitation Values for Corresponding Design Storms

Design Storm	24-Hour Rainfall
1-Year	2.75"
10-Year	4.93"
100-Year	8.76"

The CN (runoff curve number) values utilized in this report were referenced from the USDA, SCS publication *Urban Hydrology for Small Watersheds*. The following is a summary of the various land uses/ground covers and their associated CN values utilized in this report.

Table 2.0.2 – Project Ground Cover and Associated Curve Numbers (CN)

Land Use/Ground Cover	CN Value
Grass, B Soil	61
Woods, B Soil	55
Paved Parking and Roofs	98

The onsite soils located within the proposed limits of disturbance consist of Urban Land (UhB), as identified on the Soil Conservation Service Web Soil Survey.

2.1 NYSDEC Water Quality Volume, WQ_v

The stormwater planter has been sized in accordance with Chapter 5 of the Design Manual, as it has been sized to hold the entire water quality volume (WQ_v) from the recent site improvements involving the additional asphalt driveway area. The subject project is located in the New York City Watershed, which is listed as a phosphorus-limited watershed per the NYSDEC regulations. Therefore the stormwater management practices have been designed in general accordance with the Enhanced Phosphorus Removal Supplement (Chapter 10) of the Design Manual. As outlined in Chapter 10, the treatment volume for the WQ_v is the runoff volume produced during the 1-year 24-hour design storm. The following table is a summary of the WQ_v that is generated by the recent addition of the expanded asphalt driveway and parking area during the 1-year, 24-hour storm, as shown in Appendix D of this report.

Table 2.1.1 - WQ_v Calculation Summary (1-Year 24-Hour Design Storm)

Subcatchment	WQ _v * (ac-ft)	WQ _v (cf) (1-year, 24-hour Storm)
1.1S	0.023	1,002

As indicated above and demonstrated in the following calculations, the infiltration basin sizing is based on the volume of runoff required to be treated and the formulas specified in the Design Manual. The volume of runoff required to be treated is equal to the remaining WQ_v after application of Green Infrastructure Practices. As can be verified in table 2.1.2 below, the required volume has been provided below the overflow weir in the outlet structure.

The 1-year, 24-hour design storm volumes shall be used for the WQ_v sizing for the proposed stormwater management practice. As shown in the Infiltration Basin sizing calculations in Appendix D and shown in tables below, the infiltration basin has been sized to treat the water quality volume from the proposed improvements.

Table 2.1.2 Infiltration Area Water Quality Volume Treatment Summary

Subcatchment	Treatment Practice	NYSDEC Design Practice Designation	Ap* (Required Infiltration Surface Area) (s.f.)	Proposed Surface Area of Infiltration Basin (s.f.)
1.1S	1.1IB	Infiltration Basin (I-2)	501	520

* Information regarding required infiltration surface area (Ap) is calculated and shown in Appendix D

Table 2.1.3 Infiltration Basin Required Elements Summary

Subcatchment	WQ _v (cf) As Calculated Above	NYSDEC Practice Designation	Allowable % of WQ _v provided to be applied towards RR _v	WQ _v Provided = Storage Volume Provided below Outlet Weir / System Overflow (cf) (From Appendix C)
1.1S	1,002	I-2	100%*	1,790

* RR_v capacity requirements in accordance with Chapter 3 of the NYSSWDM

It should be noted that the above table illustrates the water quality volume storage requirements set forth in the NYSSWDM have been met for the infiltration basin design. By meeting the Water Quality Volume requirements through employment of an infiltration basin, the water quality objectives of the NYSDEC and the NYCDEP to treat the water quality volume will be met.

2.2 NYSDEC Runoff Reduction Volume, RR_v

The Runoff Reduction Volume (RR_v) criterion is intended to replicate pre-development hydrology by maintaining preconstruction infiltration, peak flow runoff, discharge volume, as well as minimizing concentrated stormwater flow. As stated in Chapter 4 of the NYSSMDM, RR_v may be treated with standard stormwater management practices (SMP's) sized in accordance with the Chapter 4/6 requirements, or with green infrastructure practices (GIP's) sized in accordance with the requirements set forth for each practice in Chapter 5. This requirement has been achieved on the subject project by providing a vegetated open swale. Runoff reduction is achieved when runoff from a percentage of the impervious area on the site is captured, routed through a SMP or a GIP, infiltrated to the ground, reused, reduced by evapotranspiration, and eventually removed from the stormwater discharge from the site.

Section 4.3 of the NYSSMDM states for sites that do not achieve runoff reduction to pre-construction condition must, at a minimum reduce a percentage of the runoff from impervious areas to be constructed on the site a minimum RR_v. The following equation can be used to determine the minimum runoff reduction volume:

$$\text{The minimum runoff reduction volume shall be } RR_{v\text{minimum}} = \frac{(P)(R_v)(A_i)}{12}$$

Where,

- S = Hydrologic Soil Group (HSG) Specific Reduction Factor
- A_{ic} = Total Area of New Impervious Cover
- A_i = Impervious cover targeted for Runoff Reduction
- = (S)(A_{ic})
- R_v = 0.95

For detailed calculations of the runoff reduction for the proposed stormwater infiltration basin see Appendix A. Listed in Table 2.2.1 below is a summary of the NYSDEC compliant practice, and its satisfaction of the NYSDEC RR_v requirements:

Table 2.2.1 Runoff Reduction Volume Summary

Subcatchment	RR _v Required = WQ _v (cf) Calculated in Appendix D	RR _v Minimum (cf) Calculated in Appendix D	RR _v * Provided = WQ _v Provided (cf)
1.1S	1,002	285	1,790

As shown in the table above the RR_v provided in the subcatchment is greater than the RR_v minimum therefore the RR_v requirement has been met for the subject project.

2.3 NYSDEC Stream Channel Protection Volume, CP_v

The Stream Channel Protection (CP_v) criterion is intended to protect stream channels from erosion and is accomplished by the 24-hour extended detention of the center-of-mass of the one-year, 24-hour storm event. By providing an infiltration basin with a storage volume greater than the volume of stormwater runoff from the 1-year, 24-hour design storm, the CP_v has been met for the project.

2.4 NYSDEC Overbank Flood Control, Q_p , and Extreme Flood Control, Q_r

The Overbank Flood Control (Q_p) requirement is intended to prevent an increase in the frequency and magnitude of out-of-bank flooding events generated by urban development. Overbank control requires storage to attenuate the post-development 10-year, 24-hour peak discharge to pre-development rates. The Extreme Flood Control (Q_r) requirement is intended to prevent the increased risk of flood damage from large storm events, maintain the boundaries of the pre-development 100-year flood plain, and protect the physical integrity of stormwater management practices. Extreme flood control requires storage to attenuate the post-development 100-year, 24-hour peak discharge to pre-development rates. As shown in Table 2.5.1 attenuation for both the 10-year and 100-year 24-hour storms has been provided thus satisfying the Q_p and Q_r requirements. For the purposes of the qualitative analysis, the area of the proposed infiltration basin was modeled as pervious (Grass) in the proposed conditions HydroCAD analysis.

2.5 NYCDEP Quantity Requirements

As required per the NYCDEP rules and regulations, the attenuation of post-development peak flows from the 1, 10, and 100-year storms to pre-development levels is accomplished with the proposed stormwater management practice. The following tables summarize the pre and post development peak flows expected for the proposed project.

Table 2.5.1– Existing and Proposed Conditions Peak Flows

24-HOUR DESIGN STORM PEAK FLOWS (c.f.s.)						
	1-YEAR		10-YEAR (Overbank Flood Control)		100-YEAR (Extreme Flood Control)	
	Existing	Proposed (1.1S)	Existing (1.0S)	Proposed (1.1S)	Existing (1.0S)	Proposed (1.1S)
Design Line 1	0.2	0.0	0.8	0.1	1.9	0.7

As shown in the above table the peak flows discharging from the infiltration basin in the proposed condition have been mitigated to below the existing condition levels, thus meeting the general requirements of NYCDEP.

3.0 EROSION AND SEDIMENT CONTROL

Erosion and sediment control should be accomplished by four basic principles: diversion of clean water, containment of sediment, treatment of dirty water, and stabilization of disturbed areas. This diverted water should be safely conveyed around the construction area as necessary and discharged downstream of the disturbed areas. Sediment should be contained with the use of silt fence at the toe of disturbed slopes. Disturbed areas should be permanently stabilized within 14 days of final grading to limit the required length of time that the temporary facilities must be utilized. The owner will be responsible for the maintenance of the temporary erosion control facilities.

3.1 Temporary Erosion and Sediment Control Facilities

Temporary erosion and sediment control facilities should be installed and maintained as required to reduce the impacts to off-site properties. The owner will be required to provide

maintenance for the temporary erosion and sediment control facilities. In general, the following temporary methods and materials should be used to control erosion and sedimentation from the project site:

- Silt Fence Barriers
- Storm Drain Inlet Protection
- Temporary Soil Stockpile

All temporary erosion control measures shall be maintained in accordance with the Erosion & Sediment Control Maintenance Schedule contained on the Project Drawings, and as discussed below.

Siltation barriers constructed of geosynthetic filter cloth should be installed at the toe of all disturbed slopes. The intent of these barriers is to contain silt and sediment at the source and inhibit its transport by stormwater runoff. The siltation barriers will also help reduce the rate of runoff by creating filters through which the stormwater must pass.

Storm drain inlet protection in the form of stone drop inlet protection will be installed around existing inlets. The stone drop inlet protection will serve to filter stormwater runoff before it enters the collection system. Throughout construction the concrete drainage structures, associated piping and inlet protections shall be inspected weekly and after a rainfall event.

When land is exposed during development, the exposure shall be kept to the shortest practical period, but in no case more than 7 days. Temporary grass seed and mulch shall be applied to any construction area idle for two weeks. The temporary seeding and mulching shall be performed in accordance with the erosion and sediment control notes illustrated on project plans. Disturbance shall be minimized in the areas required to perform construction.

3.2 Permanent Erosion and Sediment Control Facilities

Permanent erosion and sediment control will be accomplished by controlling/reducing stormwater runoff velocities and volumes, and vegetative and structural surface stabilization. All of the permanent facilities are relatively maintenance free and only require periodic inspections. The owner will provide maintenance for all the permanent erosion and sediment control facilities.

Other than the roadways and parking lots, disturbed areas will be stabilized with vegetation. The vegetation will control stormwater runoff by preventing soil erosion, reducing runoff volume and velocities, and providing a filter medium. Permanent seeding should optimally be undertaken in the spring from March 21st through May 20th and in late summer from August 15th to October 15th.

4.0 IMPLEMENTATION, MAINTENANCE & GENERAL HOUSEKEEPING

4.1 Construction Phase

Details associated with the implementation and maintenance of the erosion control measures during construction are shown on the project drawings. A Construction Sequence will be provided to guide the contractor in the installation of the erosion control measures as well as the site plan features.

4.2 Long Term Maintenance Plan

The stormwater facilities for the subject project have been designed to minimize the required maintenance. This section discusses the minimum maintenance requirements to insure long-term performance of the stormwater facilities. Initially the stormwater facilities will require an increased maintenance and inspection schedule until all portions of the site are stable. Generally the stormwater facilities consist of either collection and conveyance components or treatment components.

The stormwater collection and conveyance system is composed of HDPE, drainage pipe and precast concrete drainage structures. The owner will assume the maintenance responsibilities for the drainage system. Minimal maintenance is typically required for these facilities. All pipes should be checked for debris and blockages and cleaned as required. All drain inlet sumps shall be cleaned to

removed deposited sediment. During the cleaning process, the pipes should be inspected for structural integrity and overall condition; repairs and/or replacement should be made as required.

Each spring the paved areas should be cleaned to remove the winter's accumulation of traction sand. After this is completed, all drain inlets sumps and the infiltration basin should be cleaned. All pipes should be checked for debris and blockages and cleaned as required. During the cleaning process, the drain inlets and pipes should be inspected for structural integrity and overall condition; repairs and/or replacement will be made as required.

Once the desired vegetative cover is established in the basin, only limited maintenance is required. The basin and outlet structure should be inspected after major storm events and semi-annually. During the inspections, the following should be checked:

- Evidence of clogging of outlet structure.
- Erosion of the flow path through the basin.
- Subsidence, erosion, cracking or tree growth on the embankment/berm.
- Condition of the emergency spillway.
- Accumulation of sediment around the outlet structures.
- Adequacy of upstream/downstream channel erosion control measures.
- Erosion of the basin bed and banks.
- Sources of erosion in the contributory drainage, which should be stabilized.

Mowing should be completed as applicable to prevent the establishment of woody plants within the swale or basin berm. During the mowing operations, debris and litter should be removed. Accumulated sediment will need to be removed from the basin approximately every 10 to 20 years, or when 50 percent of the basin capacity has been reached. In addition to guidelines discussed above, all maintenance requirements outlined in the NYSSMDM shall be followed.

APPENDIX A

Runoff Reduction Volume (RR_v) Calculations

RRv Calculation Worksheet - Infiltration Basin 1.1 IB

Project: EMTK Realty Corp.

Project #: 14200.100

Date: 6/15/2018



1. **RRv Initial = Water Quality Volume (WQv)** 0.023 ac-ft = 1,002 c.f.
(refer to HydroCAD Subcatchments 1.1S for Water Quality Volume)

2. **RRv Minimum** = $[(P)(Rv)(S)(Aic)] / 12$ where...
 P = Rainfall (in.) = 1.40 in.
 Rv = 0.05 + 0.009 (100%) = 1.40
 S = Hydrologic Soil Group Specific Reduction Factor = 0.40
 [HSG A = 0.55] [HSG B = 0.40] [HSG C = 0.30] [HSG D = 0.20]
 Aic = Total area of new impervious cover = 0.1 Acres
RRv Minimum = 285 c.f.

3. **RRv Required** = RRv Initial - Green Infrastructure Practice (GIP) with Area Reduction

GIP with Area Reduction Applied in Project

5.3.1 Conservation of Natural Area N/A
 5.3.2 Sheet Flow to Riparian Buffers or Filter Strips N/A
 5.3.4 Tree Planting / Tree Box (37 trees at 100 s.f. per tree) c.f.
 5.3.5 Disconnection of Rooftop Runoff
 5.3.6 Stream Daylighting N/A

RRv Required(=WQv-RRv by area)(Refer to HydroCAD output in this Appendix) = 1,002 c.f.

4. RRv Provided

GIP with Volume Reduction Applied in Project	WQv Treated (c.f.)	% of WQv Applied to RRv Provided	RRv Provided (c.f.)
5.3.3 Vegetated Open Swales [HSG A / B = 20%] [HSG C / D = 10%] {Modified HSG C - D = 15% - 12%}		20% 10%	0 0
5.3.7 Rain Garden [No underdrains / Good Soils = 100%] [With underdrains / Poor Soils = 40%]		40%	0
5.3.8 Green Roof [RRv provided equals volume provided in Green Roof]		100%	N/A
5.3.9 Stormwater Planters [Infiltration Planters = 100%] [Flow Through HSG C = 45%] [Flow Through HSG D = 30%]		45%	N/A
5.3.10 Rain Tank / Cisterns		100%	N/A
5.3.11 Porous Pavement		100%	0
Infiltration Practice (Standard SMP)	1790	100%	1790
Bioretention Practice (Standard SMP) [Without Underdrains HSG A/B = 80%] [With Underdrain HSG C/D = 40%]		40%	0
Dry Swale (Open Channel Practice) (Standard SMP) [HSG A/B = 40%] [HSG C/D = 20%]		20%	N/A
RRv Provided =			1,790

5. Summary

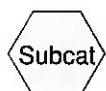
RRv Initial = 1,002 c.f.
 RRv Required = 1,002 c.f.
 RRv Minimum = 285 c.f.
 RRv Provided = 1,790 c.f.
 WQv Required for Downstream SMP = 0 c.f. (= RRv Required - RRv Provided)

Is RRv Provided greater than or equal to RRv Minimum?

Yes

Refer to the " Analysis of Green Infrastructure Practices" contained in Appendix F for an explanation demonstrating the maximum RRv Provided has been achieved for the site.

APPENDIX B
Existing Conditions Computer Data



Summary for Subcatchment 1.0S PRE:

Runoff = 0.22 cfs @ 12.01 hrs, Volume= 0.014 af, Depth= 0.50"

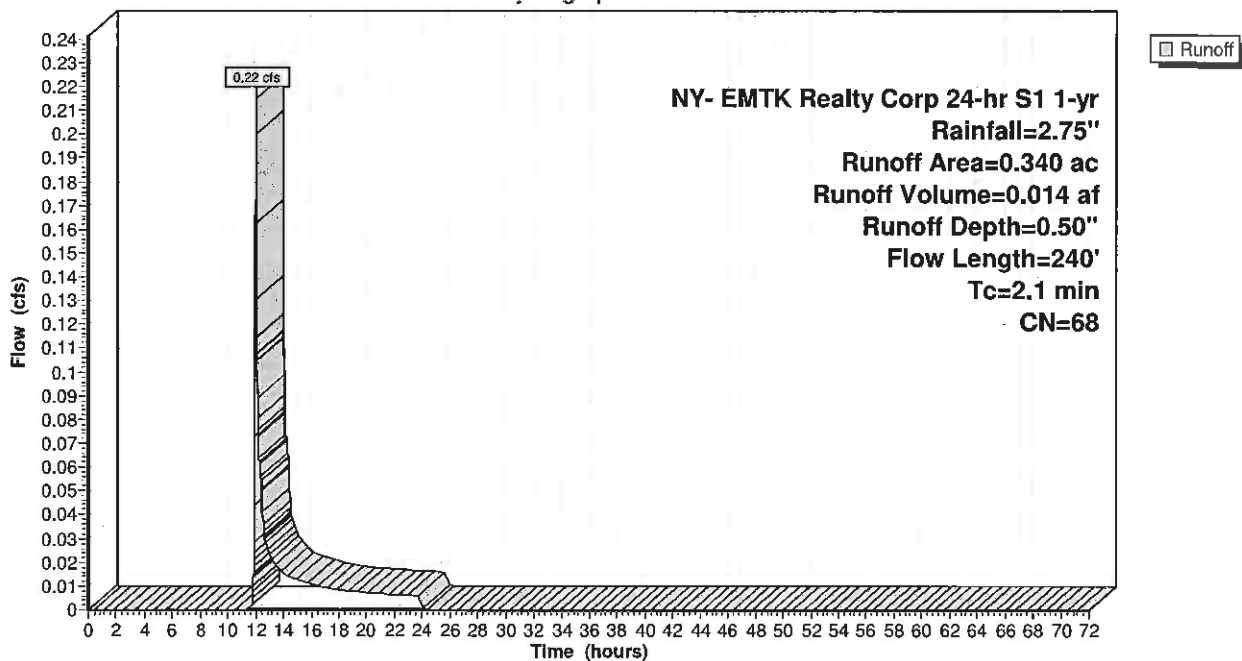
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 NY- EMTK Realty Corp 24-hr S1 1-yr Rainfall=2.75"

Area (ac)	CN	Description
0.030	98	Paved parking, HSG B
0.100	85	Gravel roads, HSG B
0.210	55	Woods, Good, HSG B
0.340	68	Weighted Average
0.310		91.18% Pervious Area
0.030		8.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0200	1.40		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.31"
0.9	140	0.1500	2.71		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
2.1	240	Total			

Subcatchment 1.0S PRE:

Hydrograph



Summary for Subcatchment 1.0S PRE:

Runoff = 0.86 cfs @ 12.01 hrs, Volume= 0.052 af, Depth= 1.83"

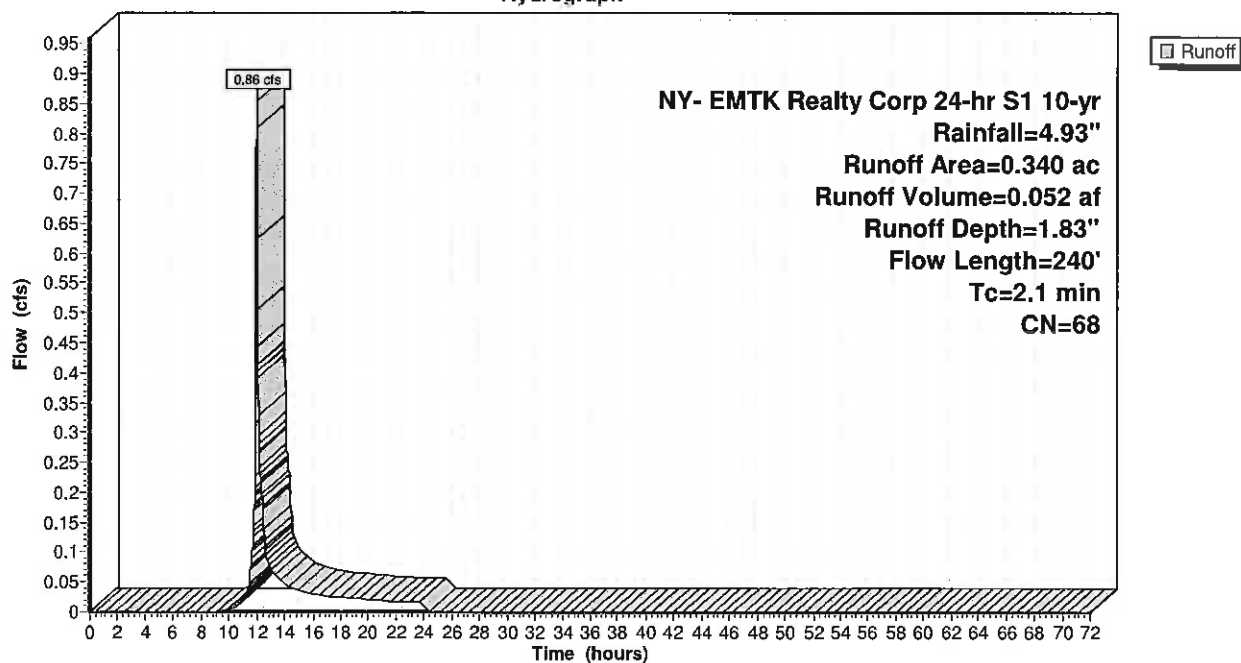
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 NY- EMTK Realty Corp 24-hr S1 10-yr Rainfall=4.93"

Area (ac)	CN	Description
0.030	98	Paved parking, HSG B
0.100	85	Gravel roads, HSG B
0.210	55	Woods, Good, HSG B
0.340	68	Weighted Average
0.310		91.18% Pervious Area
0.030		8.82% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0200	1.40		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.31"
0.9	140	0.1500	2.71		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
2.1	240	Total			

Subcatchment 1.0S PRE:

Hydrograph



Summary for Subcatchment 1.0S PRE:

Runoff = 2.09 cfs @ 12.00 hrs, Volume= 0.138 af, Depth= 4.88"

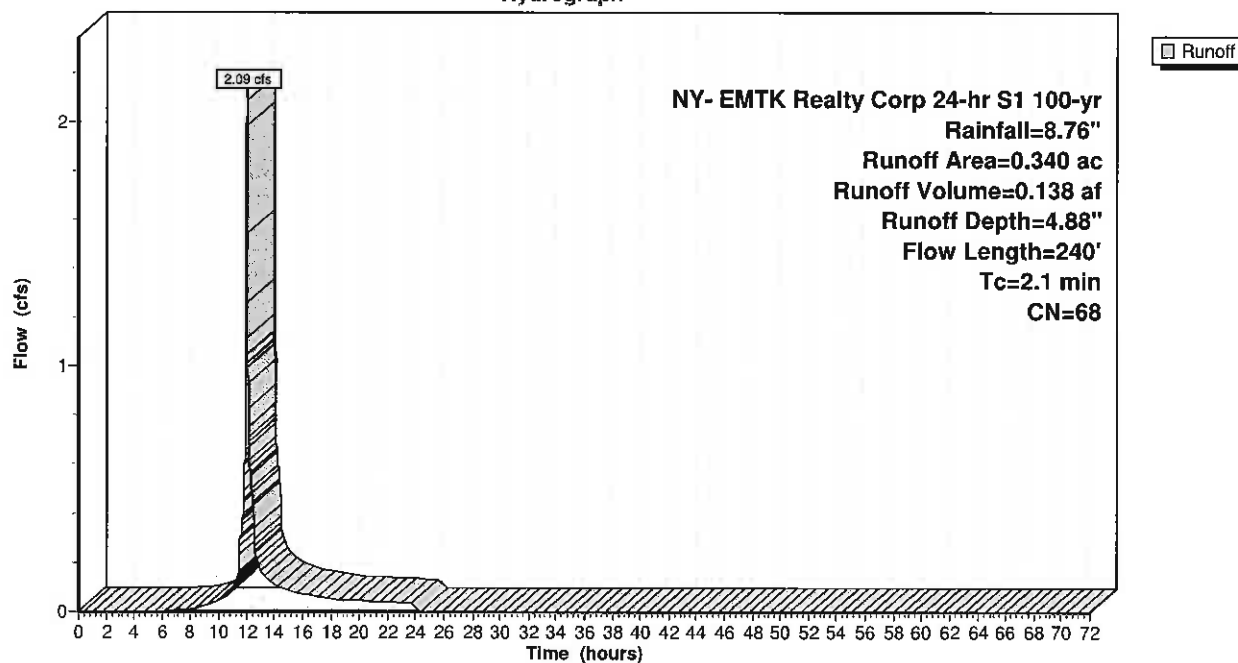
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 NY- EMTK Realty Corp 24-hr S1 100-yr Rainfall=8.76"

Area (ac)	CN	Description
0.030	98	Paved parking, HSG B
0.100	85	Gravel roads, HSG B
0.210	55	Woods, Good, HSG B
0.340	68	Weighted Average
0.310		91.18% Pervious Area
0.030		8.82% Impervious Area

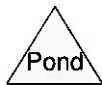
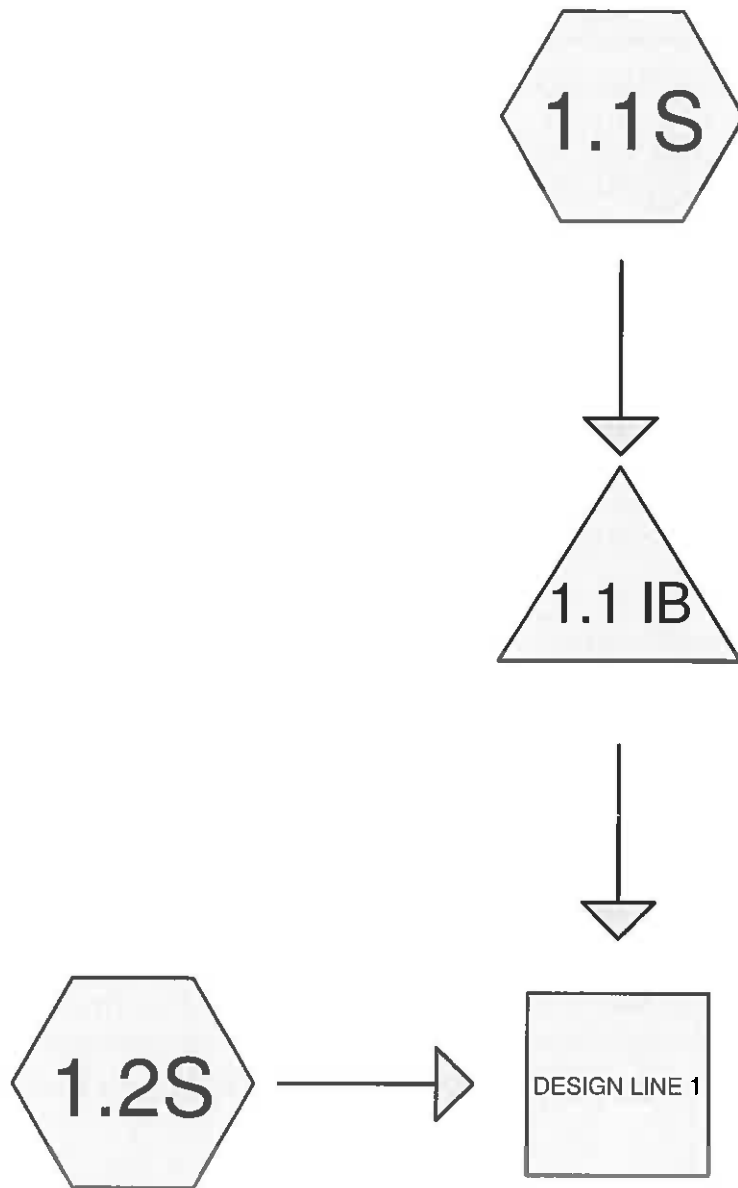
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0200	1.40		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.31"
0.9	140	0.1500	2.71		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
2.1	240	Total			

Subcatchment 1.0S PRE:

Hydrograph



APPENDIX C
Proposed Conditions Computer Data



Summary for Subcatchment 1.1S:

Runoff = 0.44 cfs @ 12.00 hrs, Volume= 0.023 af, Depth= 1.19"

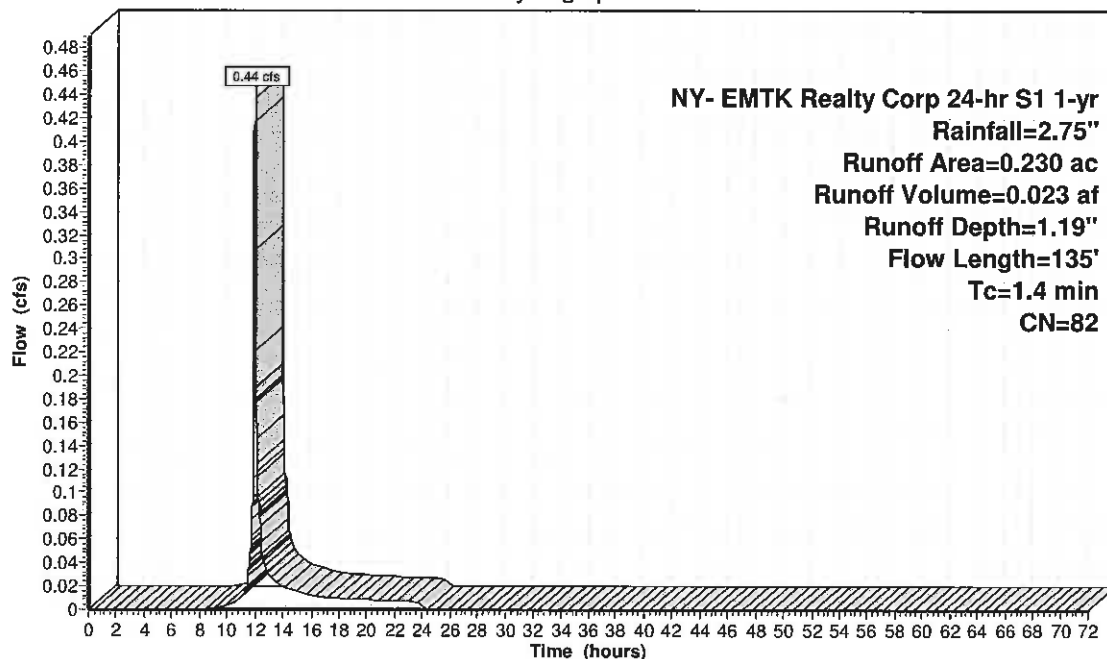
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 NY- EMTK Realty Corp 24-hr S1 1-yr Rainfall=2.75"

Area (ac)	CN	Description
0.130	98	Paved parking, HSG B
0.100	61	>75% Grass cover, Good, HSG B
0.230	82	Weighted Average
0.100		43.48% Pervious Area
0.130		56.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0200	1.40		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.31"
0.2	35	0.2900	3.77		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
1.4	135	Total			

Subcatchment 1.1S:

Hydrograph



Summary for Subcatchment 1.2S:

Runoff = 0.00 cfs @ 12.52 hrs, Volume= 0.001 af, Depth= 0.13"

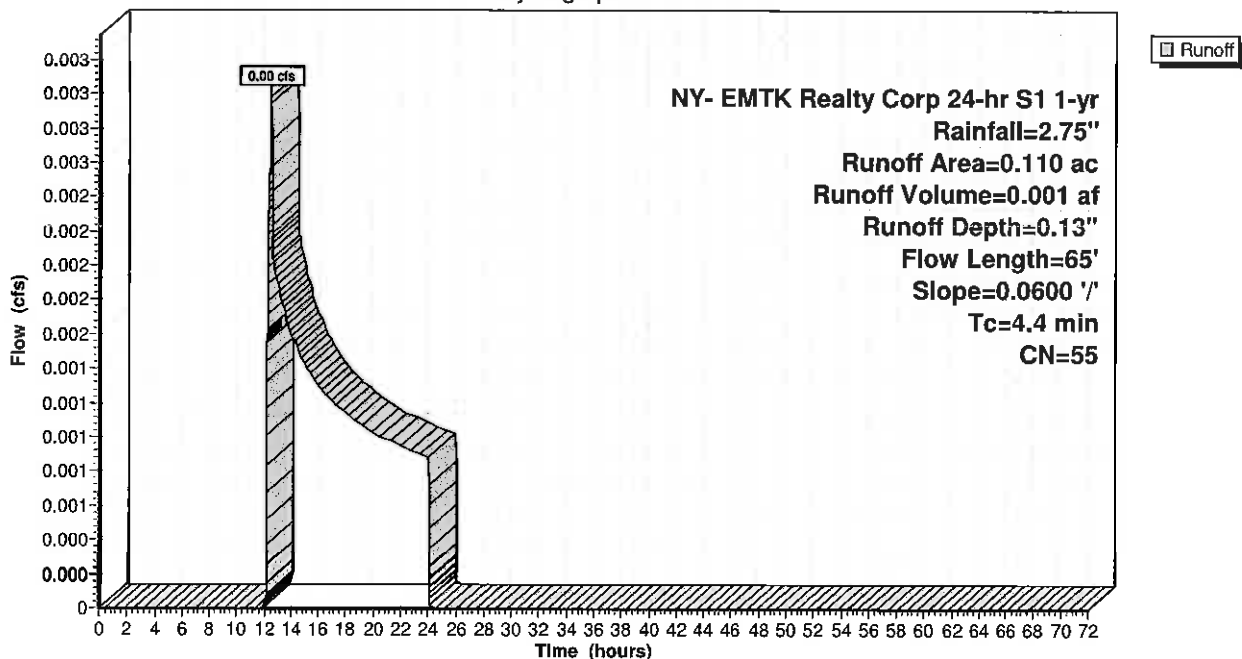
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 NY- EMTK Realty Corp 24-hr S1 1-yr Rainfall=2.75"

Area (ac)	CN	Description
0.110	55	Woods, Good, HSG B
0.110		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	65	0.0600	0.25		Sheet Flow, Grass: Short n= 0.150 P2= 3.31"

Subcatchment 1.2S:

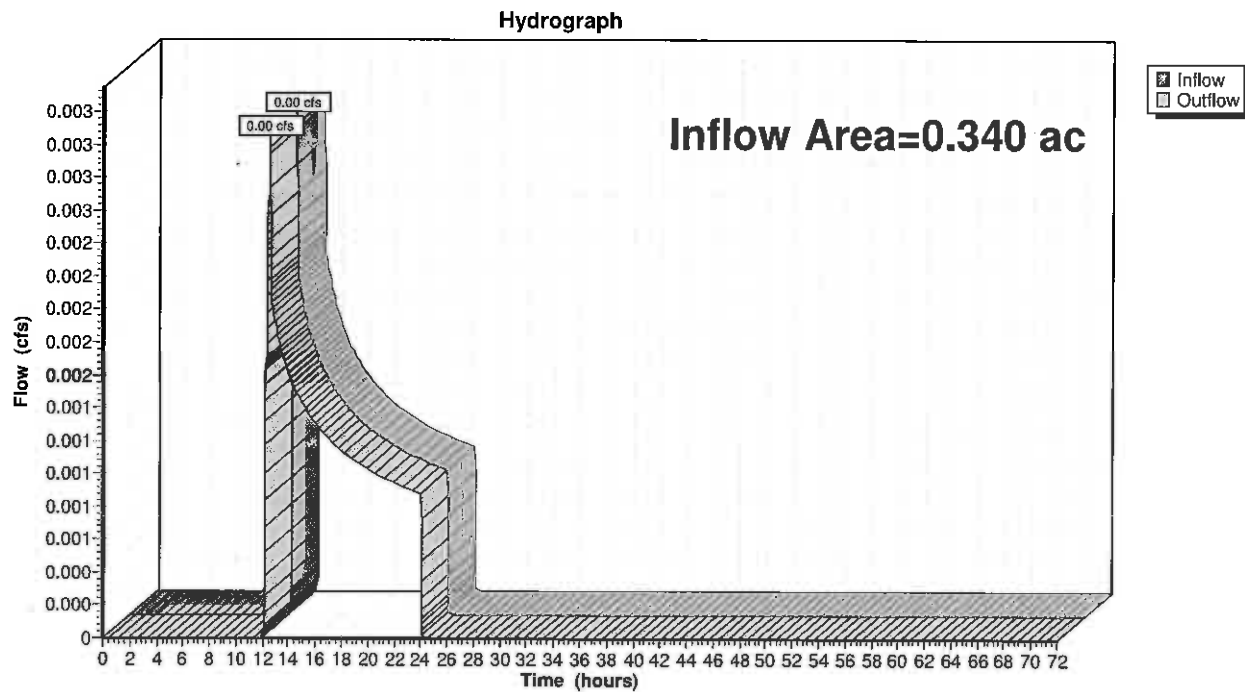
Hydrograph



Summary for Reach DESIGN LINE 1:

Inflow Area = 0.340 ac, 38.24% Impervious, Inflow Depth = 0.04" for 1-yr event
Inflow = 0.00 cfs @ 12.52 hrs, Volume= 0.001 af
Outflow = 0.00 cfs @ 12.52 hrs, Volume= 0.001 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DESIGN LINE 1:

Summary for Pond 1.1 IB:

Inflow Area = 0.230 ac, 56.52% Impervious, Inflow Depth = 1.19" for 1-yr event
 Inflow = 0.44 cfs @ 12.00 hrs, Volume= 0.023 af
 Outflow = 0.03 cfs @ 12.83 hrs, Volume= 0.023 af, Atten= 92%, Lag= 50.1 min
 Discarded = 0.03 cfs @ 12.83 hrs, Volume= 0.023 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Peak Elev= 85.56' @ 12.83 hrs Surf.Area= 714 sf Storage= 343 cf

Plug-Flow detention time= 91.7 min calculated for 0.023 af (100% of inflow)

Center-of-Mass det. time= 91.7 min (950.9 - 859.1)

Volume	Invert	Avail.Storage	Storage Description
#1	85.00'	3,365 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
85.00	520	0	0
86.00	870	695	695
87.00	1,320	1,095	1,790
88.00	1,830	1,575	3,365

Device	Routing	Invert	Outlet Devices
#1	Device 2	87.50'	4.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Primary	86.00'	12.0" Round Culvert L= 15.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 86.00' / 84.00' S= 0.1333 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#3	Discarded	85.00'	2.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 0.00' Phase-In= 0.01'

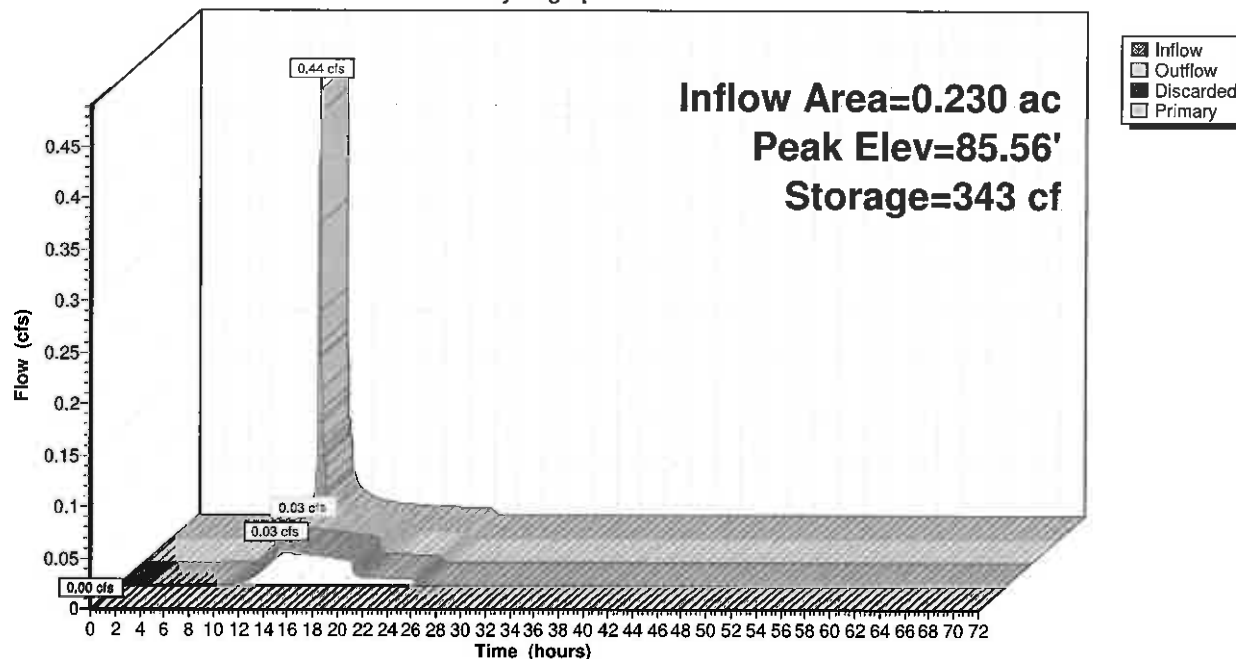
Discarded OutFlow Max=0.03 cfs @ 12.83 hrs HW=85.56' (Free Discharge)

↑**3=Exfiltration** (Controls 0.03 cfs)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=85.00' (Free Discharge)

↑**2=Culvert** (Controls 0.00 cfs)

↑**1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1.1 IB:**Hydrograph**

Summary for Subcatchment 1.1S:

Runoff = 0.98 cfs @ 12.00 hrs, Volume= 0.058 af, Depth= 3.02"

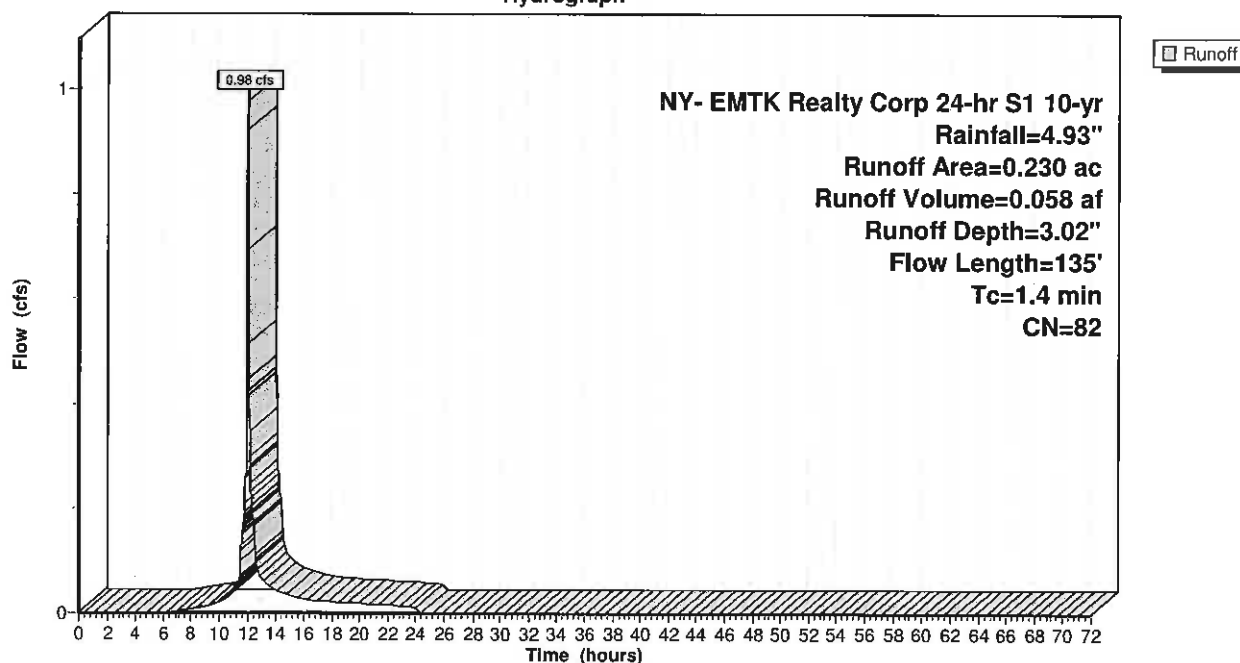
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 NY- EMTK Realty Corp 24-hr S1 10-yr Rainfall=4.93"

Area (ac)	CN	Description
0.130	98	Paved parking, HSG B
0.100	61	>75% Grass cover, Good, HSG B
0.230	82	Weighted Average
0.100		43.48% Pervious Area
0.130		56.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0200	1.40		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.31"
0.2	35	0.2900	3.77		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
1.4	135	Total			

Subcatchment 1.1S:

Hydrograph



Summary for Subcatchment 1.2S:

Runoff = 0.10 cfs @ 12.03 hrs, Volume= 0.009 af, Depth= 0.95"

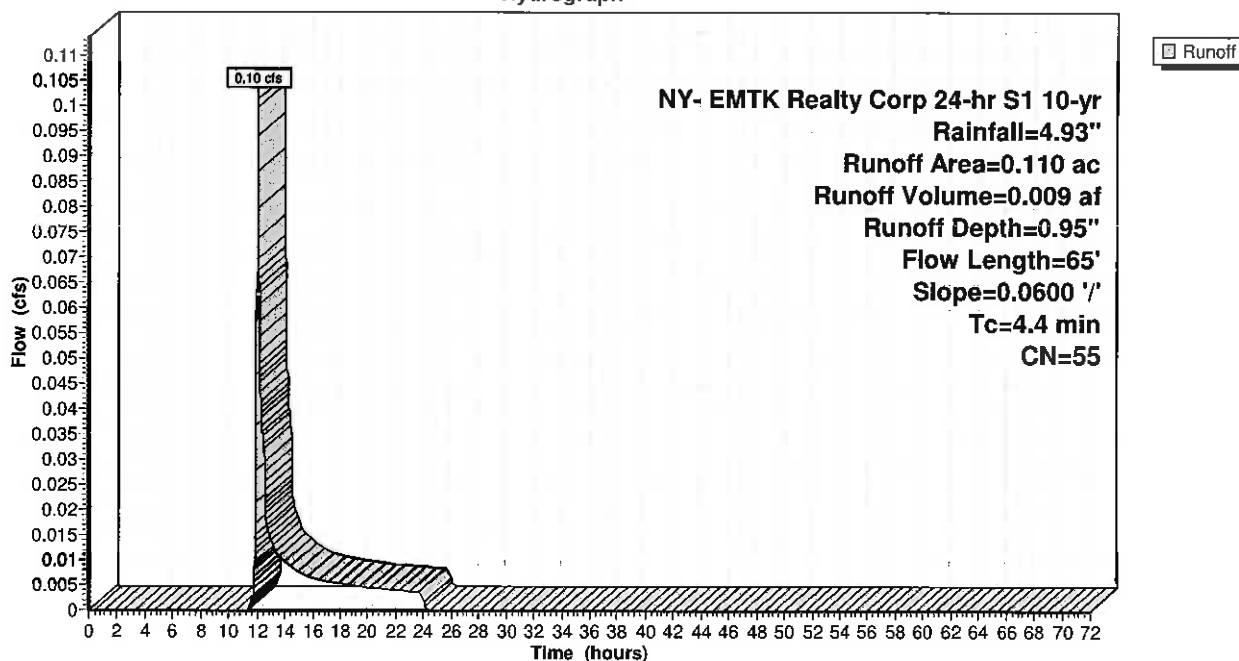
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 NY- EMTK Realty Corp 24-hr S1 10-yr Rainfall=4.93"

Area (ac)	CN	Description
0.110	55	Woods, Good, HSG B
0.110		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	65	0.0600	0.25		Sheet Flow, Grass: Short n= 0.150 P2= 3.31"

Subcatchment 1.2S:

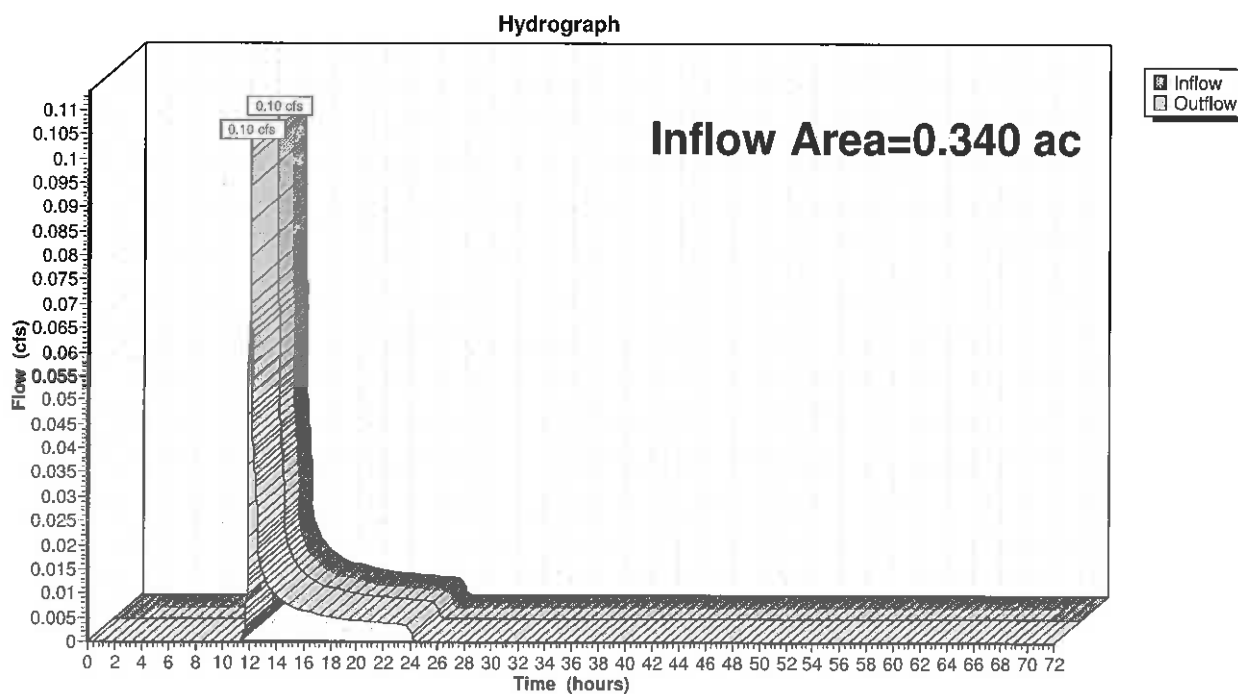
Hydrograph



Summary for Reach DESIGN LINE 1:

Inflow Area = 0.340 ac, 38.24% Impervious, Inflow Depth = 0.31" for 10-yr event
Inflow = 0.10 cfs @ 12.03 hrs, Volume= 0.009 af
Outflow = 0.10 cfs @ 12.03 hrs, Volume= 0.009 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DESIGN LINE 1:

Summary for Pond 1.1 IB:

Inflow Area = 0.230 ac, 56.52% Impervious, Inflow Depth = 3.02" for 10-yr event
 Inflow = 0.98 cfs @ 12.00 hrs, Volume= 0.058 af
 Outflow = 0.05 cfs @ 13.62 hrs, Volume= 0.058 af, Atten= 95%, Lag= 97.6 min
 Discarded = 0.05 cfs @ 13.62 hrs, Volume= 0.058 af
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 86.42' @ 13.62 hrs Surf.Area= 1,061 sf Storage= 1,105 cf

Plug-Flow detention time= 247.0 min calculated for 0.058 af (100% of inflow)
 Center-of-Mass det. time= 247.0 min (1,075.7 - 828.7)

Volume	Invert	Avail.Storage	Storage Description
#1	85.00'	3,365 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
85.00	520	0	0
86.00	870	695	695
87.00	1,320	1,095	1,790
88.00	1,830	1,575	3,365

Device	Routing	Invert	Outlet Devices
#1	Device 2	87.50'	4.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Primary	86.00'	12.0" Round Culvert L= 15.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 86.00' / 84.00' S= 0.1333 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#3	Discarded	85.00'	2.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 0.00' Phase-In= 0.01'

Discarded OutFlow Max=0.05 cfs @ 13.62 hrs HW=86.42' (Free Discharge)

↑ **3=Exfiltration** (Controls 0.05 cfs)

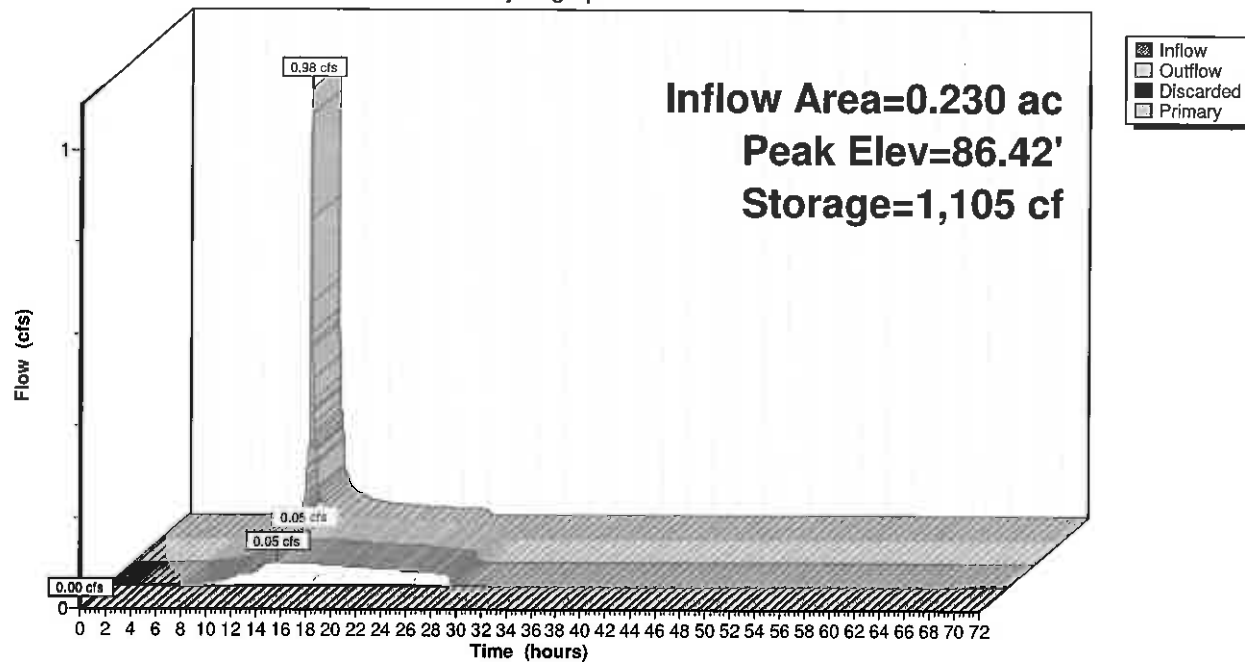
Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=85.00' (Free Discharge)

↑ **2=Culvert** (Controls 0.00 cfs)

↑ **1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 1.1 IB:

Hydrograph



Summary for Subcatchment 1.1S:

Runoff = 1.86 cfs @ 12.00 hrs, Volume= 0.126 af, Depth= 6.58"

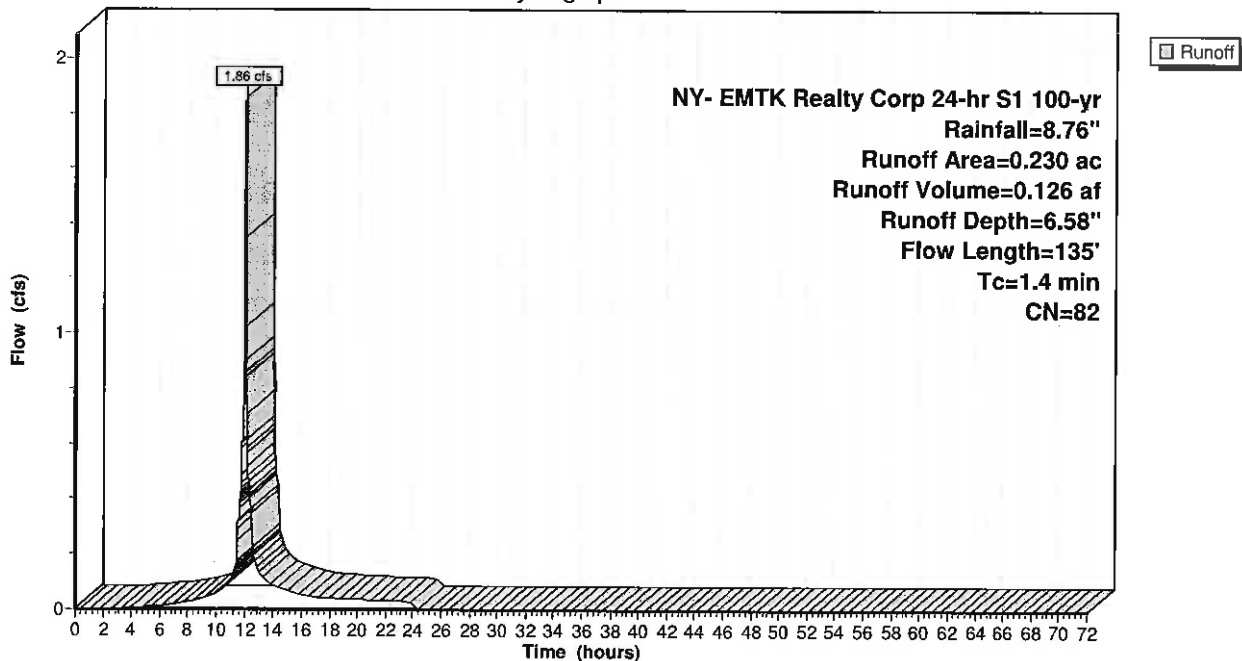
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 NY- EMTK Realty Corp 24-hr S1 100-yr Rainfall=8.76"

Area (ac)	CN	Description
0.130	98	Paved parking, HSG B
0.100	61	>75% Grass cover, Good, HSG B
0.230	82	Weighted Average
0.100		43.48% Pervious Area
0.130		56.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.2	100	0.0200	1.40		Sheet Flow, Smooth surfaces n= 0.011 P2= 3.31"
0.2	35	0.2900	3.77		Shallow Concentrated Flow, Short Grass Pasture Kv= 7.0 fps
1.4	135	Total			

Subcatchment 1.1S:

Hydrograph



Summary for Subcatchment 1.2S:

Runoff = 0.41 cfs @ 12.02 hrs, Volume= 0.030 af, Depth= 3.32"

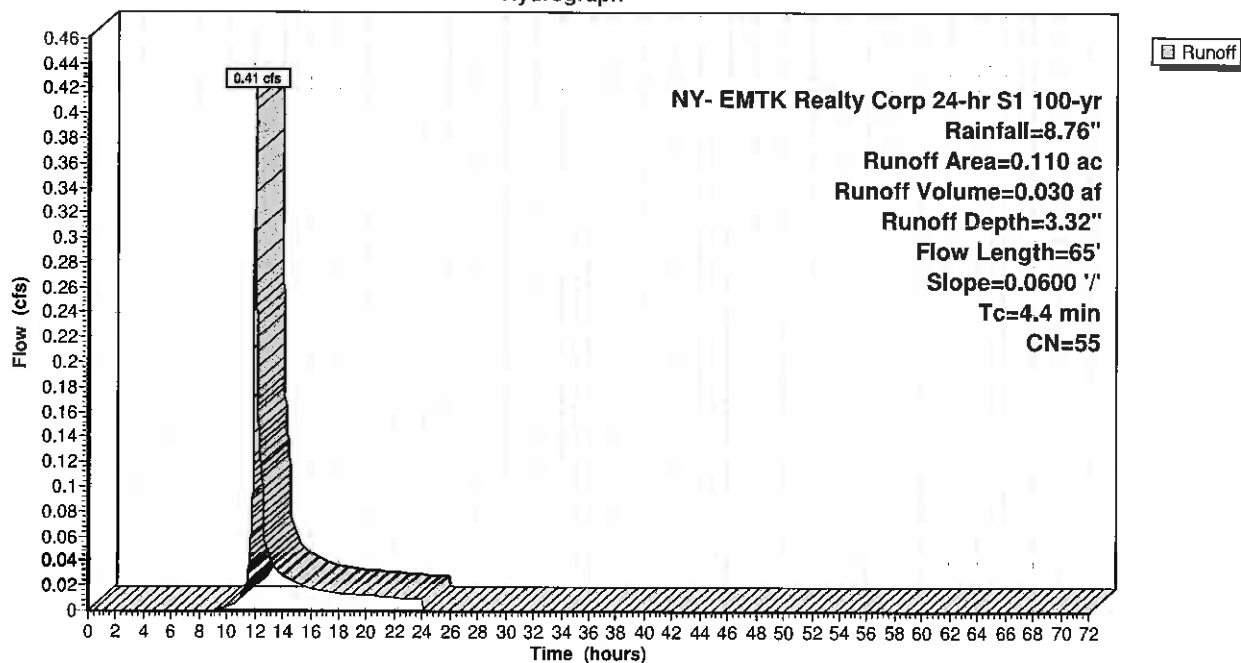
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 NY- EMTK Realty Corp 24-hr S1 100-yr Rainfall=8.76"

Area (ac)	CN	Description
0.110	55	Woods, Good, HSG B
0.110		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.4	65	0.0600	0.25		Sheet Flow, Grass: Short n= 0.150 P2= 3.31"

Subcatchment 1.2S:

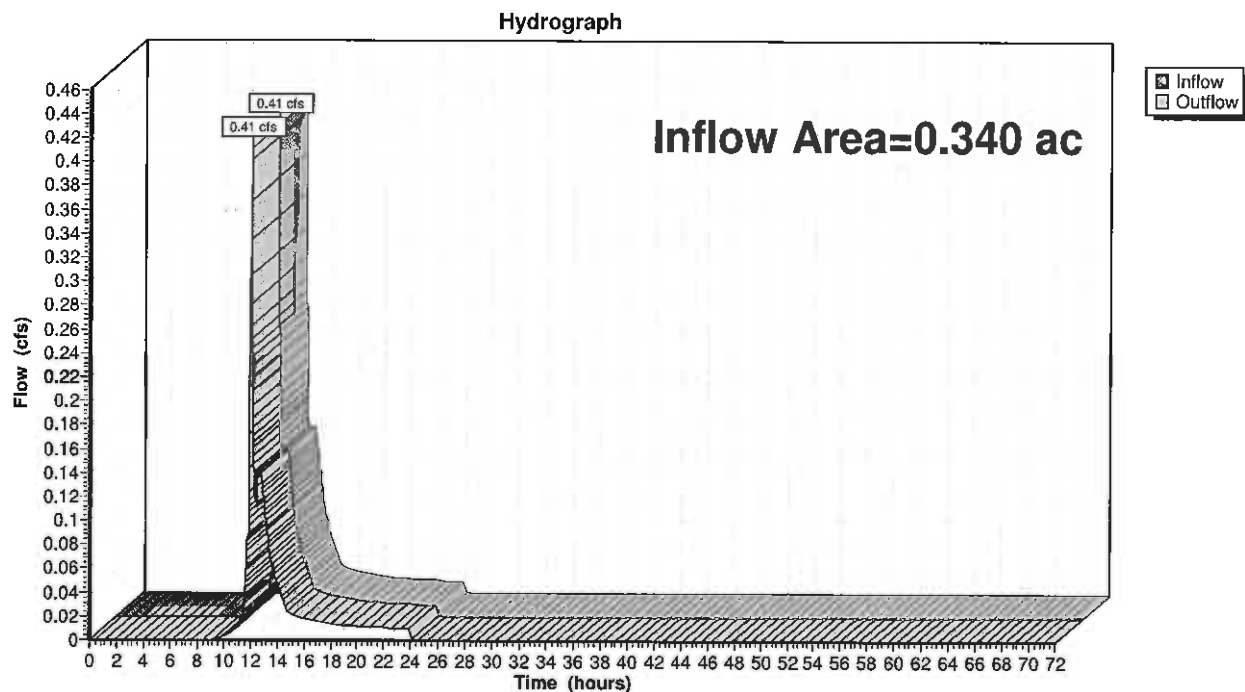
Hydrograph



Summary for Reach DESIGN LINE 1:

Inflow Area = 0.340 ac, 38.24% Impervious, Inflow Depth = 1.32" for 100-yr event
Inflow = 0.41 cfs @ 12.02 hrs, Volume= 0.037 af
Outflow = 0.41 cfs @ 12.02 hrs, Volume= 0.037 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs

Reach DESIGN LINE 1:

Summary for Pond 1.1 IB:

Inflow Area = 0.230 ac, 56.52% Impervious, Inflow Depth = 6.58" for 100-yr event
 Inflow = 1.86 cfs @ 12.00 hrs, Volume= 0.126 af
 Outflow = 0.16 cfs @ 12.73 hrs, Volume= 0.126 af, Atten= 91%, Lag= 43.9 min
 Discarded = 0.08 cfs @ 12.73 hrs, Volume= 0.119 af
 Primary = 0.09 cfs @ 12.73 hrs, Volume= 0.007 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 87.54' @ 12.73 hrs Surf.Area= 1,595 sf Storage= 2,575 cf

Plug-Flow detention time= 378.8 min calculated for 0.126 af (100% of inflow)
 Center-of-Mass det. time= 378.9 min (1,180.8 - 802.0)

Volume	Invert	Avail.Storage	Storage Description
#1	85.00'	3,365 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
85.00	520	0	0
86.00	870	695	695
87.00	1,320	1,095	1,790
88.00	1,830	1,575	3,365

Device	Routing	Invert	Outlet Devices
#1	Device 2	87.50'	4.0' long x 0.5' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 Coef. (English) 2.80 2.92 3.08 3.30 3.32
#2	Primary	86.00'	12.0" Round Culvert L= 15.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 86.00' / 84.00' S= 0.1333 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.79 sf
#3	Discarded	85.00'	2.000 in/hr Exfiltration over Surface area Conductivity to Groundwater Elevation = 0.00' Phase-In= 0.01'

Discarded OutFlow Max=0.08 cfs @ 12.73 hrs HW=87.54' (Free Discharge)

↑ **3=Exfiltration** (Controls 0.08 cfs)

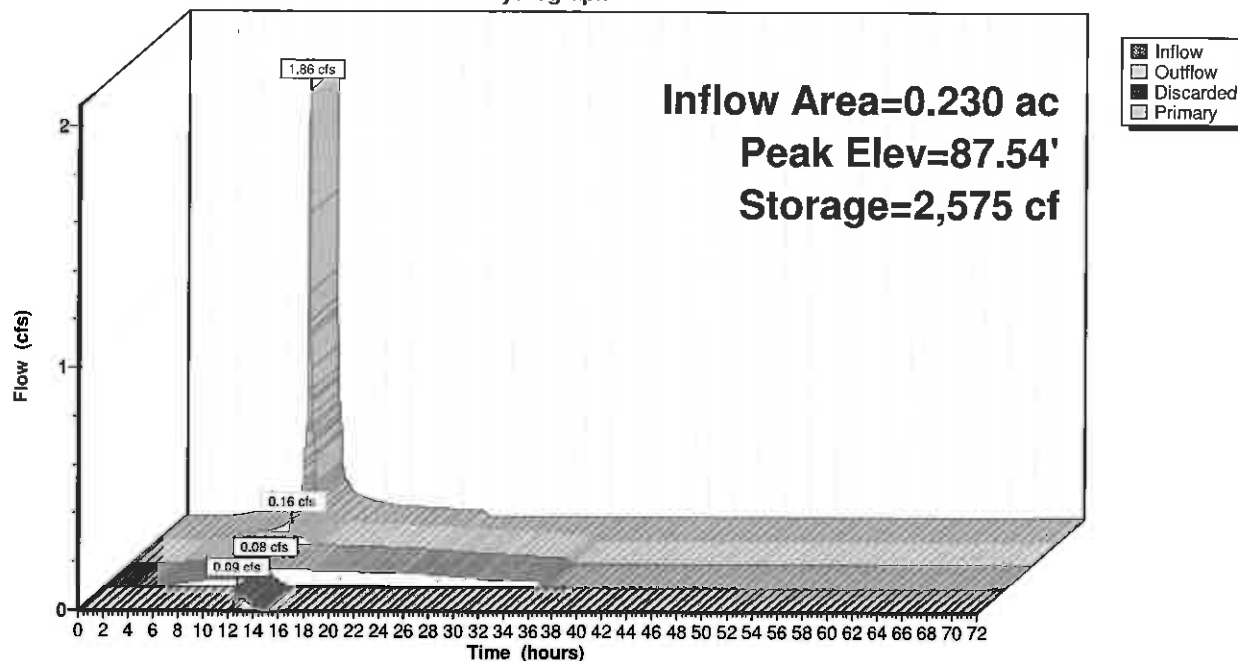
Primary OutFlow Max=0.08 cfs @ 12.73 hrs HW=87.54' (Free Discharge)

↑ **2=Culvert** (Passes 0.08 cfs of 3.85 cfs potential flow)

↑ **1=Broad-Crested Rectangular Weir** (Weir Controls 0.08 cfs @ 0.55 fps)

Pond 1.1 IB:

Hydrograph



APPENDIX D

NYSDEC Infiltration Basin Calculations

Subcatchment 1.1S Treatment in Infiltration Basin 1.2 IB

- Infiltration sizing to treat the WQv for subcatchment 1.1S to meet the NYSDEC requirements

Assumed Values:

Water Quality Volume (WQv)

$$WQv = 0.023^* \text{ acre-feet} = 1,002 \text{ cubic feet}$$

* As per the requirements of the Enhanced Phosphorus Removal Supplement (Chapter 10) of the NYSSMDM the WQv is the runoff volume produced during the 1-year 24-hour design storm. The above information was taken from Appendix C of this report. Information regarding contributing areas (A) and 1-year 24-hour Design Storm Volumes (WQv) to the infiltration basin is shown in Appendix C.

Surface Area of Infiltration Basin:

$$A_p = \frac{V_w}{D_b}$$

The following applies for the infiltration basin:

$$\begin{aligned} V_w = WQv &= 1,002 \text{ c.f.} \\ D_b &= 2.0 \text{ ft (depth of basin below emergency overflow)} \end{aligned}$$

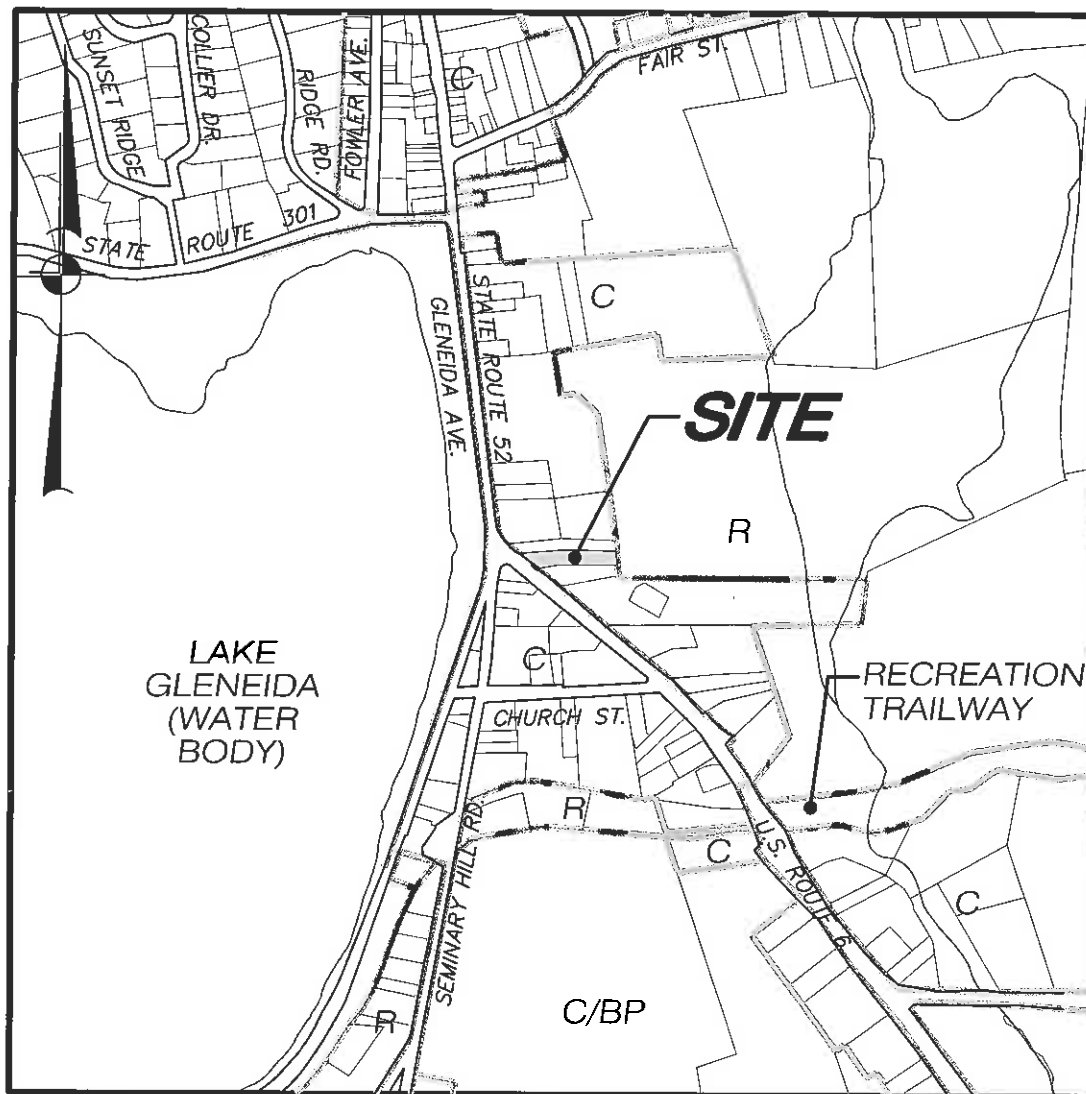
Therefore,

$$A_p = \frac{1,002 \text{ c.f.}}{(2 \text{ ft})}$$

$$A_p = 501 \text{ square-feet required}$$

The bottom surface area of the infiltration basin as shown on the project plans is 520 s.f. > 501 s.f. required.

FIGURES



PROJECT:

EMTK REALTY CORP

1736 ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:

LOCATION MAP

PREPARED BY:



INSITE

ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

3 Garrett Place • Carmel, New York 10512
Phone (845) 225-8890 • Fax (845) 225-9717
www.insite-eng.com

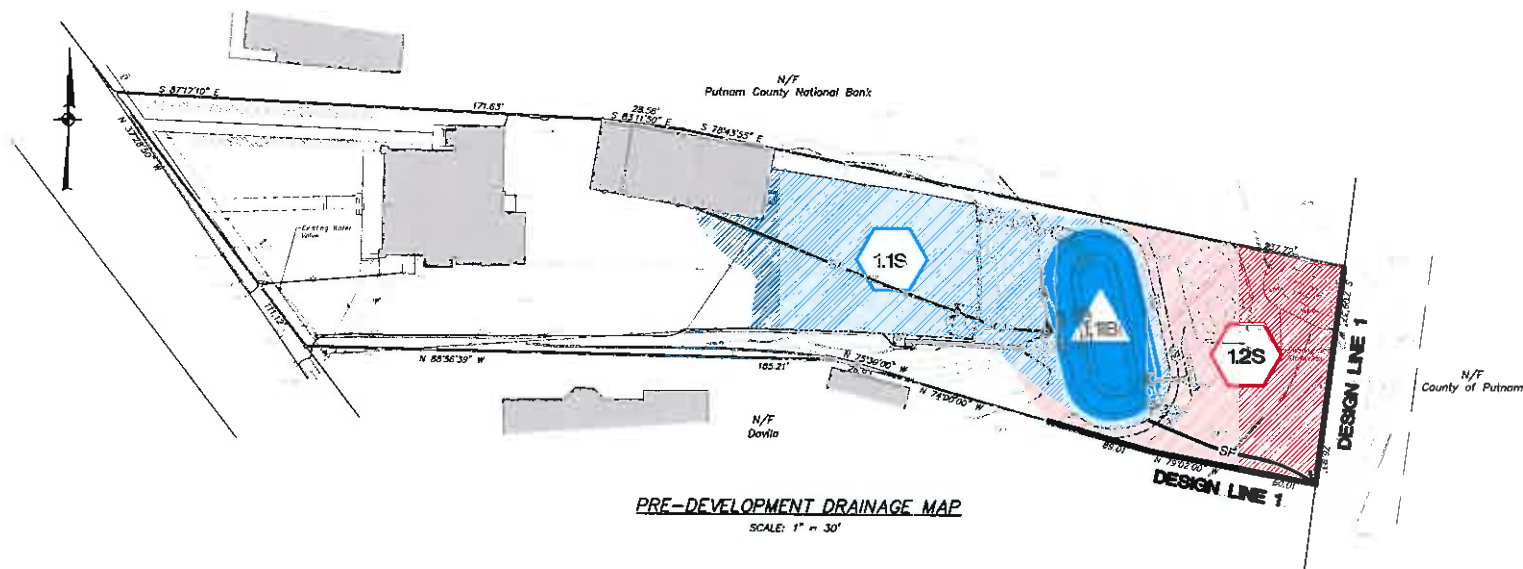
DATE: 5-31-18

SCALE: 1" = 800'

PROJECT NO.: 14200.100

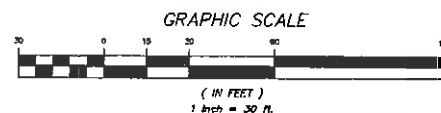
FIGURE:

1



LEGEND	
	Subcatchment
	Time of Concentration Sheet Flow
	Time of Concentration Shallow Concentrated Flow

SOILS LEGEND		
SOILS	DESCRIPTION	HYDROLOGICAL GROUP
U _{HB}	Urban Land, Charlton Complex	-



NO.	DATE	REVISION	BY
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			
PROJECT: EMTK REALTY CORP.			
1738 ROUTE 6, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW YORK			
DRAWING: PRE-DEVELOPMENT DRAINAGE MAP			
PROJECT NUMBER	14200.100	PROJECT MANAGER	J.J.C.
DATE	6-15-18	DRAWN BY	S.V.W.
SCALE	1" = 30'	CHECKED BY	Z.M.P.
FIGURE: 3			SHEET: 3 / 3

From: john.karell
To: Trombetta,Rose; Franzetti,Richard
Subject: Ronin
Date: Tuesday, June 12, 2018 4:17:39 PM

Bond Return

They have completed the landscaping and the dumpster enclosure. Inspected by me June 7, 2018. Looks OK. Please have Rich inspect

thank you

Paul J. Petretti
Civil Engineer & Land Surveyor
Certified Wetland Delineator
Certified Floodplain Manager

CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY
EROSION & SEDIMENT CONTROL STORMWATER POLLUTION PREVENTION PLANS
FLOODPLAIN MANAGEMENT & HYDROLOGY

June 7, 2018

PLANNING BOARD
TOWN OF CARMEL
60 McAlpin Avenue
Mahopac, New York 10541

Attention: Mr. Harold Gary, Chainman and Planning Board

Re: Application to the Planning Board, Daniel & Cortney Mancini, 149 MacGregor Drive, Regrading Application.

Dear Mr. Gary:

I am submitting this Regrading Application to your board to level a portion of the rear yard to provide a larger level area for children to play. To accomplish this the plan shows a retaining wall will be needed that should not exceed seven feet in height at the highest point.

The plan also shows a retaining wall to be installed in the front yard to create a level area, a terrace, to be planted. The applicant needs to level this area as mowing the slope is difficult. This wall will not exceed five feet in height.

The walls will be segmental retaining walls like the walls shown on the attached photo.

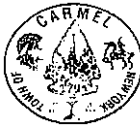
We appreciate the opportunity to bring this matter before the Town of Carmel Planning Board; please place this matter on the agenda of the Planning Board at the earliest possible convenience.

Very truly yours,



Paul J. Petretti, P.E., L.S., CFM

30 GOULD AVENUE, DOBBS FERRY, NY 10522
914-674-9827 - Fax 693-0124 - Cell 672-1518
E-Mail PJPCELS@aol.com



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

REGRADING APPLICATION

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

Date Submitted: June 7, 2018

Tax Map # 64.13, Block 1, Lot 75

Commercial _____ Residential X Other _____

Name of Applicant: Daniel Mancini Applicant's Signature: 

Applicant's Address: 149 Macgregor Drive Telephone Number: 914-299-8499

Name of Present Owner if Different from Applicant: _____

Address: _____ Telephone Number: _____

Person who Prepared Map: Paul J. Petretti, P.E., L.S., CFM

Address: 30 Gould Avenue, Dobbs Ferry Telephone Number: 914-674-9827

Size of Lot: 33,122 S.F. Description of Proposed Work & Purpose: Regrade the rear yard and install low retaining walls, rear & front yards.

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

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

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

TOWN OF CARMEL PLANNING BOARD

60 MCALPIN AVENUE, MAHOPAC, NY 10541 - 845-628-1500 -- FAX 845-628-7085

DISCLOSURE ADDENDUM STATEMENT TO APPLICATION, PETITION & REQUEST

MINDFUL OF THE PROVISIONS OF SECTION 809 OF THE GENERAL MUNICIPAL LAW OF THE STATE OF NEW YORK, AND OF NEW YORK, AND OF THE PENAL PROVISIONS THEREOF AS WELL, THE UNDERSIGNED APPLICANT STATES THAT NO STATE OFFICER, OFFICER, OR EMPLOYEE OF THE TOWN OF CARMEL, OR OF THE COUNTY OF PUTNAM, HAS ANY INTEREST, FINANCIAL OR OTHERWISE, IN THIS APPLICATION OR WITH, OR IN THE APPLICANT AS DEFINED IN SAID STATUTE, EXCEPT THE FOLLOWING PERSON OR PERSONS WHO IS OR ARE REPRESENTED TO HAVE ONLY THE FOLLOWING TYPE OF INTEREST, IN THE NATURE AND TO THE EXTENT HEREINAFTER INDICATED:

☐ NONE

☐ NAMES: ADDRESSES: RELATIONSHIP OR INTEREST
(FINANCIAL OR OTHERWISE)

THIS DISCLOSURE ADDENDUM STATEMENT IS ANNEXED TO AND MADE A PART OF THE PETITION, APPLICATION AND REQUEST MADE BY THE UNDERSIGNED APPLICANT TO THE FOLLOWING BOARD OR OFFICE OR POLITICAL SUBDIVISION OF THE TOWN OF CARMEL.

☐ CARMEL TOWN BOARD
☐ ZONING BOARD OF APPEALS
☒ BUILDING INSPECTOR
☒ CARMEL PLANNING BOARD

☐ ZONING ENFORCEMENT OFFICER
☐ ARCHITECTURAL REVIEW BD.
☐ ENVIRONMENTAL CONSERVATION BD.
☐ OTHER

DATED: June 7, 2018

Daniel Mancini

INDIVIDUAL APPLICANT

CORPORATE APPLICANT

617.20
Appendix B
Short Environmental Assessment Form


Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Application of Daniel & Cortney Mancini			
Name of Action or Project:			
Site regrading			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Application before the Planning Board, "Regrading Application" to level an area behind the house and install a low retaining wall and install a retaining wall in the front yard to create a level (terrace) planting area.			
Name of Applicant or Sponsor:		Telephone: 914-674-9827	
Paul J. Petretti, P.E., L.S., CFM		E-Mail: PJPCELS@aol.com	
Address:			
30 Gould Avenue			
City/PO:		State:	Zip Code:
Dobbs Ferry		NY	10522
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.76038 acres	
b. Total acreage to be physically disturbed?		0.11210 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.00000 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ This is an application related to a single-family residence connected to water supply.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Residence has an approved SSDS.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Paul J. Petretti, P.E., L.S., CFM</u> Date: <u>June 7, 2018</u> Signature: <u></u>		

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

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

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

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

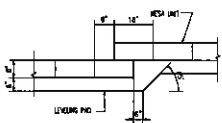
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input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

PRINT

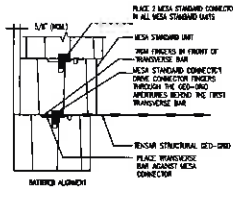




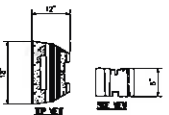
TYPICAL GEO-GRID PERCENT COVERAGE



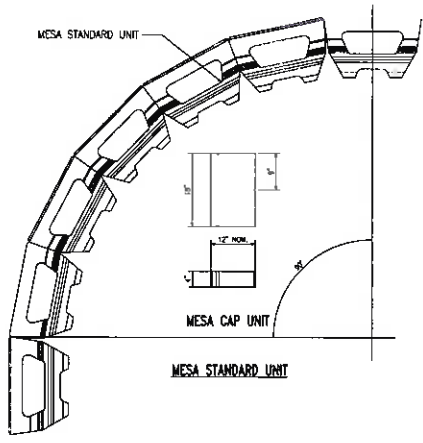
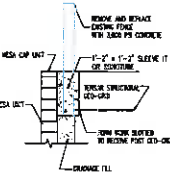
TYPICAL LEVELING PAD STEP DETAIL



MESA STANDARD UNIT AND
GEO-GRID CONNECTION DETAIL

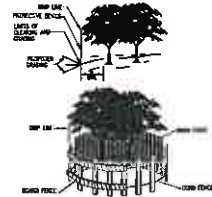


MESA HIGH PERFORMANCE UNIT FENCE POST ON TOP OF WALL DETAIL



MESA STANDARD UNIT

90° CURVE DETAIL



TREE AND ROOT PROTECTION

1. CONSTRUCTION EQUIPMENT, TRUCKS OR OTHER VEHICLES SHOULD NOT BE PARKED OR OPERATED UNDER THE CANOPY OF TREES TO BE REMOVED.
2. FERTILIZER PRODUCTS AND CHEMICALS SHOULD NOT BE STORED, SPILLED, OR DUMPED UNDER PROTECTED TREE CANOPIES.
3. EXCAVATION OR STUMPING BENEATH PROTECTED TREES IS NOT ACCEPTABLE.
4. IN NO CASE SHALL BARNS OR FENCES BE NEEDED TO PROTECT TREES.

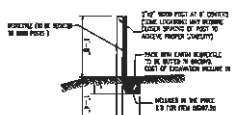
CORRECT METHODS OF TREE FENCING



INSTALLATION NOTES

1. THE AREA CHOSEN FOR STOODLING SHALL BE FLAT, DRY AND STABLE.
2. MAINTAIN SLOPE OF STOODLES BE 1:2.
3. UPON COMPLETION OF SOIL STOODLING, EACH PILE SHALL BE SURROUNDED WITH ONE OR TWO FEET OF ANY DIRT, ROCK STABILIZED WITH VEGETATION OR BRY MOUND.
4. SEE SPECIFICATIONS (P&S SHEET) FOR INSTALLATION OF SILT FENCE.

TEMPORARY STOCKPILE DETAIL



SILT FENCE DETAIL

SHUT FENCE



1870

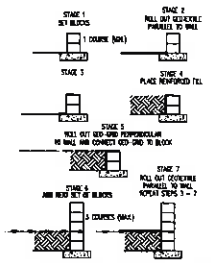
DOI: 10.1002/for

FABRIC DRAINAGE SPECIFICATION

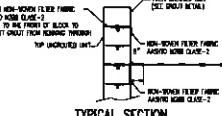
[illegible]

INSTALLATION PROCEDURE

- [illegible]



STAGES OF GEOTEXTILE LAYOUT
MESA WALL
GEOTEXTILE SEPARATOR



TYPICAL SECTION

ANY ALTERATION OR ADDITIONS TO THE PLANS AND SPECIFICATIONS SHOWN HEREON IS A VIOLATION OF SECTION 2208 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PER SECTION 2209, SUBSECTION 2.

TYPICAL GEO GRID PERCENT COVERAGE

GEOPHYSICAL NOTICES REQUIRED FOR THE DETAILS:
ANALYSTS WITH CLASS 1: 36 HIGH

NOTES, SECTIONS & DETAILS



RÉVISIONS		
N°.	DATE	DÉSCRIPTION

-CONSTRUCTION PLAN

PREPARED FOR
DANIEL R. MANCINI AND COURTNEY MANCINI

149 MADDOGREGOR DRIVE
TOWN OF CARREL
PUTNAM COUNTY, NEW YORK
PAUL J. PETRETTI

**CIVIL ENGINEERING - LAND SURVEYING & MAPPING - SITE DESIGN & PLANNING
ENVIRONMENTAL & GEOTECHNICAL - DRAINAGE & STORMWATER QUALITY
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