TOWN OF CARMEL
PLANNING BOARD

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

PLANNING BOARD AGENDA
SEPTEMBER 11, 2019 – 7:00 P.M.

MEETING ROOM #1

		TAX MAP #	PUB. HEARING	MAP DATE	COMMENTS
RESOLUTION					
1.	Downtown Mahopac Properties – 559 Route 6	75.12-2-26		7/23/19	Amended Site Plan
SITE PLAN					
2.	Longview School – 110 Scout Hill Road	52.-1-12		8/7/19	Site Plan
3.	Braemar at Carmel – 49 Seminary Hill Road, Carmel	55.10-1-3		8/2/19	Site Plan
MISC.					
4.	Yankee Land Development – Piggott Road	76.15-1-12			Extension of Preliminary Subdivision Approval
5.	Thimm, Karl - 232 South Lake Blvd	65.17-1-15			Bond Return
6.	Union Valley Cemetery – 730 Union Valley Road	76.16-1-8			Regrading Application
PUBLIC HEARING					
7.	Taco Bell (Former Friendly's Site) 1081 Stoneleigh Ave	55.11-1-3	9/11/19	8/7/19	Amended Site Plan
8.	Homeland Towers Lake Casse – 254 Croton Falls Rd	65.19-1-43	9/11/19	7/12/19	Site Plan (Cell Tower)
9.	Homeland Towers Dixon Lake - 36 Dixon Road	54.-1-6	9/11/19	7/12/19	Site Plan (Cell Tower)

P.W. Scott
Engineering & Architecture, P.C.
3871 Route 6
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July 22, 2019

Town of Carmel
Planning Board
60 McAlpin Avenue
Mahopac, NY 10541
rtrombetta@ci.carmel.ny.us

Re: Longview School
110 Scout Hill Rd, Mahopac
TM#: 52.-1-12

Dear Chairman and Board Members,

The following is a response to the review letter of July 17, 2019 as prepared by Michael G. Carnazza, Town of Carmel Director of Code Enforcement. Responses are to comments according to the review letter.

1. The facility proposed consists of approximately 70% elementary and middle school children and at most 30% high school students; 15+. The consideration of such a facility as all high school is excessively conservative with a parking count greater than 1 space per child.

   Alternatives are land bank parking spaces. The first step is to submit to the ZBA for an interpretation and then, if required, apply for a variance. If a variance or interpretation is not granted then additional parking spaces would have to be provided by relocation of the bio-retention basin. This is a major expense and the client would like to mitigate this if possible.

2. The project phases were proposed to have the gym building construction deferred to a future date when school finances would be in place to permit construction. In this manner the site plan could be deemed complete for occupancy of the school building. If some other manner or resolution could be put in place to permit this, the project can be as a single phase.

This completes our response. Please call with any questions.

With regards,

Peder Scott

Peder Scott, P.E., R.A.
President

Attach

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July 22, 2019

Town of Carmel
Planning Board
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Mahopac, NY 10541
rtrombetta@ci.carmel.ny.us

Re: Longview School
110 Scout Hill Rd, Mahopac
TM#: 52.-1-12

Dear Chairman and Board Members,

The following is a response to the review memo of July 17, 2019 as prepared by Patrick Cleary, AICP, CEP, PP, LEED AP. Many of the comments acknowledge submission of paperwork requestd in the first submission. For simplicity our response to these items is "*Comment Acknowledged.*" Responses are to comments and are numbered according to the review letter.

1. Comment acknowledged.
2. Comment acknowledged.
3. Comment acknowledged.
4. The parking count is under review with the zoning determination of a high school requiring 55 spaces with either land banked parking spaces or a variance from 55 to 38 spaces.
   This item is pending Planning Board review. Options are attached for review.
5. Comment acknowledged.
6. Comment acknowledged.
7. The landscape plan SY1A was submitted but appears to not have been circulated. Our office is requesting that our submission be provided to the Planning Board and Consultants.
8. Comment acknowledged.
9. Comment acknowledged.
10. The monument detail was provided on Sheet # SY6A.
11. Comment acknowledged.
12. Comment acknowledged.

This completes our response. Please call with any questions.

With regards,

Peder Scott

Peder Scott, P.E., R.A.
President

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July 22, 2019

Town of Carmel
Planning Board
60 McAlpin Avenue
Mahopac, NY 10541
rtrombetta@ci.carmel.ny.us

Re: Longview School
110 Scout Hill Rd, Mahopac
TM#: 52.-1-12

Dear Chairman and Board Members,

The following is a response to the review letter of July 12, 2019 as prepared by Richard J. Franzetti, P.E. Town Engineer. Responses are to comments and numbered according to the review letter.

I. General Comments
1. The applicant has submitted a package to MFVFD, held a meeting, and followed up with the attached request for comments. A response is pending.
2. Comment acknowledged. Coverage requires General Permit GP-0-15-002.
3. The site disturbance increases as the requirements for additional parking continue. The FEAF has been amended to include the recent request for additional parking. The 1 acre disturbance exemption has been surpassed and a stormwater management and treatment system design has been submitted. The SWPPP has also been updated.
4. The Maintenance Agreement will be submitted once the disposition of parking has been resolved.
5. The performance bond will be calculated once the parking required has been resolved.

II. Detailed Comments
1. Drawings SY2 & SY3 contain the 2' contours from the surveyor's drawing as requested.
2. Vehicle movements of a 2,500 gal. Marion Fire Tanker used by MFVFD has been added to SY1 for review.
3. The turning radii have been added to drawing SY1 using the connotation of R## pointing to either curbs or road center lines. Every curb radius is depicted in this manner.
4. The crest calculations are provided for review.
5. FEAF has been updated to the current Parking Site Plan drawing.
6. The note reference "...*Town of Carmel Code*" is added to Drawing SY1, General Note #9.
7. The stockade fence is existing. Photos are provided with detail.
8. The grade areas east of the proposed parking consist of exposed rock. A detail is provided on SY6A.
9. The diversion swale is detailed on 9/SY6 for each swale noted on the plans. The temporary swale is noted on 3/SY5.
10. The Stormwater Management Plan Details are limited to SY6A. The reference to SY6B in the Drainage Report has been corrected.
11. All stormwater management comments are from the NYSDEC Design Manual. If there is a question of compliance, please identify that component.
12. The Landscape Plan (SY1A) includes a reference to an R Category of plant which means '*relocated*' with EX#R indicating '*relocated position.*' This is clarified on the plan.
13. A note referencing Section 142 has been added to the Landscape Plan – SY1A.
14. The Construction Sequence in the SWPPP has been added to Sheet SY3A. Typically, our office submits this once the site plan has been reviewed and finalized.

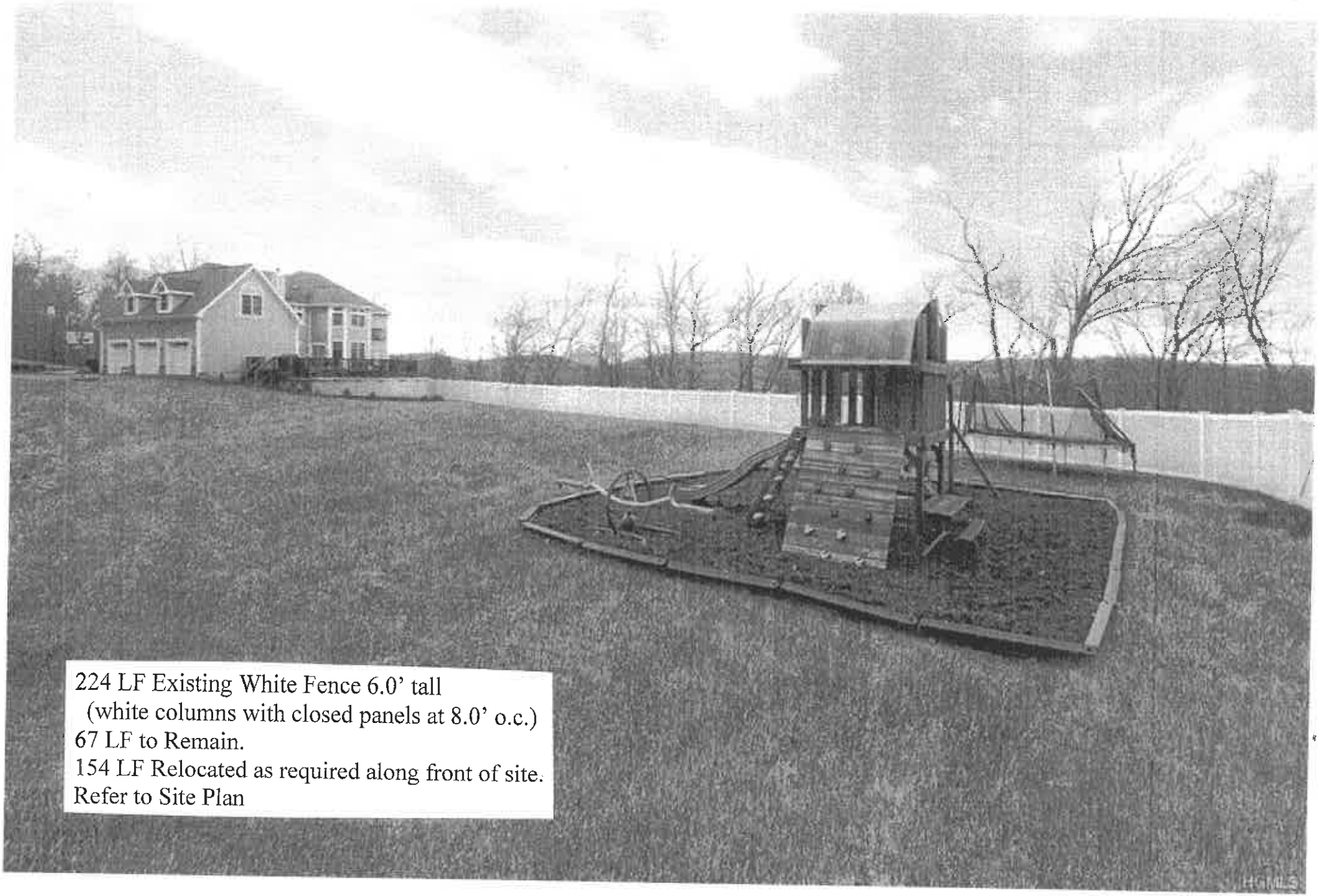
15. Our office will certify any wall over 6 feet tall using RetWall computer software for submission to the Building Department.
16. The Fire Chief has been contacted to verify that access to the rear of the one story gym is not required.

This completes our response. Please call with any questions.

With regards,

Peder Scott

Peder Scott, P.E., R.A.
President


224 LF Existing White Fence 6.0' tall
(white columns with closed panels at 8.0' o.c.)
67 LF to Remain.
154 LF Relocated as required along front of site.
Refer to Site Plan

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July 19, 2019

Chief Bill Nikisher
Mahopac Volunteer Fire Dept
741 Route 6 / PO Box 267
Mahopac, NY 10541
bill.nikisher@mahopacvfd.com

Jeff Boyle, 1st Assistant Chief
Mahopac Falls Volunteer Fire Dept
17 Luccaro Lane
PO Box 190
Mahopac Falls, NY 10542
845-628-4414
914-469-6302 (cell)
jbalny2010@gmail.com

Re: Longview School
110 Scout Hill Rd

Dear Chief Nikisher and Assistant Chief Boyle,

The Town of Carmel Planning Board has requested a letter from the fire service company with regards to the proposed Scholl conversion at 110 Scout Hill Road. These are;

1. Is the access acceptable for the Tanker Truck:
Note: Hammerhead Turn-around is in compliance with 2015 NYS Code For Fire Access.

2. For the Gym proposed, one story
Is access acceptable from the three sides from the parking areas.
Access from the rear is not possible due to the site grades.

3. Is the 12000 gal tank proposal acceptable, NFPA 1142 calcs. provided for water storage tank sizing. The tank would be connected to dry hydrants at the front of the gym at either between the house and gym or far end of the gym, which would you prefer?

4. We would like to propose a poured in place concrete tank under the gym building with manholes for accessibility. This option is preferred due to cost and geometry: it would be 4' tall x 5' wide x 100' long with an access manhole on each end. Our office can draw up the plans for final review.

5. Any other concerns with the Site plan which we can address if possible for the site, signage or pull stations and auto alarm notification.

6. Any opportunity to lease overflow parking at your facility during school hours?

Please review and call with any questions, the Planning Board will require your comments for the project. The plans and building details were submitted to your office.

With regards,

Peder Scott

Peder Scott, P.E., R.A.
President

Attach

cc: Mark Jacobs, Director Longview School, mark@longviewschool.org

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Longview School		
Project Location (describe, and attach a general location map): 110 Scout Hill Rd, Mahopac, NY 10541		
Brief Description of Proposed Action (include purpose or need): The project is anticipated as a two phase project as follows: Phase I • Convert interior to classroom setting with elevator to service 2nd floor. Refer to classroom overlay plans. • Widening of access driveway to 24 feet, parking added for 38 vehicles with a hammerhead turnaround at the end of the parking area. • Handicapped ramp added to the rear for access. • Addition of gym measuring 40' x 100' within disturbed area of site. The business plan is to relocate the current school to the site with 4 teachers and 28 students. Potential expansion is for up to 6 teachers, administrators and 50 students.		
Name of Applicant/Sponsor: PW Scott Engineering & Architecture, PC	Telephone: 845-278-2110 E-Mail: pwscott2@comcast.net	
Address: 3781 Danbury Rd		
City/PO: Brewster	State: NY	Zip Code: 10509
Project Contact (if not same as sponsor; give name and title/role): Mark Jacobs, Director (Contract Vendee)	Telephone: (914) 382-7539 E-Mail: mark@longviewschool.org	
Address: Longview School, 83 Main Street		
City/PO: Brewster	State: NY	Zip Code: 10509
Property Owner (if not same as sponsor): Shirley & Franco Jardine	Telephone: E-Mail:	
Address: 110 Scout Hill Rd		
City/PO: Mahopac	State: NY	Zip Code: 10541

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Site Plan Approval/Conditional Use	
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	Variance - Frontage	
d. Other local agencies ☐Yes☐No		
e. County agencies ☑Yes☐No	PCDOH SSTS Letter / Well Treatment	
f. Regional agencies ☑Yes☐No		
g. State agencies ☐Yes☑No	NYSDEC Permit < 1 acre = N/A	
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☐No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential / 156-23 Private School Conditional Use

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

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

b. What police or other public protection forces serve the project site?
Carmel Police Department, Putnam County Sheriff's Department.

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

d. What parks serve the project site?
Donald J Trump State Park
Fahnstock State Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 15.966 acres
b. Total acreage to be physically disturbed? 0.80 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 15.966 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 5.0% acres Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed?
iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: months
ii. If Yes:
- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) March month 2020 year
- Anticipated completion date of final phase Aug. month 2021 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Phase II is construction of building on foundation. No additional parking site development required.

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: 18 height; 40 width; and 100 length
iii. Approximate extent of building space to be heated or cooled: 4,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment:
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐Other specify:
iii. If other than water, identify the type of impounded/contained liquids and their source.
iv. Approximate size of the proposed impoundment. Volume: million gallons; surface area: acres
v. Dimensions of the proposed dam or impounding structure: height; length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐Yes ☑No
If Yes:
i. What is the purpose of the excavation or dredging?
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards):
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe.
v. What is the total area to be dredged or excavated? acres
vi. What is the maximum area to be worked at any one time? acres
vii. What would be the maximum depth of excavation or dredging? feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

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

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No
If Yes:

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

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No
If Yes:

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

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No
If Yes:

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

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No
If, Yes:

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

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

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

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. **Total anticipated liquid waste generation per day: 600 gallons/day**

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

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No
If Yes:

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

- Do existing sewer lines serve the project? ☐Yes☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

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

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

_____

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

If Yes:

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

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

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

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

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

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

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

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

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

If Yes:

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

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

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

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

i. During Construction:

- Monday - Friday: 8:00 am - 4:30 pm
- Saturday: 8:00 am - 4:30 pm
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 7:00 am - 4:30 pm
- Saturday: 7:00 am - 12:00 pm
- Sunday: Closed
- Holidays: Closed

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe:

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Wall mounted night sky compliant - 12 feet mounted on Residence & Gym - oriented east facing

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.284	0.73	0.45
• Forested	14.50	14.00	-0.50
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)		0.49	+0.49
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn Turf Parking Area	1.18	0.69 +.05	-0.49 0.05
	15.966	15.966	

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

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? ☐Yes ☑No
If Yes:
i. Dimensions of the dam and impoundment:
- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

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

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

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

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

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

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 4.0 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 15 %

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

Chatfield Charlton (CSD)	91.6 %
Charlton Chatfield (CrC)	0.4 %
Hollis Rock Outcrop (HrC)	8.0 %

d. What is the average depth to the water table on the project site? Average: 6' + feet

e. Drainage status of project site soils:
☐ Well Drained: ____ % of site
☑ Moderately Well Drained: 100 % of site
☐ Poorly Drained ____ % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 6 % of site
☑ 10-15%: 34 % of site
☑ 15% or greater: 60 % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

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

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

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

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

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Deer	Skunk	
Squirrels	Birds	
Raccoon	Snakes	

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐No

If Yes:

i. Species and listing (endangered or threatened): _____

Northern Long-eared Bat, Timber Rattlesnake

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Fahnstock State Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Park - property overlooks

iii. Distance between project and resource: 0.68 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

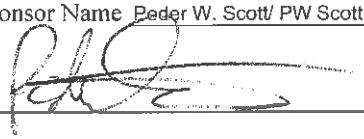
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

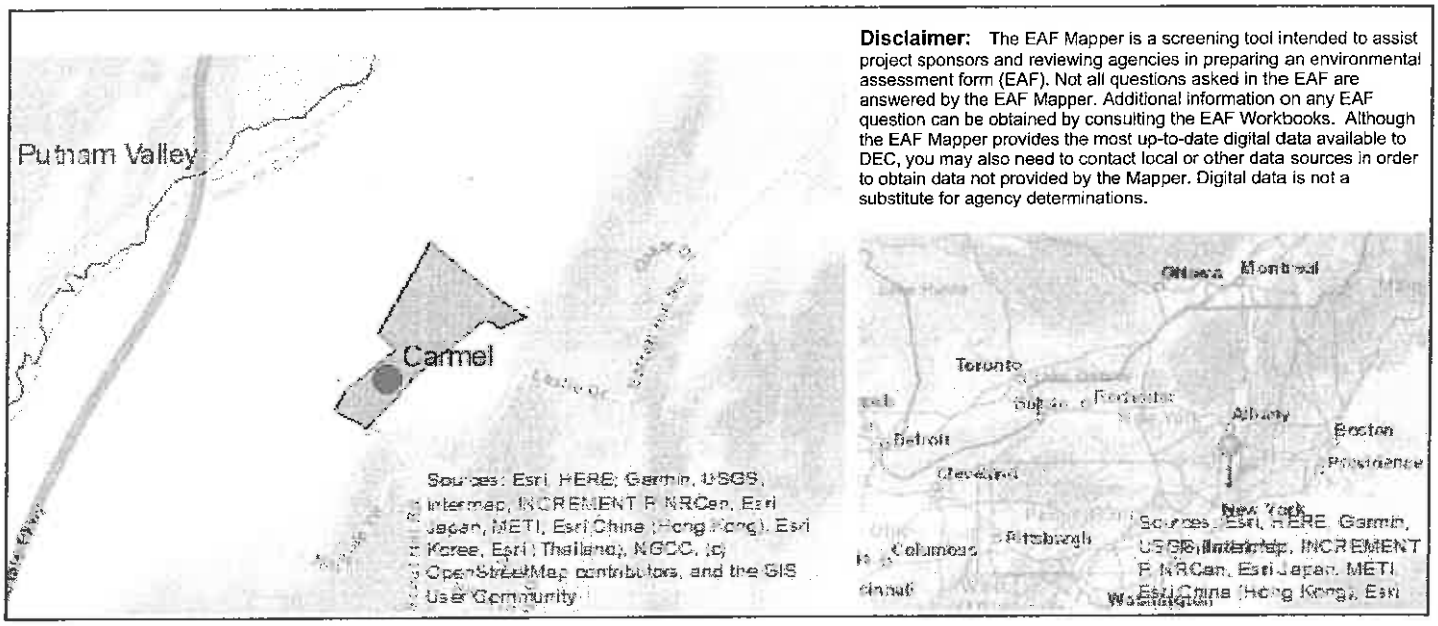
Applicant/Sponsor Name Peder W. Scott/ PW Scott E&A, PC Date 5/9/19

Signature  Title Engineer/Architect

PRINT FORM

EAF Mapper Summary Report

Thursday, May 09, 2019 12:54 PM

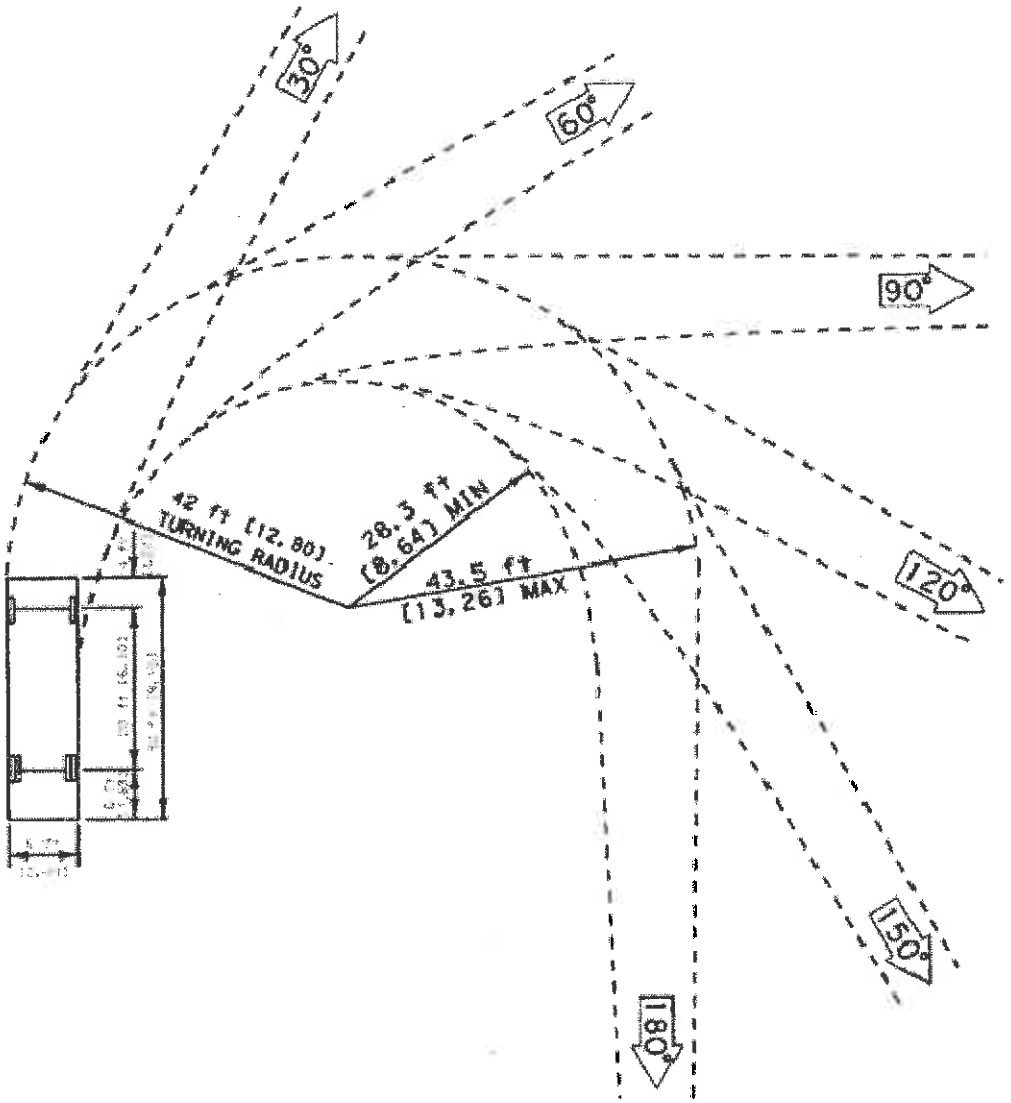


Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat, Timber Rattlesnake

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

SINGLE UNIT (SU) TRUCK DESIGN VEHICLE
TURNING RADIUS = 42 ft [12.80 m]
SCALE =1:20 [1:200]



Turning Template for Single Unit Trucks or Buses

Crest Vertical Curve

Approx: 195' Vertical Curve
Slope: Range: 15% to 8% based upon profile from surveyor

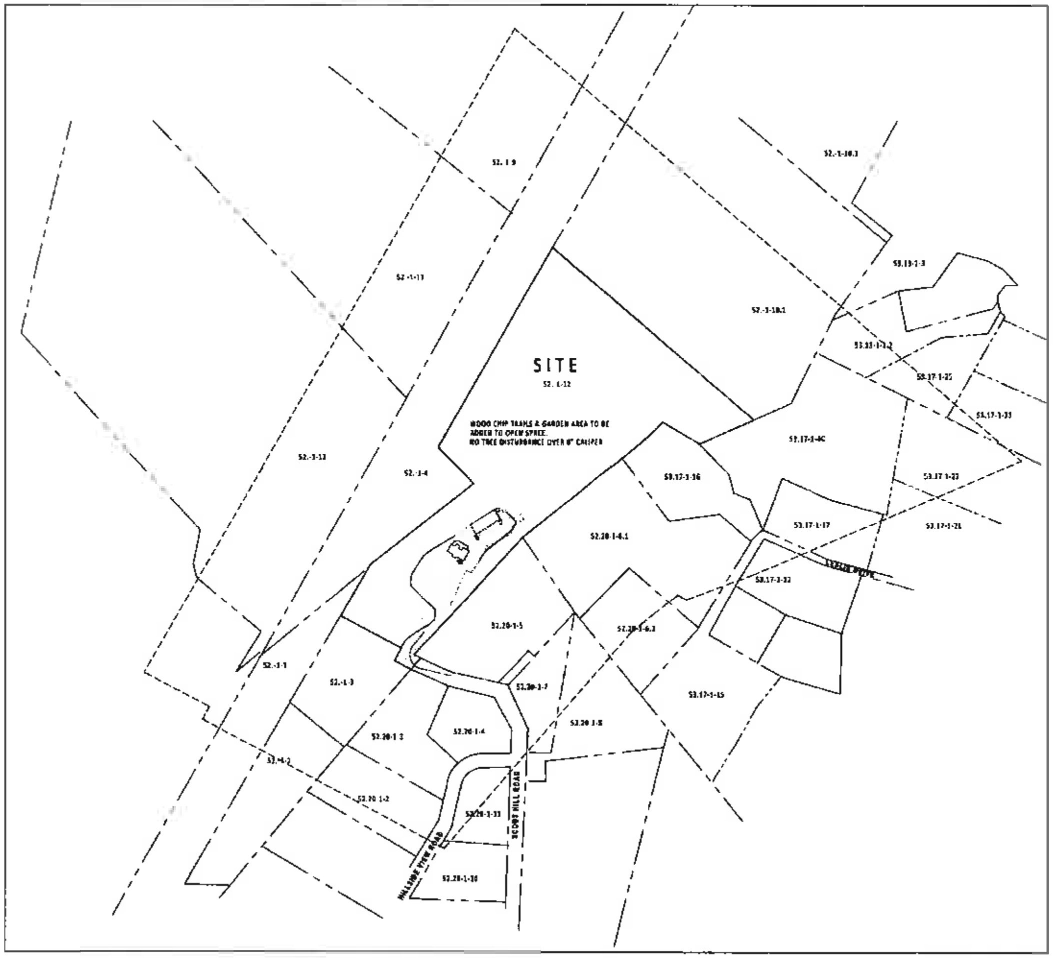
$A = G_1 - G_2 = 8\% - (-15\%) = 23\%$

$$S = \frac{(LM\ [2{,}158])^{\frac{1}{2}}}{23}$$

= 135 feet

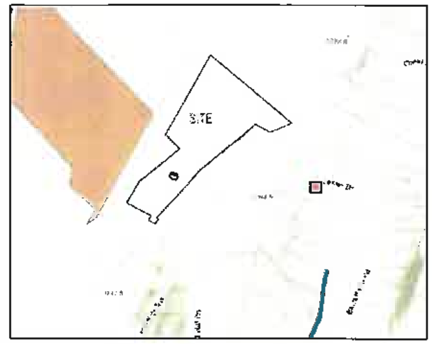
At 25 mph - See Table 5C-1

Distance required is 115 feet
Multiply by 1.20 for slopes = 138 Feet
The minimum has been reached



OVERALL SITE PLAN

GRAPHIC SCALE



VICINITY MAP

SCALE: 1" = 500'

AERIAL MAP

SCALE: 1" = 500'

NEIGHBORS WITHIN 500'

[illegible]

PROJECT INFORMATION	
Project Location:	110 Scout Hill Rd Mahopac, NY 10541 Town of Carmel Putnam County State of NY
Zoning District	R- Residential
Use Code:	Private School - Section 156-23
Owners and Property:	Shirley & Lorenzo Jardine 110 Scout Hill Rd. Mahopac, NY 10541
Identification:	Map 52, Block 1, Lot 12
Applicant:	Longview School, Contract Vendee Mark Jacobs, Director 83 Main Street Brewster, NY 10509
Engineer:	Peder W. Scott, P.E. PW Scott Engineering & Architecture, PC 3871 Danbury Road Brewster, NY 10509 845-278-2110 pwscott@pwscott.com
Attorney:	William Shilling, P.C. 122 Old Route 6 Carmel, New York 10512 (845) 225-7500 wsslaw@shillinglegal.com
Surveyor:	Terry Bergendorff Collins Land Surveyor 52 Star Ridge Road Brewster, NY 10509 (845) 279-4261 karen@terrybergendorffcollins.com
Original Boundary Survey:	Robert Bergendorff

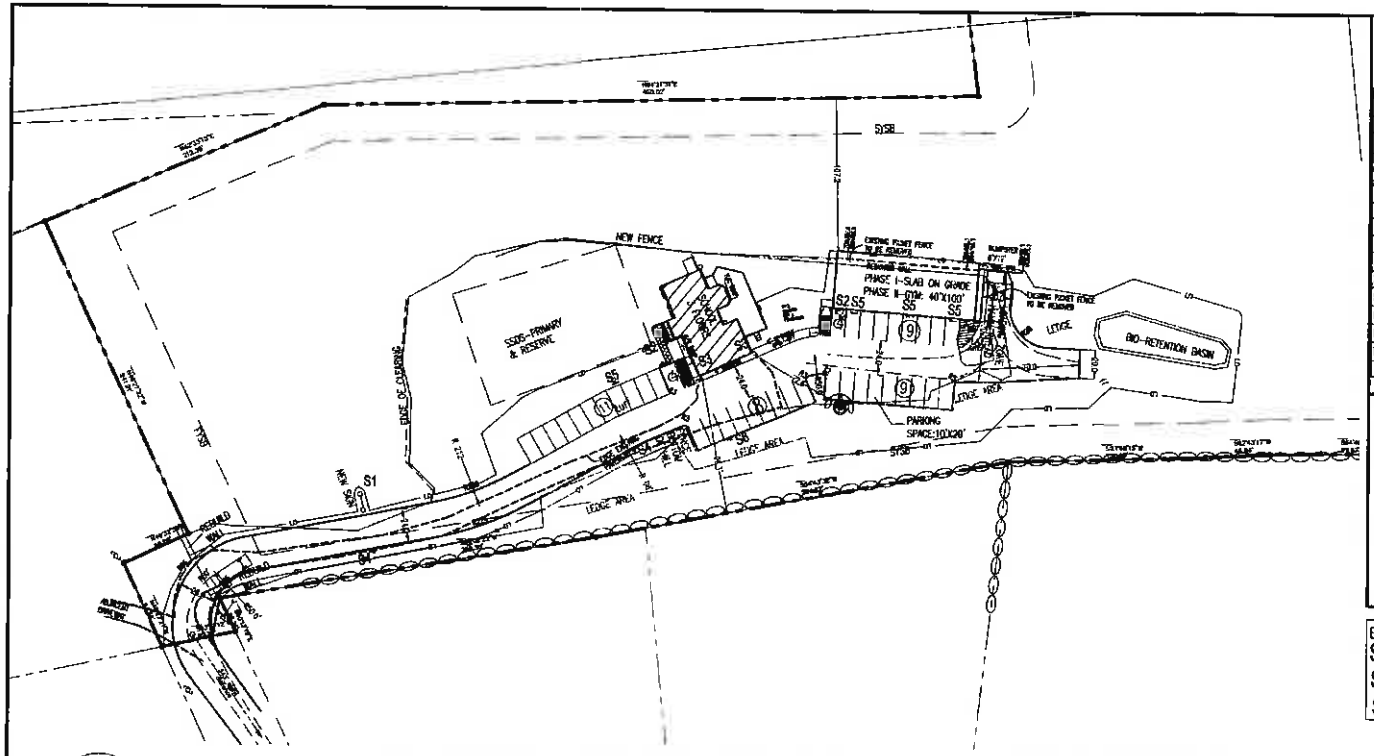
DRAWING LIST / DATE & ISSUE DATE

DRAWING NO.	SHEET TITLE	DRAWING DATES		
		[illegible]	[illegible]	[illegible]
CS	Cover Sheet w/Overall Site Plan	✓	✓	✓
SY1	Parking Site Plan & Lighting	✓	✓	✓
SY2	Stormwater Management Site Plan	✓	✓	✓
SY3	Erosion Control Plan	✓	✓	
SY3A	Sequence of Construction			✓
SY4	Erosion Control Notes -pending	✓		
SY5	Details - Erosion Control	✓		
SY6	Details - Site	✓		
SY6A	Details - Detention Basin		✓	✓
SY1A	Landscape Plan		✓	✓

P.W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
3871 ROUTE 6
BREWSTER, NY 10509 845-278-2110

REVISION	DATE	NATURE OF REVISION
A	0/24/10	ADDED RETENTION/11 PARKING SPACES
B	8/07/19	RESPONSES TO TOWN MEMOS

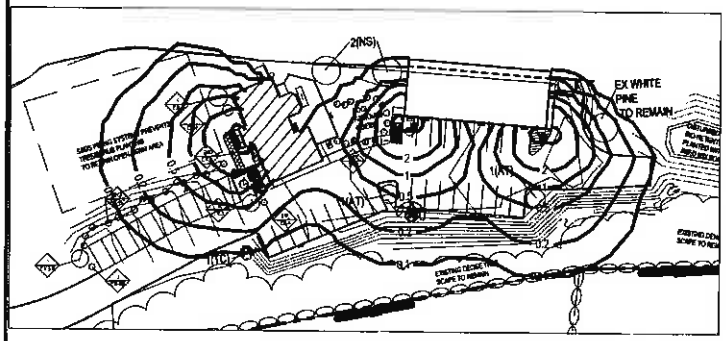
Dwg. Title	COVER SHEET/OVERALL SITE PLAN
Project Title	LONGVIEW SCHOOL 110 SCOUT HILL ROAD, CARMEL, NY
Proj. No.	18-103
Drawn by	PWS/MA
Date	05/20/19
Scale	1"=200'
Dwg. No.	CS



PARKING SITE PLAN

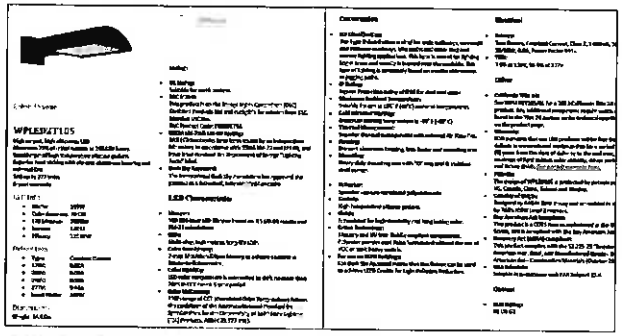
GRAPHIC SCALE

PLAN INCLUDES TURNING RADII OF MARION 30 FT SU FIRE TRUCK



LIGHTING PLAN

SCALE: 1" = 40'



WALL PACK SPECS

ZONING TABULATION CHART

TOWN OF CARMEL - R-RESIDENTIAL ZONE

(REFER TO PRIVATE SCHOOL - 156-23)

ITEM	REQUIRED/ PERMITTED	EXISTING/ PROPOSED	EXTENT OF VARIANCE
LOT AREA (ACRES)	5.0	15.966	
LOT WIDTH (FEET)	200	470	
LOT FRONTAGE (56-10) (FEET)	100	52.7	47.3*
LOT DEPTH (FEET)	200	1,426	
PRINCIPAL BUILDING			
FRONT (FEET)	40	320	
SIDE (FEET)	25	98.45\120	
REAR (FEET)	40	1,000±	
ACCESSORY BUILDING			
FRONT (FEET)	40	350	
SIDE (FEET)	20	65	
REAR (FEET)	20	800±	
MAXIMUM BUILDING HEIGHT (FEET)	35	34	
BUILDING COVERAGE (%)			
(2,595 RES + 4,000 GYM)	15%	0.94%	

PARKING REQUIREMENTS

Regulations

Driveway: 24' wide (2-way traffic)
Space Size: 10 x 20 or 10 x 18 w/overhang
Loading: 1 per building
Note: Screening required.

Parking based upon elementary parking requirements due to limited high school students.
Classroom Count: 7 with 4 Serving Elementary & 3 Serving High School Classrooms
Required Parking: 10 Spaces + 4 Elementary (3 spaces) + 3 High School (5 spaces) = 37 spaces
Provided Parking: 27 Spaces including 2 Handicapped Spaces + 11 Turf Spaces
Parking Use: Pupils arrive at the school using bus transportation (small single axle buses) or by parent drop off. Teachers & Administrators park at the site. High School Students may park on the site.

PROPOSED SIGNAGE

- S1 MONUMENT SIGN LONGVIEW SCHOOL
- S2 HANDICAPPED SIGN
- S3 BUILDING ID OFFICE ENTRY WALL SIGN
- S4 NO PARKING
- S5 RESERVED
- S6 EMPLOYEE

Site Plan General Notes

1. No Wetlands/Watercourses within 200 feet of property. Refer to NYSDEC Mapper.
2. Property Soils - CSD Chatfield/Charlton defined by NRCS Soil Mapping. (See attached)
3. No Flood Plains on the property.
4. Occupancy Proposed - Private School
   Maximum Occupancy: 8 Teachers, 6 Volunteers & 50 Children
   Hours of Operation: Weekdays: 8:15 am (8:00 am Teacher arrival) to 4:30 pm
   Weekends: Extremely limited activities.
   Holidays: Closed all holidays defined by Carmel School District
5. Ancillary Activities:
   Trails to be created using wood chips with no tree (over 8" caliper) removal.
   Future Garden area proposed.
   Bio-Retention Area to include plantings by children.
   All areas to be maintained by Longview School Personnel.
6. Signage will be submitted for individual permit by a sign company retained by the Owner.
7. School Buses will be coordinated by Longview School.
8. No Off-Site Road Improvements are proposed for the project.
9. Sidewalks, manholes and guardrails shall be installed per Section 128 of the Town of Carmel Town Code.

LEGEND

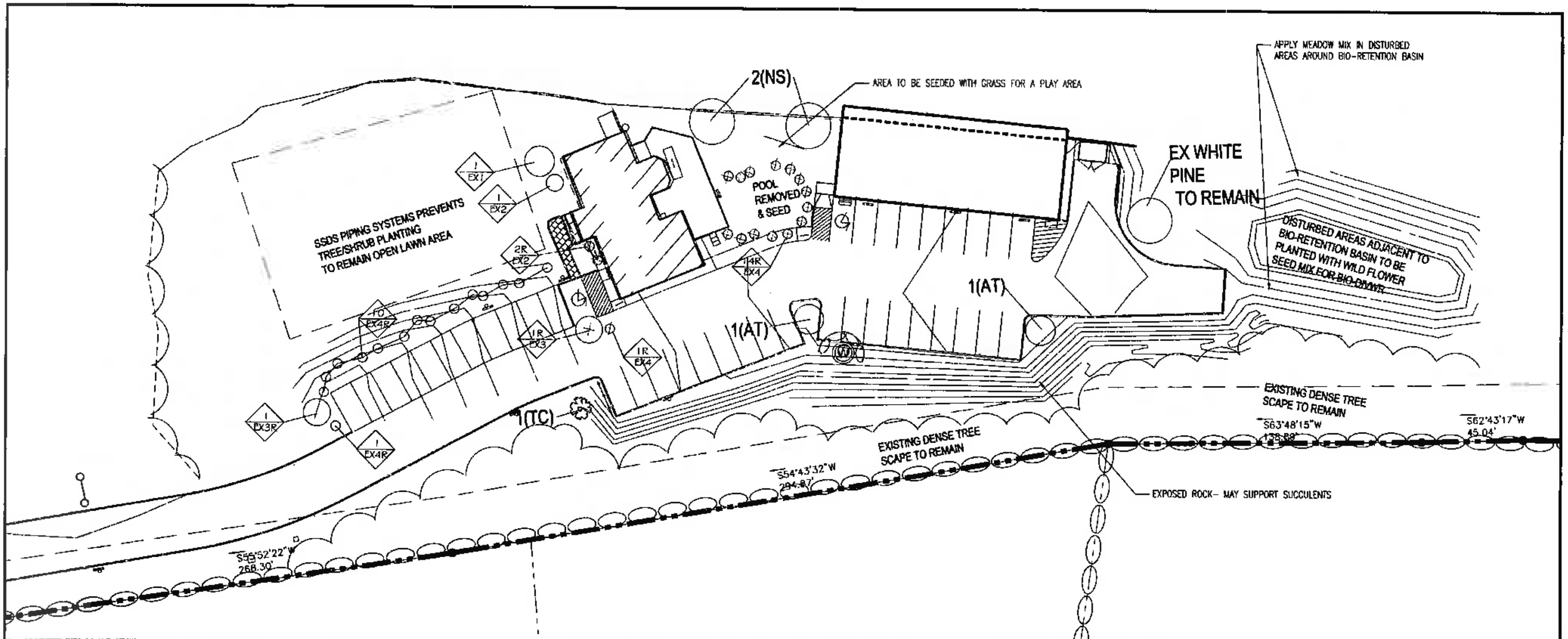
NOT TO SCALE

- PROPERTY LINE
- SETBACK LINE
- (15) QTY PARKING SPACES (9.0'x20')
- PROPOSED PAVEMENT STRIPING
- PAINTED HANDICAPPED SYMBOL
- PROPOSED WALL PACK LIGHT
- CATCH BASIN
- R/ CURB RADIUS
- WP LIGHT-WALL PACK
- PROPOSED 6" HIGH CONCRETE CURB
- PROPOSED SIDEWALK
- PROPOSED DUMPSTER W/ENCLOSURE
- PROPOSED HANDICAPPED RAMP
- PROPOSED BOLLARD
- PROPOSED CONCRETE PAD
- EXISTING BUILDING / STRUCTURES
- PROPOSED BUILDING / STRUCTURES

P.W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
3871 ROUTE 6
BREWSTER, NY 10509 845-278-2110

REVISION	DATE	NATURE OF REVISION
A	6/24/19	ADDED 11 PARKING SPACES
D	8/07/19	REVISED PER TE MEMO

Proj. Title: PARKING SITE PLAN
Project Title: LONGVIEW SCHOOL
110 SCOUT HILL ROAD, CARMEL, NY
Proj. No.: 18-103
Drawn by: PWS
Date: 05/20/19
Scale: 1"=40'
Dwg. No.: SY1



LANDSCAPING SITE PLAN

GRAPHIC SCALE

SYMBOL KEY

NUMBER OF EXISTING TREES/SHRUBS TO BE RELOCATED defined by "R" DESIGNATION
TYPE OF PLANT

NUMBER OF EXISTING TREES/SHRUBS
EX(#) INDICATES THAT THIS IS AN EXISTING PLANT RELOCATED

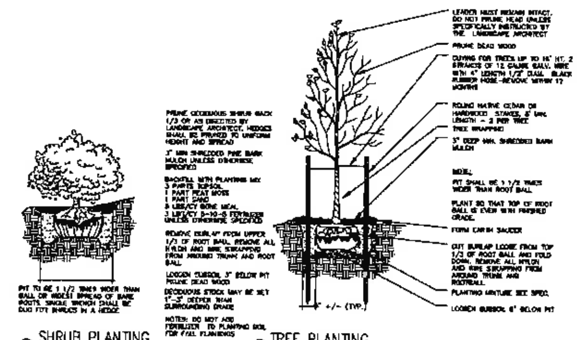
1 (TC)
NUMBER OF TREES (TREE SPECIES)
NEW PLANTS PROPOSED

FOR BIO-RETENTION PLANTINGS—REFER TO DRAWING SY5.

PLANTING LIST

SYM	QUANT.	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE/CONT.	SPACING	COMMENT
TREE						O.C.	
AT	2	ACER TARTARICUM (GINNALA)	AMUR MAPLE	16'-20'	8'-10'	NOTED	B&B FULL, WELL ROUNDED
NS	2	NYSSA SILVATICA	BLACK GUM	30'-50'	8'-10'	NOTED	B&B FULL, WELL ROUNDED
TC	1	TILIA CORDATA HALKA/ SUMMER SPRITE	LITTLE LEAF LINDEN	16'-20'	8'	NOTED	B&B FULL, WELL ROUNDED
MEADOW MIX							
ERNMX-105: 15 LB/AC NORTHEASTERN US ROADSIDE NATIVE SEED MIX							
	ERNST CONSERVATION SEED (ERNST.COM) MEADVILLE, PA 800-873-3321						

EXISTING PLANTINGS CONSIST OF A VARIETY OF SMALL SHRUBS AND TREES PLANTED IN 1980. WITH THE DESIGN REVISIONS TAKING PLAN, THESE EXISTING PLANTINGS WILL BE RELOCATED AS NOTED ON THE PLANS, EX3 & EX4.

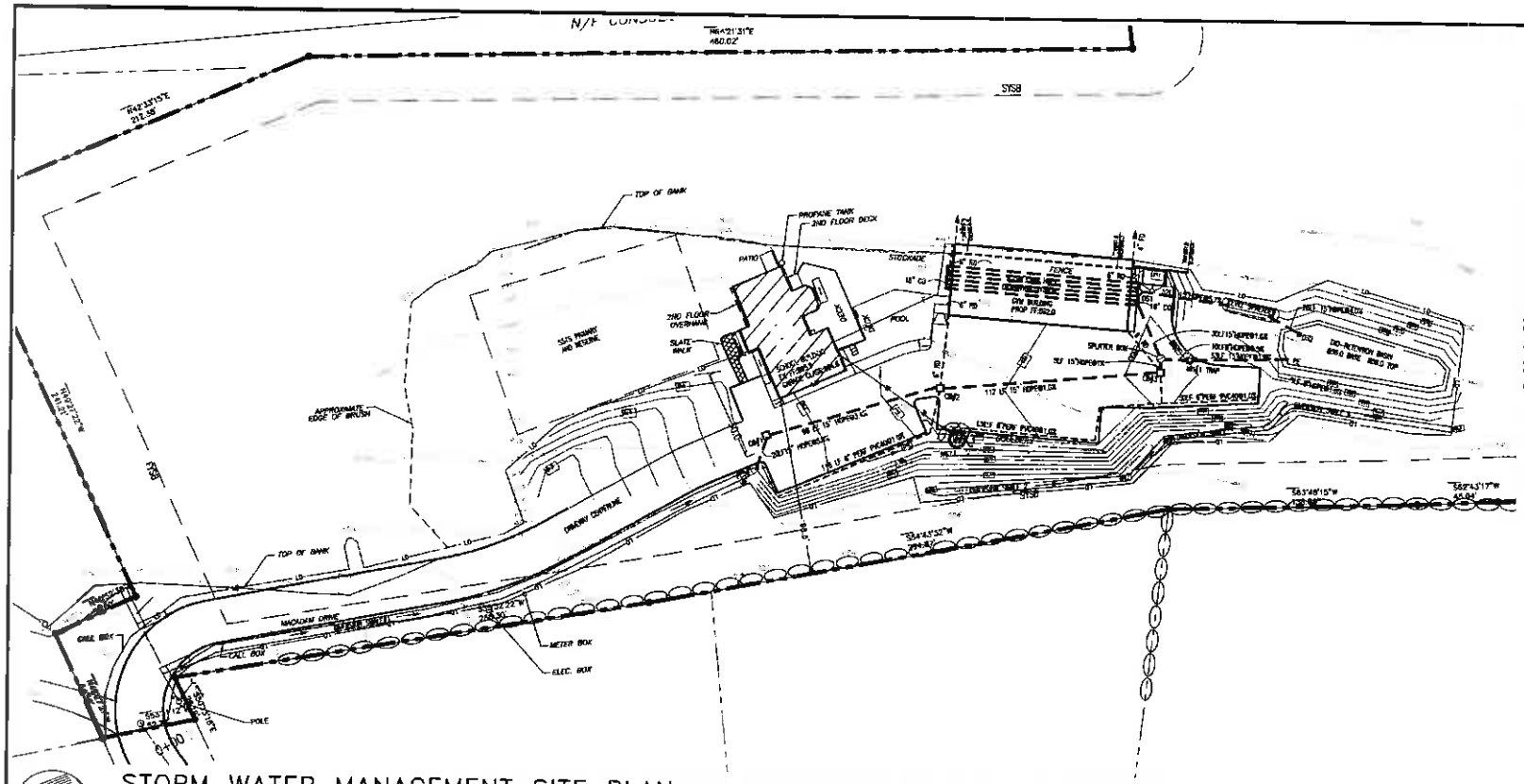


1 SHRUB PLANTING — NOT TO SCALE

2 TREE PLANTING — NOT TO SCALE

NOTE: ALL PLANTINGS SHALL BE INSTALLED IN COMPLIANCE WITH SECTION 1?? OF THE TOWN OF CARMEL TOWN CODE.

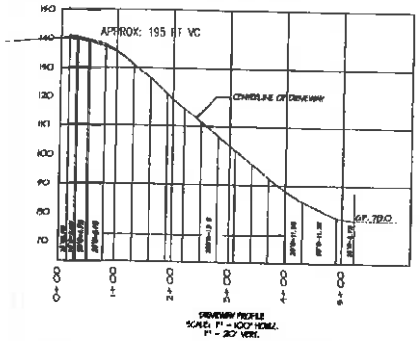
P.W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	REVISION: A	DATE: 8/07/10	NATURE OF REVISION: REVISED PER TE MEMO	Dwg. Title: LANDSCAPING SITE PLAN; Project Title: LONGVIEW SCHOOL, 10 SCOUT HILL ROAD, CARMEL, NY; Proj. No. 18-103; Drawn by PWS; Date 07/01/19; Scale 1"=40'	Dwg. No. SY1A



STORM WATER MANAGEMENT SITE PLAN

GRAPHIC SCALE

USGS TOPOGRAPHY SHOWN - SEE WAIVER REQUEST



DRIVEWAY PROFILE FROM ORIGINAL SURVEY

Drainage Chart

Structure	Rim	Inv In	Inv Out	Pipe Slope
CB1	865.0	862.0	862.0	3.4% TO CB2
CB2	861.5	858.7	858.5	1.0% TO CB3
CB3	860.3	857.5	857.5	1.0% TO SPLITTER
FES@ 1	-	853.0	-	5.0% TO CB1
FES@ PE	-	-	866.0	INTO BIO-RETENTION
MH #1 TRAP	860.5	857.35	838.5	1.0% TO FES PE
MH #2	-	853.5	853.5	-
SPLITTER BOX 1	860.3	-	-	-
15" PIPE IN	-	857.45	-	-
15" PIPE OUT	-	-	857.3	1.0% TO DETENTION
8" PIPE OUT	-	-	857.4	0.5% TO MH
WEIR ELEVATION	-	-	858.5	-
DETENTION PIPE3	-	857.0	857.0	5.7% TO LEVEL SPREADER
DETENTION OS1	862.0	857.0	858.0	3' WIER @ 858.5 2' HOLE @ 857.0
BIO-RETENTION CB2	-	856.0	854.0	4.0% TO LEVEL SPREADER
LEVEL SPREADER	854.5	853.3	N/A	-

CALL BEFORE YOU DIG

CALL 1-800-922-4455

PRIOR TO ANY EXCAVATIONS THAT TAKE PLACE ON THE SITE, THE LOCATION OF ALL UTILITIES ON THE PROPERTY, SERVICE LINES AND PUBLIC UTILITIES ON THE STREET MUST BE DEFINED.

GENERAL NOTES

THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT, CHANGES TO THE APPROVED SITE PLAN ARE PROHIBITED, UNLESS A SITE PLAN REVISION APPROVAL IS SECURED FROM THE PLANNING BOARD.

ALL STORM SEWERS ARE TO BE HDPE PIPE, UNLESS NOTED OTHERWISE.

ALL STORM AND SANITARY SEWER LINES ARE TO BE INSTALLED USING CATCH BASIN OR MANHOLE INVERT ELEVATIONS. PIPE SLOPES ARE FOR REFERENCE USE ONLY.

ANY DRAINAGE STRUCTURES, DITCHES, ASPHALT, CURBS OR GRASSED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.

ALL UTILITY SERVICE TO BE INSTALLED UNDERGROUND.

ALL FOOTING AND ROOF DRAINS ARE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM AS INDICATED ON SITE PLAN THROUGH THE USE OF 6" DIAMETER PVC PIPE AS NOTED ON THE PLANS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL PIPING IS PROPERLY BEDDED AND STABILIZED IN AREAS OF HIGH GROUND WATER AND/OR UNSTABLE SOIL CONDITIONS.

ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY MULCHING OR OTHER MEANS. SEEDING OF GRADED AREAS SHALL BE REPEATED AS SOON AS PRACTICAL TO MINIMIZE EROSION ON SITE. REFER TO EROSION CONTROL TECHNIQUES ON EROSION CONTROL SITE PLAN.

IT IS THE DEVELOPERS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND/OR EASEMENTS FROM THE STATE AND LOCAL AUTHORITIES. RIGHT TO DRAIN, CONSTRUCTION RIGHTS AND SLOPE RIGHTS AS MAY BE REQUIRED FROM ADJOINING PROPERTY OWNERS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LOCATIONS SHOWN ARE APPROXIMATE, AND ARE SUBJECT TO FIELD SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ELEVATIONS, PROPERTY LINES, LOCATION OF UTILITIES AND SITE CONDITIONS IN THE FIELD. IF ANY DEVIATION OR ALTERATION IS REQUIRED FOR THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL CONTACT P.W. SCOTT ENGINEERING & ARCHITECTURE, P.C. SO THAT REVISIONS MAY BE COMMENCED.

ALL GRADES WITHIN 18" OF THE FINISH PATH TO COMPLY WITH ADA CURB OPENING REQUIREMENTS.

ALL EXISTING PIPING ON AND OFF-SITE INVERTS MUST BE VERIFIED WITH AN A-2 SURVEY PRIOR TO ANY SITE ACTIVITIES.

ALL PIPING SHALL BE INSTALLED TO CONFORM WITH H20 LOADING

LEGEND

NOT TO SCALE

- PROPERTY LINE
- SETBACK LINE
- (15) QTY PARKING SPACES (9.0'x20')
- PROPOSED PAVEMENT STRIPING
- PAINTED HANDICAPPED SYMBOL
- PROPOSED WALL PACK LIGHT
- CATCH BASIN
- FLARED END SECTION
- PROPOSED 6" HIGH CONCRETE CURB
- PROPOSED SIDEWALK
- PROPOSED DUMPSTER W/ENCLOSURE
- PROPOSED HANDICAPPED RAMP
- PROPOSED BOLLARD
- PROPOSED CONCRETE PAD
- EXISTING BUILDING / STRUCTURES
- PROPOSED BUILDING / STRUCTURES

SYMBOL DEFINITIONS

CB = CATCH BASIN
YD = YARD DRAIN (ROOF DRAINAGE ONLY)
MHE = EMERGENCY MANHOLE
MH = DRAINAGE MANHOLE
OS = OUTLET STRUCTURE
FES = FLARED END SECTION

P.W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
3871 ROUTE 6
BREWSTER, NY 10509 845-278-2110

REVISION	DATE	NATURE OF REVISION
A	6/24/19	ADDED UNDERGROUND DETENTION
B	8/07/19	REVISED PER TE MEMO

Dwg. Title: STORM WATER MANAGEMENT SITE PLAN
Project Title: LONGVIEW SCHOOL
10 SCOUT HILL ROAD, CARMEL, NY
Proj. No.: 18-103
Drawn By: PWS
Date: 05/20/19
Scale: 1"=30'
Dwg. No.: SY2

SEQUENCE OF CONSTRUCTION

INTRODUCTION

1. Pre-application meeting with Town of Carmel Town Engineer/MS4 Agent, Contractor & Engineer for project scheduling and final plan coordination. There is no NYCDEP (exempt) or NYSDEC and local wetlands.
2. File NYSDEC NOI Forms with start dates
3. E.O.R. to complete NYSDEC inspections twice/week per NOI permit.

GENERAL SPECIFICATIONS

4. Surveyor to locate limits of parking and bio-retention basin.
5. Install erosion control devices including silt fence (2/SY5) and construction entrance (1/SY5). Refer to Sheet SY5.
6. Install construction fence to protect existing and proposed septic area.
7. Install temporary diversion swale above parking per site plan (3/SY2).
8. Remove topsoil and stockpile as noted.
9. Contractor to verify elevation at bio-retention basin and limits of basin (cut & fill) E.O.R. to verify with site visit.
10. Remove topsoil along edge of driveway for expansion of width.
11. Install item #4 base across driveway – either saw cut edges of existing pavement or remove based upon site evaluation of existing pavement.
12. Seed and Mulch all disturbed areas above driveway.
13. Excavate footings for proposed building and pour concrete as specified.

13A. Install either a concrete or fiberglass fire tank per the local fire department criteria within the footings of the proposed gym.

14. Excavate and install all conduits for electrical from residence and VIF well line depth/integrity.
15. Install Item #4 across parking areas
16. Install concrete sidewalk at drop-off area and at gym entrances.
17. Construct cut & fill for bio-retention basin and install sand/wood chip filler, outlet pips and bi-pass. All stormwater shall bi-pass bio-retention basin until grass cover is on all exposed surfaces.
18. Install rip-rap outlet at both high level overflow and basin discharge piping (10/SY5).
19. Install handicapped ramp to front of building.

19A. Install the filler and vent risers for the fire tank per local fire department specifications.

20. Install concrete sidewalk; ensure finish flush with ramp. Pour building slab for recreational use. Pour slab for dumpster.
21. Install bio-retention stone diaphragm and grass filter area; seed and mulch. Topsoil from piles as noted.
22. Pave parking area and install curbs as noted.
23. With remaining topsoil back up all curbs, fill in temporary diversion swale and back up sidewalk on west side so that final grade of topsoil matches top of sidewalk. Seed and mulch immediately.
24. Install trees and bushes along bio-retention basin.
25. Install signage as noted on Sheet SY1.
26. Install fencing along property as noted on SY1. Install dumpster fence and parking decorative fence.
27. Clean up topsoil storage area, seed and mulch.
28. With grass cover in place across the site, remove silt fence across the site.
29. Schedule final MS4 inspections.

Phase I completed at this time.

Phase II consists of erecting the gym building on the slab/foundation in place without any site disturbance.

30. File NYSDEC NOT forms.

Project Complete

Note: Building remodeling including exterior lighting installations under Building Department inspections. Monument sign under separate Building Permit.

EROSION CONTROL STANDARD NOTES

REQUIRED MAINTENENCE TEMPORARY STRUCTURES:

A.1.1 Erosion And Sediment Control Maintenance Measures

All maintenance described below shall be completed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control. Any material removed from erosion and sediment control measures shall be properly disposed.

All measures will be maintained in good working order; if repairs are found to be necessary, the qualified inspector shall notify the owner or operator and appropriate contractor (and subcontractor) of any corrective actions required within one business day. The contractor (or subcontractor) shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

A maintenance inspection report, titled "Erosion and Sediment Control Inspection Report," will be made after each inspection conducted by a qualified inspector, twice a week during construction periods.

Disturbed areas and materials storage areas will be inspected for evidence of potential pollutants entering stormwater systems. Within one business day of the completion of the inspection, the qualified inspector shall notify the owner or operator and the appropriate contractor (or subcontractor) of any corrective actions that need to be taken.

The contractor (or subcontractor) shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

A Monthly Summary of Site Inspection Activities will be prepared and kept on file with completed Erosion and Sediment Control Inspection Report. A Record of Stabilization and Construction Activities will be prepared and kept on file with the completed Construction Duration Inspections Forms.

The following are the maintenance requirements for each practice that will be implemented at the site.

A.1.2 Stabilized Construction Entrance/Exit

The stabilized construction entrance/pad shall be maintained in a condition that will prevent the tracking or flow of sediment onto public rights-of-way. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately; streets shall be swept as needed. The gravel pad shall be replaced as necessary. Sediment tracked onto public streets should be removed or cleaned on a daily basis.

A.1.3 Silt Fence

Maintenance of all silt fences shall be performed as needed. If a silt fence is knocked down, it shall be replaced immediately. When a silt fence appears deteriorated or ineffective and/or built up sediment reaches one-third the height of the fence, the silt fence shall be replaced and/or cleaned accordingly. When "bellys" of material develop on the fence, they shall be removed.

Silt fence controls sediment runoff where the soil has been disturbed by slowing the flow of water and encouraging the deposition of sediment before the water passes through the silt fence. Built-up sediment shall be removed once silt fences when it has reached one-third the height of the fence and properly disposed.

A.1.4 Clean Material Stockpile Detail

The silt fencing should be inspected for bulges and proper installation. The soil stockpile should be stabilized with grass or rolled erosion control blanket.

A.1.5 Storm Drain Inlet Protection

Maintenance and inspection of the filter fabric cloth beneath inlet grates in paved areas or the filter fabric drop inlet protection around the drop inlet shall be conducted. The filter fabric cloth shall be cleaned to allow water to pass and prevent clogging the drainage structure. The drainage inlet protection should be inspected for integrity and visible sediment buildup. Collected sediment should be removed from the drainage inlet protection and shall be disposed of properly in accordance with all applicable local, state, and federal requirements.

A.1.6 Dust Control

Maintain all dust control measures through dry weather periods until all disturbed areas are stabilized.

A.1.7 Soil Stabilization

To ensure that the site is properly needed and stabilized, the Contractor must initiate stabilization measures as soon as practicable in areas of the site where construction activities have permanently ceased and in no case more than 7 days after the construction activity in that portion of the site has temporarily or permanently ceased. The Contractor will be responsible for the maintenance of the vegetated cover for the duration of construction activities. The areas shall be monitored to ensure that vegetation achieves good coverage over the entire disturbed section. Additional seeding shall be completed as needed. Watering shall be provided as needed.

In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control.

A.1.8 Temporary Sediment Basin– pipe outlet

Inspect the temporary sediment basin at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater. Check the outlet to ensure that it is structurally sound and has not been damaged by erosion or construction equipment. The height of the sleeve outlet should maintained at least 1 foot below the crest of the embankment. Also check for sediment accumulation and filtration performance. When sediments have accumulated to one half the minimum required volume of the wet storage, dewater the basin as needed, remove sediments and restore the basin to its original dimensions. Dispose of the sediment removed from the basin in a suitable area and in such a manner that it will not erode and cause sedimentation problems. The temporary sediment basin shall be converted to the detention basin after the contributing drainage area is stabilized. Remove the sediment riser and plug inlet.

A.1.9 Diversion Swale

The diversion swale should be properly stabilized with rolled erosion control blanket or other stabilization measures. Any rilling or areas of cutting should be immediately stabilized. Further investigation as to the cause should also be performed to determine if other upstream erosion and sediment control measures are needed. When accumulated sediment reaches a depth of 1/3 of the total depth of the swale, this material shall be removed and properly disposed

A.1.10 Slope Blankets

Synthetic Industries (Landlok Turf Reinforcement Mat, TRM450)

Slopes over 3 on 1 of a height greater than 6 feet require the installation of a turf reinforcement mat.

Landlok TRM450 is comprised of a dense three-dimensional web of green polyolefin fibers oriented and bonded between two nets.

TRM450 is placed upon a seeded surface and relies on sediment capture for increased stability. Refer to MANUFACTURES SPECIFICATIONS

PERMANENT STRUCTURES:

B.1) DETENTION STRUCTURE

1.1) Inspections

Structure should be inspected weekly during construction and bi-annually thereafter to ensure that the structure operates in the manner originally intended. Inspections must be conducted during wet weather to determine if the basin is meeting the targeted detention times during construction Structure shall be inspected after storm events greater than a 0.5"storm event to verify the integrity of the basin and temporary outlet structures.

The extended detention flow control devices should be inspected in November and April for evidence of clogging. Inlet and outlet pipes should be checked for clogging and vandalism.

Checklist should also include: differential settlement of embankment, cracking, erosion of bed and banks, seepage through embankments, brush, shrub or tree growth on embankments, sediment accumulation on basin floor, the vigor and density of grass on basin floor and banks. Attention should be paid to modification of the basin or its contributing watershed that may affect its performance. Inspection should be carried out with as-built basin drawings in hand. If regular maintenance and inspections are not taken, the pond will not achieve its intended purpose.

1.2) Debris and Litter Removal

Debris and litter will accumulate near flow control devices and should be removed during each mowing operation.

1.3) Erosion Control

Unstable, eroding areas should be stabilized with vegetation or other appropriate erosion control practices.

1.4) Structural Repair/Replacement

Eventually, the inlet, outlet and riser works will deteriorate and must be replaced. This is based upon inspections during annual review of the project.

1.5) Sediment Removal

Accumulated sediment should be removed from the lower stage every 2-years for the Forebay and 5-years for the Basin pilot channel. More frequent clean-outs are needed around the flow control devices. Front-end loaders and backhoes can be used to scrape off a bulk of accumulated sediment, followed by manual removal around the flow control

devices. Disturbed area shall be immediately stabilized with vegetation after

removal operations are completed to prevent the control device from clogging again.

Refer to sequence of construction document for this project for all schedules and maintenance requirements.

2.) Vegetated Swales:

The maintenance consists of inspections after storm events and weekly during installation. Upon final completion of project, inspections are once per year. Maintenance consists of replacement of displaced soils, erosion along edge of swales and sediment removal behind gravel water breaks should swale bottom become filled to half the depth of the water break.

Swale to be mowed as required to maintain a grass height of 4 to 6 inches.

Swale maintenance is largely aimed at keeping the grass cover dense and vigorous. This primarily involves periodic mowing, occasional spot reseeding, and weed control. Watering may also be necessary in times of drought, particularly in the first few months after establishment. Care should be exercised to prevent mowing too close to the swale surface to maintain operation of the swale.

Slows check dam maintenance shall consist of stone inspection and repair of displaced stones, removal of trapped sediments during cleaning and adequate flow through the check dam.

3.) Riprap Outlet Aprons.

Maintenance consists of weekly inspection during construction of stone placement edge erosion and sediment build-up. Sediment should be removed every two years or when sediment fills the voids between the rocks.

Refer to Permanent Structure Maintenance Schedule.

4) Catch Basins/Yard Drains

Inspection once per month visually review rim/grate and sump for accumulated sediments, erosion and evidence of storm water bypass.

Maintenance consists of the following:

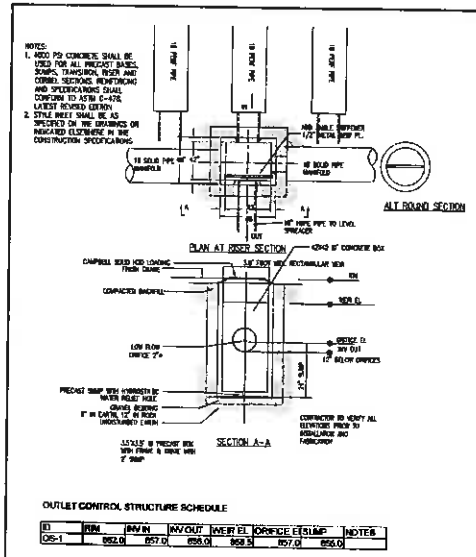
a. Remove sediments from the basin sump if accumulated volume greater than 12".
b. Clear the rim and grate of debris and leaves.
c. Ensure that the swale, which drains into the yard drain is clear of debris and evidence of erosion is repaired with grass plantings or rip-rap as required.

5) BIO-RETENTION BASINS

1. BI-ANNUAL INSPECTION IS REQUIRED AND AFTER ANY SIGNIFICANT STORM EVENT(0.5 INCH)
2. REMOVAL OF ORGANIC DEBRIS (TWIGS AND LEAVES) IN THE SPRING AND FALL OFF-SITE TO AN APPROVED ORGANIC COLLECTION FACILITY FOR COMPOSTING.
3. THE GRASS MIXTURE WITHIN THE BIO-RETENTION BASINS SHALL BE MOWED (3) TIMES PER YEAR TO A HEIGHT OF THREE(3) INCHES WITH LAST MOW IN LATER OCTOBER OR PRIOR TO NOVEMBER 15 WITH THE CLIPPINGS REMOVED FROM THE BIO-RETENTION BASIN AND REMOVED OFF-SITE WITH THE ORGANIC DEBRIS.
4. WEEDING AS NECESSARY TO PREVENT UNDESIRABLE PLANTS FROM COLONIZING THE BIO-RETENTION SYSTEM. VEGETATION WITHIN THE GRASS STRIP SHALL BE LIMITED TO 12" IN HEIGHT
5. INSPECTION OF GRASS FILTER FOR EROSION OR EXPOSED EARTH AREAS. IF FOUND, SEED AND MULCH TO REPAIR VEGETATION.
6. INSPECT STONE DIAPHRAGM FOR ACCUMULATED SEDIMENT AND DISLODGED STONE TWICE PER YEAR. REMOVE SEDIMENT COLLECTED BY REMOVING STONES, THEN SEDIMENT, AND REPLACING STONES TO RECREATE THE FILTER.
7. REMOVAL OF ACCUMULATED SEDIMENT WHEN IT ACCUMULATES TO A DEPTH OVER 1" BY HAND RAKE OR SHOVEL FROM THE TOP OF THE SOIL SURFACE IF THE BIO-RETENTION SYSTEM RECEIVES RUNOFF FROM A DRIVEWAY OR ROAD WHERE SAND IS APPLIED. IN GENERAL, ONLY THE TOP 3" OR 30 OF ACCUMULATED SEDIMENT NEEDS TO BE REMOVED. AFTER THE MATERIAL IS REMOVED, LIGHTLY RAKE THE BOTTOM OF THE BIO-RETENTION SYSTEM.
8. CLOGGING OF BIO-RETENTION STRUCTURE IS INDICATED BY PONDING WATER ACROSS THE SURFACE FOR MORE THAN 48-HOURS. IF THIS IS PRESENT, THE TOP FEW INCHES OF DISCOLORED MATERIAL SHALL BE REMOVED AND REPLACED WITH FRESH MATERIAL (FILTER MEDIUM)
9. REPLACE OF DEAD OR DYING PLANTS AS NEEDED.
10. FREEZING OF THE MEDIUM OR UNDERDRAIN HAS BEEN MITIGATED BY USING A 4' DEEP FILTER BOX. INSPECT INSIDE SUMP TO EVALUATE IF BASE IS FROZEN. REFER TO SECTION 1/SY5.

	REVISION	DATE	NATURE OF REVISION
P.W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110			

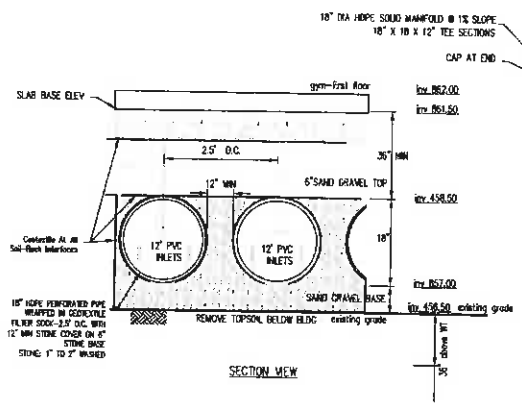
Dwg. Title: SEQUENCE & EROSION CONTROL NOTES
Project Title: LONGVIEW SCHOOL, 10 SCOUT HILL ROAD, CARMEL, NY
Proj. No.: 18-103
Drawn by: MA
Date: 05/20/19
Scale: 1"=30'
Dwg. No.: SY3A



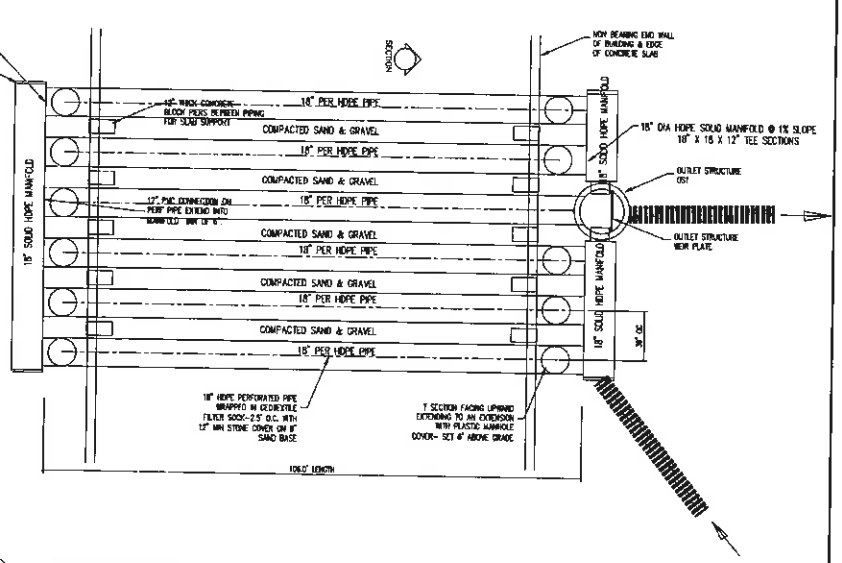
OUTLET CONTROL STRUCTURE SCHEDULE

ID	RIM	INV IN	INV OUT	WEIR EL	ORIFICE ELEMP	NOTES
OS-1	862.0	857.0	856.0	858.5	857.0	856.0

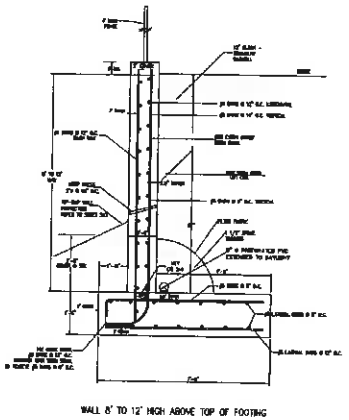
1 SY6A DETENTION OUTLET STRUCTURE



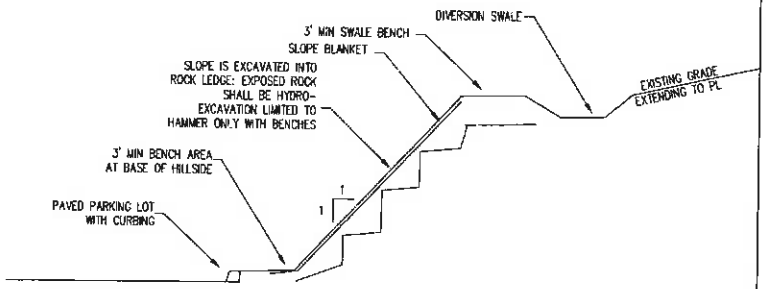
2 SY6A TYPICAL PIPE BED DETAILS



3 SY6A DETENTION BED DETAIL



4 SY6A RETAINING WALL DETAIL- WEST SIDE OF GYM



4 SY6A GRADING ON EAST SIDE OF PARKING

FINAL DESIGN AND CONSTRUCTION DRAWINGS PROVIDED TO BUILDING DEPARTMENT FOR CONSTRUCTION

BUILDING -WEST WALL REQUIRES WALL FROM: 854.0 TO 862.0
WALL IS RESTRAINED BY THE BUILDING SLAB AND VARIES IN DESIGN FROM ABOVE

DUMPSTER -WEST WALL REQUIRES WALL FROM: 854.0 TO 861.0
WALL IS GRAVITY RETAINING WALL AS SHOWN ABOVE

P.W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
3871 ROUTE 6
BREWSTER, NY 10509 845-278-2110

Revisions		
No.	Date	Description

Dwg. Title: DRAINAGE & RETAINING WALL DETAILS
Project Title: LONGVIEW SCHOOL, TO SCOUT HILL ROAD, CARMEL, NY
Proj. No.: 18-103
Drawn by: MA
Date: 06/24/19
Scale: AS NOTED
Sheet:
Dwg. No.: SY6A

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

August 2, 2019

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

RE: Braemar Living at Carmel
49 Seminary Hill Road
Town of Carmel
TM# 55.10-1-3

Dear Chairman Paeprer 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:

- Site Plan Drawings Set (9 Sheets), last revised August 2, 2019. (5 copies)
- Revised Project Narrative (11 copies)
- Architectural Elevations (2 Sheets) by H2M Architects + Engineers, dated July 31, 2019. (5 copies)
- Traffic Assessment, dated August 2, 2019. (11 copies)
- Braemar Living Site Photos (11 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)

In response to the comments in the memo dated July 17, 2019 by Michael Carnazza, Town of Carmel Director of Code Enforcement, we offer the following responses:

1. As explained at the Board meeting, the current application is for a 152-bed assisted living facility. The future potential expansion would be the subject of a separate application addressing the building additions as well as required additional parking.
2. The lot depth and lot width lines have been added to Drawing EX-1.
3. There is a proposed free-standing sign to be located at the driveway intersection with Seminary Hill Road which is depicted on the enclosed drawings and the detail for the sign is also included.
4. As requested verbally, we have enclosed building elevations which depict the building height and its conformance with zoning.

In response to the comments in the memo dated July 17, 2019 by Richard J. Franzetti, P.E., Town of Carmel Engineer, we offer the following responses:

I. General Comments:

1. It is understood that the water and sewer information is currently under review.
2. It is agreed that the referrals stated are required.
3. It is agreed that the regulatory permits as noted will be required.
4. It is understood that a Stormwater Management Agreement will be required, and the agreement will be included in the project Stormwater Pollution Prevention Plan (SWPPP).

5. As noted, post-construction stormwater controls are included as part of the project SWPPP.
6. Enclosed here is a Traffic Assessment addressing potential traffic impacts.
7. It is not anticipated that any public improvements will be necessary for the proposed work.

II. Detailed Comments

1. It is understood that our office should meet with the Town Engineer to discuss the water system work plan.
2. All trees are noted to be in accordance with Town Code Section 142.
3. The site plans now include graphical representations of vehicle movements through the site.
4. The turning radii for the site are graphically provided.
5. The sight distances at the driveway entrance to Seminary Hill Road have been shown on Drawing EX-1.
6. A note has been added that all sewers must meet the requirements of Town Code Section 120-29.
7. A note has been added to the plan regarding sidewalks, guiderails and drainage being installed in accordance with the Town Code Section 128.
8. A photogrammetric plan showing site lighting levels has been provided.
9. There are no proposed retaining walls greater than 6' in height.
10. Based on the size of the water service connection, the proposed material will be ductile iron pipe as noted on the plans.

11. to 20. The required specifications for water appurtenances have been included as notes on the project detail sheet.

In response to the comments in the memo dated July 17, 2019 by Patrick Cleary, AICP, Town of Carmel Planner, we offer the following responses:

1. It is acknowledged that the assisted living is a permitted use in the C/BP zone.
2. Enclosed is a revised project narrative answering the questions raised.
3. As clarified at the Board meeting, the current application is for a 152-bed assisted living facility.
4. It is acknowledged that the proposal is in conformance with the dimensional requirements of zoning.
5. It is acknowledged that the building location is appropriate based on the site constraints.
6. The proposed improvements contemplate a designated driveway from Seminary Hill Road to the proposed assisted living facility. It is noted that there is a connection through to the existing distillery building. It is understood that the distillery entrance will be accessed from the northern Seminary Hill Road driveway and the driveway connection to U.S. Route 6.
7. The enclosed Traffic Assessment provides background and summary of the traffic related impacts associated with the proposal.
8. The proposed vehicle maneuvering plan depicts the movement of vehicles through the site. As shown, the building drop off driveway at 24' in width provides for a drop off and bypass of a passenger car. This dimension has been utilized on several existing Braemar facilities and is found to be adequate for their purposes.
9. It is understood that the Code Enforcement Officer acknowledged that the parking summary has provided in compliance with the zoning code.
10. The applicant has confirmed that a single loading space as proposed is adequate to serve the facility based on their experience and operations at similar facilities.

11. Further discussions on water and sewer capacities will be undertaken with the Town Engineer.
12. A photogrammetric plan has been provided as requested. Notes regarding the site lighting have been clarified.
13. Earthwork calculations are underway, and results will be provided to the Board in a future submission.
14. It is understood that the stormwater management plan is currently under review by the Engineering Department.
15. The site landscaping plan has been further developed, and the tree line (of trees to remain) has been added to assure the wooded buffer surrounding the facility remains intact.

Please place the project on the agenda for the August 14, 2019 Planning Board meeting for continued discussion of the project with the Board.

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/kms/amk

Enclosures

cc: Richard Filaski / Filben Group
Mark McKee / H2M Architects + Engineers

FILBEN GROUP

Braemar Living at Carmel– Facility Operations

General Operations

Braemar Living at Carmel (Braemar) will be a New York State Department of Health (NYSDOH) licensed Assisted Living Residence (ALR) that will also provide memory care and high medical acuity services under Special Needs Assisted Living Residence (SNALR) and Enhanced Assisted Living Residence (EALR) certifications. Resident services will include:

- Resident Supervision
- Electronic medical record keeping
- Personal Care
- Nursing Services
- Housekeeping
- Laundry and Linen
- Case Management
- Recreation, including intergenerational programs
- Transportation
- Security
- Meal Service
- Physical therapy; occupational therapy; speech therapy
- Private medical examination rooms within on-site Wellness Center facilitating personal physician access to patients as warranted
- Medication assistance and management

Resident personal care and health care services will be primarily provided by on-site staff including certified Home Health Aides, Personal Care Aides, Medication Technicians and LPNs. Supervision of the Wellness staff is provided by a Registered Nurse (RN). Outside services providers given access to the facility will typically include therapists, physicians and psychiatrists.

Facility staffing is anticipated to be approximately 80 FTEs utilized over three shifts: (1) 7am to 3 pm, 45 employees; (2) 3pm to 11pm, 24 employees and (3) 11pm to 7am, 7 employees. Residence visitors typically number 10 per day during visiting hours, 9am to 10pm. Approximately 2 to 3 residents are expected to have their own vehicle, and most will access area amenities and activities via the facility owned 12-passenger van. Commercial traffic is expected to consist of food deliveries (8-10 per week) and waste pick-up (1 per week). Deliveries and rubbish removal will be made through the service entrance of the building and the loading area. Our other facilities have 1 loading/receiving area and a parking ratio of 1 per 2 beds.

800 WESTCHESTER AVENUE S-712 RYE BROOK NY 10573
PHONE: 914.305.2230 FAX: 914.305.2233

Resident Emergencies

Our community will utilize private ambulance companies if a resident requires non-emergent medical attention, which is unable to be serviced in the Assisted Living. In the event that it is determined a resident requires emergency services, our nurses will contact the local Emergency Medical Services. Experience at our other facilities has been such that we generate approximately one EMS/911 call per month. The balance of out-of-facility emergency medical services, approximately 25 per month, are accessed via contracted private ambulance companies.

Emergency Preparation

It is the policy of the Braemar to have an emergency preparedness and disaster plan in effect at all times which includes an evacuation plan for the safety of the residents and staff. Employees and their supervisors are familiar with and understand their roles and responsibilities in the event of an emergency or disaster.

In the event the community or specific agency requests Braemar Living to participate in a community wide disaster drill and/or exercises, residents and staff will be notified of the drill and the emergency disaster plan will be initiated. Disaster drills will be held on an annual basis, which will include an external evacuation of the building.

The building is equipped with a generator providing emergency back-up power to systems and equipment. In the event of disruption of normal operating power, the generator will automatically activate within ten (10) seconds of the disruption of power. Standby power is provided to lighting, building mechanical equipment and all life safety systems as follows:

- Building elevators (alternating return of cars to main level and select one for emergency operation)
- Emergency lighting system, to light exit paths, exit signs, stair enclosures, corridors, mechanical equipment rooms, and engineer and wellness offices
- Fire alarm and smoke detection system
- Common area and resident lighting and power
- Smoke purge fan and damper control panel; smoke purge fans and smoke dampers
- Telephone equipment, including the paging and/or speaker system
- Corridor duplex receptacles are indicated in red in all resident areas
- Heating and cooling plant
- Freezers and refrigeration

As Braemar will be a fully staffed facility with emergency generator back-up, food, water and supplies the operation has the ability to shelter-in-place in the event of a natural disaster or emergency. Given our state of preparedness, Braemar is capable of being receiver facility for the community.

Fire drills will be conducted and arranged so as to acquaint all personnel with their duties in the event of fire. The drills are conducted on all three shifts quarterly. The fire drill procedure will be the same as with an actual fire (simulating fire conditions and procedures) with the exception of the transmitting of the fire department box and/or calling the local fire department.

Maintenance/Housekeeping

It is the policy of Braemar to provide regularly scheduled cleaning activities of both resident rooms and common areas of the facility. The following schedule will be followed by housekeeping and porter staff.

- Resident rooms will be vacuumed daily
- Garbage will be emptied daily (including incontinent products). Flushable wipes are not permitted
- Resident bathrooms will be cleaned daily including sinks, toilets, floors and wipe down of showers after use
- Showers will be thoroughly cleaned on a weekly basis
- Resident rooms will be thoroughly cleaned on a weekly basis including kitchenette area, dusting, baseboard cleaning, windows, blinds, etc.
- If clutter is noted in the resident room, the case manager will be notified to assist the resident with organizing the living area, so housekeeping can maintain cleanliness of the room.

Garbage will be disposed in the compactor located on the premises and will emptied on a weekly basis.

As residents age in place, the use of incontinent products may be utilized. Staff provide assistance with changing incontinent products and dispose of them in the soiled room for pick up each shift.

Recreation

Braemar will have an organized and appropriate activities-socialization program that will be available to all residents. This diversified program will include individual and group activities which will enable each resident to engage in cultural, spiritual, physical, political and social/intellectual activities within the community and the facility. Braemar's activities program will be an important part of life in our facility and will help demonstrate our commitment to helping our resident's live full and active lives, while

remaining a part of the outside community. The program has been developed in accordance with our philosophy of helping each resident live the best life possible for as long as possible. The facility will be made available for local civic, religious and health organizations, allowing residents to stay involved with the community. Activities will be scheduled days and evenings seven days a week.

Braemar will utilize some of the natural benefits of being residents of Putnam County. There is enough open land on the site to encourage outdoor activities. Areas will be designated for vegetable and flower gardens for the residents to cultivate. Walking and exercise paths are planned throughout the site to further encourage outdoor activities. There are also benches, game tables, a putting green and patios for outdoor community activities.

Braemar will have its own passenger van to facilitate transportation for resident day trips, shopping and community events. This van will also transport residents to additional activities in the community involving our inter-generational program.

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

Braemar Living at Carmel

Seminary Hill Road
Tax Map #55.10-1-3

Traffic Assessment

August 2, 2019

Braemar Living at Carmel is a 152-bed Assisted Living community located on Seminary Hill Road in Carmel. The facility is intended to serve seniors in need of residential living who require assistance with personal care needs. Braemar Living at Carmel will allow residents to age in place, by being licensed by the New York State Department of Health as an Assisted Living Residence, Special Needs Assisted Living Residence (SNALR) and Enhanced Assisted Living Residence (EALR).

The subject site is a 19.9-acre parcel, known as Lot 2 of the Hinckley Holdings Subdivision (Tax Map Number 55.10-1-3) which subdivided the past Guideposts property. The site was the subject of a previous 50,000 s.f. office development which obtained all required approvals. The current project proposes similar development areas and infrastructure improvements as the previously approved office development.

This traffic assessment will compare the proposed assisted living action with the past actions associated with the Guideposts site including:

- Pre-2009 Guideposts Facility.
- 2009 Guideposts building re-use and 50,000 s.f. office building.
- 2019 Alexandrion Distillery and Braemar Living at Carmel.

Each of the above past development scenarios were assessed for traffic impacts and concluded existing conditions could accommodate revised traffic generation without creating any significant impacts. The following is a summary of record data relating to the traffic generation for each scenario.

- Pre-2009 Guidepost Facility:

  As stated in the attached Carmel Planning Board Negative Declaration dated August 8, 2018 (copy attached), the Guideposts facility when in full operation generated 225 am and 295 pm peak hour vehicle trips.

- 2009 Guideposts Building Re-use and 50,000 s.f. Office Building:

  As stated in the attached Carmel Planning Board Negative Declaration dated June 10, 2009 (copy attached), the re-use of the Guideposts building and proposed 50,000 s.f. office building combined would generate a total of 127 am and 125 pm peak hour vehicle trips. Traffic impacts from the occupancy of the Guideposts building by the Paladin Group were addressed in the attached letter from Michael Galante dated June 25, 2013 (copy attached).

- 2019 Alexandrion Distillery and Braemar Living at Carmel:

  As stated in the attached Carmel Planning Board Negative Declaration dated August 8, 2018, the distillery is projected to generate 85 am and 221 pm peak hour vehicle trips. Based on ITE trip generation the proposed Braemar Living facility will generate 35 am and 53 pm peak hour vehicle trips. The combined projects will generate 120 am and 274 pm peak hour vehicle trips.

The Braemar Living at Carmel will generate less traffic than the previously approved 50,000 s.f. office building. The peak hour vehicle trips for the assisted living facility are 35 am and 53 pm trips. The past reports note the office building generating 71 am and 73 pm peak hour vehicle trips. The assisted living facility is therefore projected to generate only 49% of the am trips, and 75% of the pm trips, when compared to the previously approved office building.

Braemar Living at Carmel will develop its own driveway access from the existing Seminary Hill Road south entrance, consistent with the past site plan approvals. This will allow its traffic to be separated from that of the approved distillery. The distillery will utilize the existing Seminary Hill Road north entrance and existing Route 6 entrance.

In summary, the reduced traffic from the assisted living facility as compared to the previously approved office building will reduce previously anticipated site generated traffic. Past studies have determined the full development of the Guideposts property can proceed without creating significant traffic impacts. The current combined projects will generate less peak hour vehicle trips than past users of the property, and proposed traffic conditions are envisioned to fall within the bounds of past studies and site related site design features.

SEQR

617.21
Appendix F
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number _____ Date August 8, 2018

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Carmel Planning Board as lead agency, has determined that the proposed action described below will not have a significant effect on the environmental and a Draft Environmental Impact Statement will not be prepared.

Name of Action:

Alexandrion Distillery

SEQR Status:

Type I ☐ Unlisted ☑

Conditioned Negative Declaration: Yes ☐ No ☑

Description of Action:
The proposed action involves the renovation of the former Guideposts office and production facility, most recently occupied by the Paladin Center, to accommodate a distillery, visitors center/banquet area and associated improvements. The existing building will be modified to accommodate the facilities required to produce premium spirts including gin, vodka, whiskeys, single malt whisky, cognacs, brandy and potentially others. Areas for mashing, fermentation, pot stills, casking and staging, as well as office space, a kitchen area and staff support space will be created within the existing building. Additionally, a new 12,700 square foot, second floor addition to the existing single level structure is proposed that will be used as a visitor's center/banquet area. A small expansion to the front of the existing 3-story building is also proposed accommodating the pot stills, which will be enclosed behind a glass façade. The roof of the existing building will also be raised in several areas to accommodate the height of process equipment. All new lighting, plumbing and mechanical systems are also proposed. Additionally, 4 new storage silos, a draft holding vessel, a large ground mounted water storage tank, a pre-treatment building with clarifier tank, a water cooling building and 30 alcohol storage tanks are also proposed outside of the existing building. The existing site access roadway connecting to Seminary Hill Road will be widened and improved to afford access to the adjacent parcel to the south and to provide better maintenance and fire department access.

Location: (include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Site is located at 39 Seminary Hill Road, Carmel, Town of Carmel, Putnam County, Tax Map #55.10-1-1

REASONS SUPPORTING THIS DETERMINATION:

See attached

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person:	Rose Trombetta, Planning Board Secretary
Address:	Town Hall, Mahopac, NY 10541
Telephone Number:	845-628-1500

For Type I Actions and Conditioned Negative declarations, a Copy of the Notice sent to:

Commissioner, Dep't of Environmental Conservation, 625 Broadway, Albany, NY 12233
NYSDEC Region 3, 21 South Putt Corners Road, New Paltz, NY 12561
Supervisor, Town of Carmel, Town Hall, Mahopac, NY 10541

REASONS SUPPORTING THE DETERMINATION

The proposed action involves the renovation of the former Guideposts office and production facility, most recently occupied by the Paladin Center, to accommodate a distillery, visitors center/banquet area and associated improvements. The existing building will be modified to accommodate the facilities required to produce premium spirts including gin, vodka, whiskeys, single malt whisky, cognacs, brandy and potentially others. The production plan for the operation of the facility will be phased, with an initial production of 6 MLA (million liters annually). Production would not be at this level at the start of operations of the distillery, but would ramp-up over time. Areas for mashing, fermentation, pot stills, casking and staging, as well as office space, a kitchen area and staff support space will be created within the existing building. Additionally, a new 12,700 square foot, second floor addition to the existing single level structure is proposed that will be used as a visitor's center/banquet area. A small expansion to the front of the existing 3-story building is also proposed accommodating the pot stills, which will be enclosed behind a glass façade. The roof of the existing building will also be raised in several areas to accommodate the height of process equipment. All new lighting, plumbing and mechanical systems are also proposed. Additionally, 4 new storage silos, a draft holding vessel, a large ground mounted water storage tank, a pre-treatment building with clarifier tank, a water cooling building and 30 alcohol storage tanks are also proposed outside of the existing building. The existing site access roadway connecting to Seminary Hill Road will be widened and improved to afford access to the adjacent parcel to the south and to provide better maintenance and fire department access.

Potential impacts relating to the proposed development by the applicant include the following:

1. The Site lies within the C/BP – Commerce Business Park Zoning District. The Proposed Action is a permitted use within this zoning district.

2. The project complies with the C/BP – Commerce Business Park zoning district bulk and area requirements.

3. The project will utilize the existing off-street parking lot, which, pursuant to the recent subdivision, now extends between Lot 1 and Lot 3. A parking variance was required to allow for the use of this existing parking by Alexandrion lot on Lot 3. On June 28, 2018, the Zoning Board of Appeals granted the parking variance. No adverse impacts are anticipated.

   Generally, the distillery will operate Monday through Friday for 24 hours in 3 shifts. The distillery may extend operating days depending on seasonality, production planning specifics and product demand. It is anticipated that 60 employees will work at the facility. The visitors center will operate during daytime hours. On weekends, hours are expected to be 10:00 AM to 6:00 PM. It is projected that the visitors center will accommodate approximately 75 – 100 visitors per hour when in full operation. Initially it is anticipated that the number of visitors will start at 75 to 100 per day, increasing over time. Tours will generally accommodate 15 – 20 people and last approximately 1 hour. Banquets, corporate and community events will be periodically scheduled as well. This level of activity will not result in an significant adverse environmental impacts.

4. The development of the site to support the distillery will result in temporary air quality impacts during construction. These temporary impacts to air quality will be carefully monitored by the Building Department and will be controlled through the implementation of a construction management plan and site development protocol that will be submitted with the Building Permit application, as well as through a continual reliance on construction Best Management Practices and continued equipment repair and maintenance. The approved construction management plan and site development protocol will emphasize minimizing fugitive dust. Employing these measures will assure that the proposed Action will not result in any significant adverse short-term construction related impacts to air quality.

   The operation of the distillery is not anticipated to result in any adverse long-term air quality impacts. Concern about Whiskey Mold, which is caused by aging product in oak casks, will not occur, as no large-scale cask storage or aging of product will occur at this site. A limited number of filled aging barrels will be located on site, along with empty barrels for visual impact and awaiting filling for shipment, in order to allow for an enjoyable visitor experience. Alexandrion will limit aging cask storage on site to no more than 20 casks, with a variable number of filled casks awaiting transit off-site. Certain products, such as vodka and gin which would be produced at this facility, do not requiring any aging.

   Odors, while not expected to be significant, result from the processing of grains, which produce a smell similar to baking bread. All vessels will incorporate a trap to prevent odors from escaping. Pot stills will have main condensers and column stills will have main and vent condensers. The fermenters shall be equipped with scrubbers.

   The distilling operation does not emit any dust or particulates, however, the potential for this does exist when transferring grain from delivery trucks to storage silos and in the internal transfer of grains from the silos to the milling equipment. This process will be fully enclosed and contained. Trucks delivering grain to the receiving pit shall only discharge grain when a dust hood has been affixed between the truck chute and the grain pit opening. Internally an aspiration system will be utilized to capture and filter out any particulates within the enclosed system. In accordance with state law, all trucks delivering grain to the facility must be covered. As a result of these mitigation measures, no significant long-term air quality impacts will result from the Proposed Action.

5. The distillery process and facility operations do not produce any toxic matter. All of the waste and finished product elements are natural products derived from grains, water and yeast enzymes. The facility will not utilize or produce any detonable materials. No adverse impacts will result.

6. The Proposed Action will result in modifications to existing impervious surfaces. A stormwater pollution prevention plan (SWPPP) has been submitted in support of this application. The SWPPP documents that stormwater will be properly managed and that the post-development rate of runoff will not increase beyond existing levels. The proposed action will not result in any significant adverse environmental impacts to stormwater conditions and surface water features.

7. The proposed development of the site involves minor grading. During the site grading process, a potential for soil erosion and sedimentation will exist. This situation will be controlled through the use and installation of temporary soil stabilization and erosion and sediment control devices. All devices shall be designed and installed in accordance with *New York Guidelines for Urban Erosion and Sediment Control*, and *New York Standards and Specifications for Urban Erosion and Sediment Control*. The Erosion and Sediment Control Plan minimizes the downstream erosion hazard by controlling runoff at its source, minimizing runoff from disturbed areas and de-concentrating stormwater runoff. This plan shall be implemented under the strict supervision of the Town Engineer. As a result, no adverse impacts are anticipated.

8. The overall disturbance for the project as submitted is 42,818 sq-ft which therefore exceeds the threshold criteria of disturbance for New York State Department of Environmental Conservation (NYSDEC) stormwater regulations. This project is above the 5,000 sq ft threshold and below the 1 acre threshold and therefore requires coverage under the NYSEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002)

9. Long-term noise impacts are not anticipated as a result of the operation of the distillery. All exterior mechanical equipment, such as the fans located on the cooling towers or various low horsepower electric motors used for the grain elevator, will be screened and sound attenuated. No other sources of mechanical noise generation are proposed. All activities that occur at the site, including banquets and other gatherings shall comply with decibel limit regulations of Chapter 104, Noise.

   Short-term noise impacts associated with the construction of the project will occur. It is anticipated the worst-case construction activities are anticipated to generate short-term noise levels in the vicinity 85dBA measured at 50' from the noise source.

   Short-term noise impacts shall be controlled by maintaining construction equipment in good working order and providing mufflers. Construction shall be limited to times specified in the Town ordinance. As a result, these controlled, short-term noise impacts will not result in a significant adverse environmental impact.

10. The distilling process will result in the generation of waste by-products, which consists primarily of wet grains (known as draff). This material is handled separately and sold as animal fed. All other solid waste will be collected in on-site trash enclosures, and disposed of at a regulated waste disposal facility. No adverse impacts are anticipated.

11. The distillery will require approximately 76,000 gallons of water per day. The site is located in Carmel Water District 2 (CWD 2) and municipal water can be supplied from the CWD2 water treatment plant. In order to mitigate the demand on the municipal water supply, the project calls for the installation of on-site wells which are projected to supply between 60,000 – 70,000 gallons of water per day. As there are no other wells in the vicinity of the site, drawing down this amount of water will

have no impact on surrounding properties. On site surge tanks will minimize peak period demands.

The facility will incorporate the latest technologies to minimize the use of water through water conservation and recycling. Equipment will reduce water consumption in the production process through water recovery, as well as waste water pre-treatment technology that will treat and recycle process waste water so that it can be re-used in the production process for cooling water, boiler water, tank wash, etc., thereby minimizing the volume of water that would have otherwise been consumed by nearly 50%. Recycled water will be processed to meet the American Water Works Association standard.

1. Wastewater, amounting to between 44,000 – 73,000 gallons per day, will be pre-treated in an on-site treatment system and will involve pH correction the addition of nutrients and biological cleaning before being discharged into the municipal sewer system and the wastewater treatment plant of Carmel Sewer District 2. The instantaneous discharge rate shall not exceed a peak flow factor of 2.0 or 88,000 gallons per day equitant flow rate at any time. Treated wastewater shall meet the following standards:

    - COD <150 mg/l
    - BOD5 <50 mg/l
    - Total suspended solids <50 mg/l
    - Total nitrogen <10 mg/l
    - Total phosphorus <10 mg/l

    In accordance with §120 Articles IX and X (§120-60 - §120-81) prior to starting operations, a pre-treat permit shall be issued by the Town.

    A membrane filtration system will utilize reverse osmosis to remove solids. Sludge will be thickened and de-watered and removed by contractors.

    These measures will assure that no significant adverse impacts to sewer or water resources will result from the Proposed Action.

12. The project is not located within a 100-year floodplain as designated by FEMA. No floodplain impacts will result from the project as proposed.

13. The project will not impact any wetland resources. No adverse wetland impacts will result.

14. There will be no impact on a significant habitat area as a result of this project. No threatened or endangered species of animals or the habitat of such species have been identified on the site according to the NYS Natural Heritage Inventory.

15. The proposed action will result in a decrease in peak hour traffic volumes when compared to traffic generated from the site when the Guidepost facility was in full operation. By comparison, Guideposts generated 225 AM, 295 PM and 50 Saturday peak hour vehicle trips. The Alexandrion is projected to generate 85 AM, 221 PM and 154 Saturday peak hour trips. While Saturday peak hour trips would

increase, background commercial traffic will be proportionally reduced, minimizing this impact. All traffic will be directed to the site's Route 6 driveway access. The Seminary Hill Road access will be maintained to ensure adequate emergency service access to the site, however, the applicant will explore methods to deter through traffic, such as speed bumps. It is projected that approximately 6 – 8 truck trips per day will be required. It can be concluded that the projected volume of traffic will not degrade adjacent roadway operating conditions, or intersection levels-of-service. As a result, it can be concluded that no significant adverse traffic impacts are anticipated.

16. The Proposed Action involves re-using the existing parking lot. That lot originally supported 311 vehicles. The Proposed Action calls for reducing the number of parking spaces to 199. Of these, 97 would remain on the newly configured Lot 1 (the distillery parcel) and 102 spaces are located on Lot 3. This number of off-street parking spaces complies with the parking requirement of §156-42 as well as the anticipated demand projected by the applicant. A perpetual easement shall be recorded to allow for the use of the parking area on Lot 3. As noted in #3 above, a parking variance for this shared use was granted by the ZBA. No significant adverse parking impacts are anticipated.

17. The proposed action will not affect any building, site, or place of historic or archaeological value. No such facility on or in the immediate vicinity of the Site is listed on the State or national registers of historic place. The new visitors center building addition has been designed to reflect the architectural heritage of the seminary and character of the site and surrounding area. It can be concluded that the proposed action will not result in any adverse impacts to historic or archaeologically important resources.

18. The proposed action will result in a change in the way energy is currently used on the site. The distillery will be served by site utility services, that will be designed to conform to all New York State Building Code requirements, including stringent energy-compliance standards. It is not anticipated that the project will overburden existing utility resources, and no adverse impacts are anticipated.

19. The proposed project does not present any opportunity to adversely affect public safety nor would it create a hazard to human health. The facility will include fire detection, fire suppression and leak detection systems. The ethanol leak detection system initiates a safe shutdown of all activities around the tank farm and sounds an alarm in the control room if a leak is detected. The system can also detect CO_2 in the fermentation areas and natural gas in the boiler house. If a fire is detected at the ethanol tank farm, the foam suppression system will automatically be activated. All vessels containing ethanol will be equipped with flame arrestors and automatic fire proof isolation valves. The fire suppression system shall comply with all applicable NFPA requirements.

20. The action will not result in changes in two or more elements of the environment, which alone would not have a significant effect on the environment, but when considered together, would result in a substantial adverse impact on the environment.

21. The proposed action is not related to another action which would be funded or approved by an agency which, when considered cumulatively, would meet one or any of the aforementioned criteria

617.21
Appendix F
State Environmental Quality Review
NEGATIVE DECLARATION
Notice of Determination of Non-Significance

Project Number _____ Date June 10, 2009

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Carmel Planning Board as lead agency, has determined that the proposed action described below will not have a significant effect on the environmental and a Draft Environmental Impact Statement will not be prepared.

Name of Action:

Guideposts Associates, Inc. Site Plan

SEQR Status:

Type I ☐ Unlisted ☑

Conditioned Negative Declaration: Yes ☐ No ☑

Description of Action:

The action involves the construction a new 50,000 square foot, two-story office building, 170 off-street parking spaces and associated site improvements, as well as the adaptive re-use of the existing Guideposts building.

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Site is located between Seminary Hill Road and Route 6, Town of Carmel, Putnam County. Tax Map #55.10-1-1,3

REASONS SUPPORTING THIS DETERMINATION:

See attached.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person:	Peggy Moore, Planning Board Secretary
Address:	Town Hall, Mahopac, NY 10541
Telephone Number:	845-628-1500

For Type I Actions and Conditioned Negative declarations, a Copy of the Notice sent to:

Commissioner, Dep't of Environmental Conservation, 625 Broadway, Albany, NY 12233-0001
NYSDEC Region 3, 21 South Putt Corners Road, New Paltz, NY 12561
Supervisor, Town of Carmel, Town Hall, Mahopac, NY 10541

REASONS SUPPORTING THIS DETERMINATION

The action involves the construction a new 50,000 square foot, two-story office building, 170 off-street parking spaces and associated site improvements, as well as the adaptive re-use of the existing Guideposts building.

Potential impacts relating to the ultimate development of the site include the following:

1. The proposed development of a new office building, and the reuse of the existing building to support office/light assembly/warehouse and storage uses are all permitted uses in the C/BP – Commerce/Business Park zoning district. The project complies with all applicable C/BP district dimensional, bulk and area regulations. As a result, it can be concluded that the Action does not create a material conflict with the community's current development plans or goals.

2. The new 50,000 square foot office building will accommodate Guidepost employees that presently work within the existing facility. During its peak operation, Guideposts employed 500 people at the site. Currently approximately 140 staff work at the site. These employees generate 56 AM and 52 PM peak hour vehicle trips, based on actual existing trip generation rates. These trips will continue to be generated (but relocated to the new office building) in addition to the trips generated from the re-used building. Assuming a mix of office, light assembly, warehouse and storage uses, and based on the criteria established by the Institute of Transportation Engineers (ITE), it is projected that 71 AM and 73 PM peak hour vehicle trips will be generated by the existing building. Combining the trips from the two buildings, a total of 127 AM and 125 PM peak hour vehicle trips will be generated from the site as a whole.

   Base on existing travel patterns, it is anticipated that approximately 22% of the traffic volume generated by the site will utilize the Route 6 access drive, with the remainder using the Seminary Hill driveway.

   The results of the capacity analysis conducted for this project revealed that the 71 AM and 73 PM additional vehicle trips generated by the site will not appreciably impact the Levels-of-Service at the intersections surrounding the site; including:
   - Route 6 & NYS Route 52
   - Route 6 & Church Street
   - NYS Route 52 & NYS Route 301-County Ingress Access Drive
   - NYS 52 & Fair Street
   - Route 6 & Stoneleigh Avenue/Shopping Center Access Drive
   - Seminary Hill Road & Church Street
   - Route 6 & Church Street
   - Seminary Hill Road & Guidepost Access Drive North
   - Seminary Hill Road & Guidepost Access Drive South

It should be noted that the intersection of Route 6 and Church Street currently meets the standards for consideration of the installation of a traffic signal; however, the intersection does operate at an acceptable LOS. It is recommended that the Town and County monitor this intersection to determine if a signal should be provided to address current needs.

Base upon the foregoing, it can be concluded that the proposed Action will not have an adverse impact on the surrounding roadway network, and surrounding intersections will continue to operate at satisfactory Levels-of-Service, with excess capacity. No negative traffic impacts are anticipated.

3. Proposed modifications to the main driveway and the construction of an emergency access driveway on Seminary Hill Road have been designed to meet Town standards and to maximize sight distances and intersection safety. The driveways have been designed to be of appropriate width and grade to support the anticipated level of traffic generated by the project, including emergency service traffic.

4. The proposed Action will result in the disturbance of approximately 7.7 areas (16%) of the 49 acre site. The primary disturbance will involve removing existing vegetation and grading the site to allow for the new building, parking lots, vehicle circulation drives and utilities to be constructed. The proposed layout of the building and paved areas and the grading associated with these site improvements minimize site disturbances, impacts to topography and the extent of cut and fill to the extent practicable. Virtually all of the new development will occur in a relatively level portion of the site with slopes ranging from 0 to 10%. This activity does however, has the potential to increase soil erosion and sedimentation specifically during the construction build-out period. These potentially adverse impacts will be mitigated through the implementation of the Erosion and Sedimentation Control Plan (site plan drawings C-4.1– C-4.8) and the installation of soil erosion and sedimentation control devices. These devices will be designed and installed in accordance with the *New York State Standards and Specifications for Erosion and Sediment Control* (August 2005), as well as all requirements and regulations of the Town of Carmel.

   The Erosion and Sedimentation Control Plan referenced above will minimize the downstream erosion hazard by controlling runoff at its source, minimizing runoff from disturbed areas and de-concentrating stormwater runoff.

   In accordance with the requirements of the SPDES GP-02-01 General Permit, site assessment and inspections shall be provided for all construction activities associated with this action. This shall include an assessment of the site prior to the commencement of construction and a certification in an inspection report that the appropriate erosion and sedimentation control measures described in the SWPPP, the General Permit and the Erosion and Sedimentation Control Plan have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction. Following the commencement of construction, site inspections shall be conducted by a qualified professional at least every seven (7) calendar days and within 24 hours of the end of a storm

FREDERICK P. CLARK ASSOCIATES, INC.
PLANNING, TRANSPORTATION, ENVIRONMENT AND DEVELOPMENT
RYE, NEW YORK FAIRFIELD, CONNECTICUT

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516 364-4544

www.fpclark.com

email@fpclark.com

UPDATED

June 25, 2013

Mr. Harold Lepler
Hinckley Holding, LLC
c/o Covington Management
322 Clock Tower Commons
Brewster, New York 10509

Subject **I, Amended Site Plan Approval Paladin Group, Use of Existing Buildings – II, Re-approval of Speculative 50,000 S.F. Office Building**

Dear Mr. Lepler:

We prepared a detailed Traffic Access and Impact Study for the redevelopment and expansion of the Guideposts site, dated April 20, 2009. This Traffic Study was based on maintaining the 135,000 square-foot building, although renovated, to accommodate approximately 140 employees. The former use of the buildings included general office, light manufacturing and warehousing.

This analysis was completed with the access drive to U.S. Route 6 both open and closed to represent alternate access alternatives. Results of the analyses indicated that area roads could accommodate 140 employees on area roadways during the typical commuter peak hours.

The current proposal is to reapprove the Site Plan for the current use of the subject property, which is occupied by the Paladin Group, a First Responder Management Company, which develops strategies and methodologies for public agency emergency responses, as well as private business emergency responses. This Firm provides similar activities as the Guideposts use of the subject property. Currently, the full employment of the current user of the building is for approximately 50 people. However, the business model anticipated will be up to 150 additional people on the subject property. These employment estimates are similar to the previously

approved use of the subject property and the basis for the 2009 Traffic Study. It is also important to note that the current use of the subject property is not be a typical 9:00 A.M. to 5:00 P.M. work program and; therefore, traffic generation may not impact or peak during the typical commuter peak hours. This would result in mitigating any potential impacts to area roads by generating traffic during off peak time periods.

Based on the comparison of the previous uses and the Traffic Studies prepared by Frederick P. Clark Associates, Inc. and the current proposal to reapprove the Site Plan, with a similar level of employment activity and types of land uses that the previous Study continues to be valid to represent potential impacts to area roads. Further, the current use of the subject property maintains and utilizes on a regular basis the main access drive to the site from U.S. Route 6. Use of this driveway to U.S. Route 6 minimizes impacts to the adjacent local roads to the immediate west and north of the subject property.

We trust this information will assist the Town in its review of this Application and accept the previously completed Traffic Report to represent current conditions.

Sincerely,

Michael A. Galante
Executive Vice President

cc: Philip E. Doyle

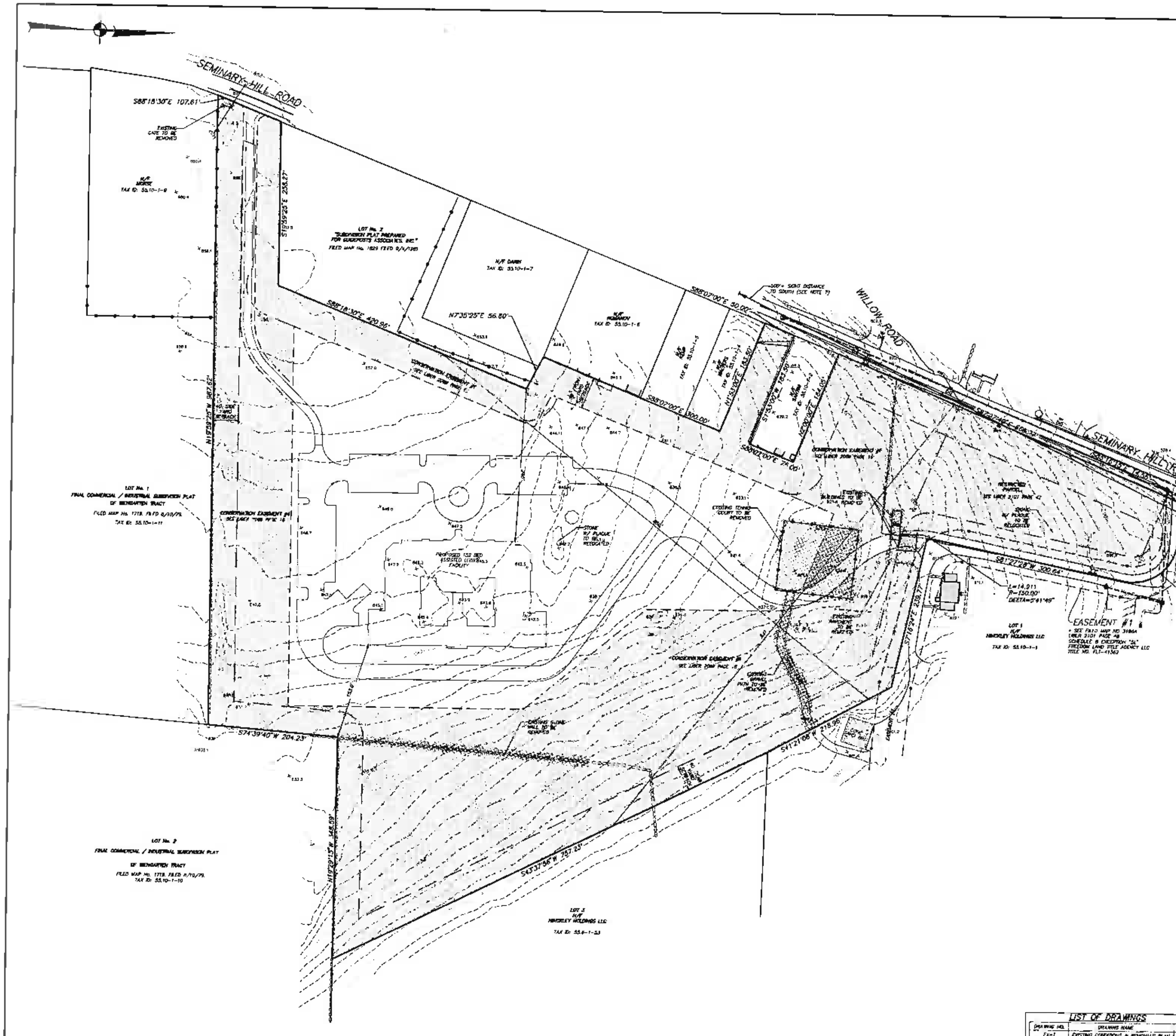
g:\698.001 carmel-redevelopment guideposts site\word files\mag13-000.mag.doc: td:ev

BRAEMAR
LIVING

Braemar Living at Medford - Medford, NY
Facility opened in 2008

Braemar Living at Wallkill - Middletown, NY
Facility opened in 2015

Braemar Living at Montebello - Montebello, NY
Construction to begin in 2020



500' ADJOINERS:

TOWN OF SOUTHEAST

1. Hsiu Fu & Herman Lin
2. World Realty LLC
3. Joshua D Beal, Kathy A Dettrell
4. Joseph & Bernadette Cassidy
5. Barbara A Scherer
6. Robert Reese
7. John & Jane Reilly
8. Carmel Vol Ambulance Corp
9. Gary Austin
10. Peter C Gomeu
11. Alfred & Deborah Santini
12. Kurt & Nina Wolters
13. Patricia Kemp
14. Lydia Reinmeer
15. Alan & Elaine Barth
16. Michael R Smart
17. Christina V Thiel, Peter Gomeu, Erika Thiel
18. Arian Lalaj
19. Arian & Maria Lalaj
20. Gene Paik, Beryl L Paik
21. David & Debra Marslana
22. Anthony Usiello
23. Steven & Kelley Mercer
24. Liberty Management of New York
25. Liberty Management of New York
26. Hinckley Holdings, Inc.
27. Glenelda Danbury NY Inc.
28. Lakeview Housing Dev Fund
29. Kyle Doedale
30. Kyle Doedale
31. Ruben Rivera, Ruth Rivera
32. Alan & Elaine Barth
33. Mala The Retreat at Carmel HOA Inc

LOCATION MAP SCALE: 1" = 800'±

APPLICANT:

FISHKILL REALTY GP LLC
800 WESTCHESTER AVE
SUITE S-712
RYE BROOK, NEW YORK, 10563

SITE DATA:

Zone: C/BP COMMERCE/BUSINESS PARK

Total Acreage 19.9 AC.±
Tax Map No. 55.10-1-3

GENERAL NOTES:

1. Boundary and topographic information shown hereon taken from a survey entitled "Topographic Survey Of Property Prepared For Fillgen Development, LLC." conducted by Terry Bergendorff Collins on March 27, 2019.
2. Water and sewer connections for this facility will connect to existing mains that run along Seminary Hill Road.
3. The proposed building shall be protected by an automatic fire sprinkler system.
4. This site is proposed to be serviced by a water connection to CWD #2 and sewer connection to CSD #2.
5. The Facility would be licensed by the New York Department of Health as an Assisted Living Facility and subject to all pertinent DOH regulations.
6. Facility to have 80± full time employees with a max shift of 45±.
7. Intersection sight distance shown based on relocation of stone piers, wall, and removal/trimming of existing trees as shown on drawing SP-1.
8. Curbs, sidewalks, guide rails, and drainage shall conform to the requirements of Chapter 128 of the Town Code.

C/BP ZONE REQUIREMENTS:

	Required/Permitted	Provided
Minimum Lot Area	3 Acres (130,680 SF)	19.9 Acres (866,565 SF)
Minimum Lot Width	200'	660'±
Minimum Lot Depth	200'	931'±
Minimum Road Frontage:	100'	741'
Minimum Yard Setbacks:		
Front:	50'	246'
Side:	40'	153'
Rear:	40'	153'
Maximum Building Height:	40'	36'-10"
Minimum Building Floor Area	3,000 SF	112,474 SF
Maximum Building Coverage	40%	4%

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT BOUNDARY
- EXISTING PROPERTY LINE SETBACKS
- EXISTING RESTRICTED PARCEL BOUNDARY
- EXISTING BUILDING
- EXISTING STONE WALL
- EXISTING GRAVEL DRIVE
- EXISTING GATE
- EXISTING FENCE
- EXISTING CONCRETE CURB
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE w/ guy & overhead wires
- EXISTING UTILITY PAD & RISERS
- EXISTING SIGN
- EXISTING UNDERGROUND DRAINAGE PIPE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- 100 EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING TREE
- EXISTING ITEMS TO BE REMOVED

LIST OF DRAWINGS

DRAWING NO.	DRAWING NAME	SHEET
EX-1	EXISTING CONDITIONS & REMOVALS PLAN	1
SP-1	LAYOUT & LANDSCAPE PLAN	2
SP-2	GRADING & UTILITIES PLAN	3
SP-3	EROSION & SEDIMENT CONTROL PLAN	4
SP-4	LIGHTING AND VEHICLE MOVEMENT PLAN	5
D-1	DETAILS	6
D-2	DETAILS	7
D-3	DETAILS	8
D-4	DETAILS	9

GRAPHIC SCALE
(IN FEET)
1 inch = 60'

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
1	8-2-19	RESPONSE TO PLANNING BOARD COMMENTS	JFR

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Carmel, NY 10512
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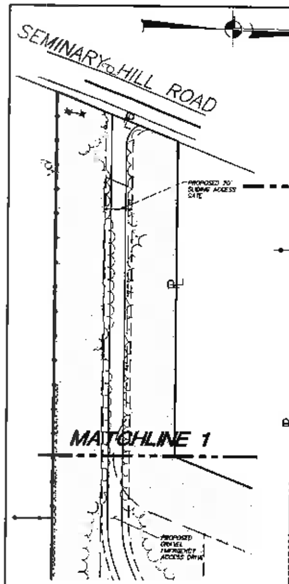
PROJECT: BRAEMAR LIVING AT CARMEL

SEMINARY HILL RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

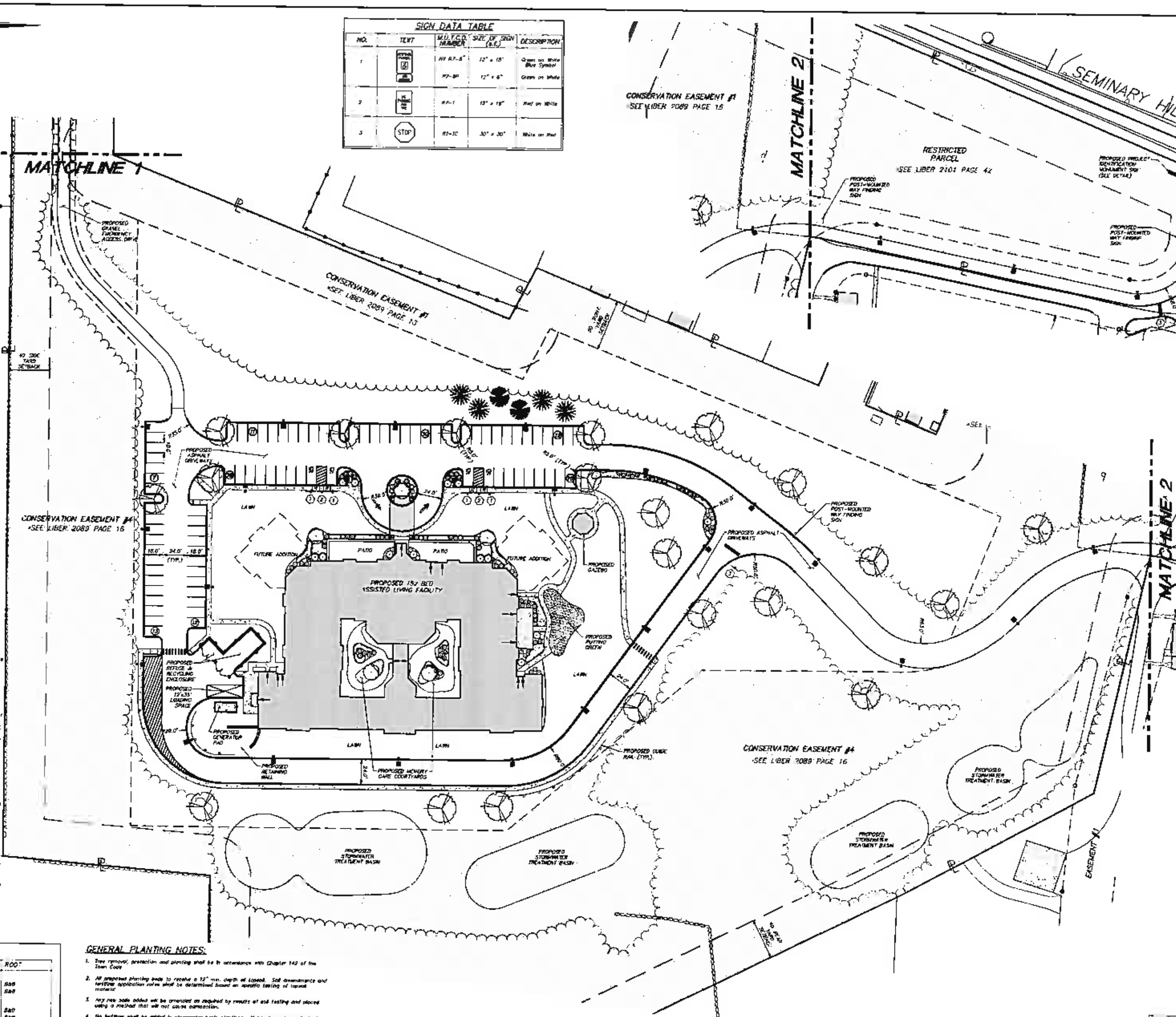
DRAWING: EXISTING CONDITIONS & REMOVALS PLAN

PROJECT NUMBER	18258.00	PROJECT MANAGER	JJC	DRAWING NO.	SHEET
DATE	6-25-19	DRAWN BY	A.D.T	EX-1	1/9
SCALE	1" = 60'	CHECKED BY	JJC		



SIGN DATA TABLE

NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1		NY R7-8"	12" x 18"	Green on White Blue Symbol
		R7-8P	12" x 6"	Green on White
2		R7-1	12" x 18"	Red on White
3	STOP	R1-1C	30" x 30"	White on Red



PARKING SUMMARY

CARP ZONE
ASSISTED LIVING FACILITY
132 BEDS @ 1 SPACE FOR 3 BEDS — = 44 REQUIRED, 46 PROVIDED
LOADING SPACE — = 1 PROVIDED

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING PROPERTY LINE SETBACKS
- EXISTING CONSTRICTED PARCEL
- EXISTING STONE WALL
- EXISTING BUILDING
- EXISTING GRAVEL DRIVE
- EXISTING GATE
- EXISTING FENCE
- EXISTING CONCRETE CURB
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CONCRETE CURB
- PROPOSED FENCE
- PROPOSED PAINTED CROSSWALK
- PROPOSED PAINTED STOPBAR
- PROPOSED PAINTED DIRECTIONAL ARROW
- PROPOSED PAINTED HANDICAP PARKING SYMBOL
- PROPOSED STRIPED ISLAND
- PROPOSED GUIDE RAIL
- PROPOSED SINGLE POLE SIGN
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED DOOR LOCATION
- PROPOSED LANDSCAPING
- PROPOSED TREELINE

GENERAL SITE SEEDING NOTES:

1. All proposed seeded areas to receive 4" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
2. Upon final grading and placement of topsoil and any required soil amendments, areas to receive permanent vegetation cover in combination with suitable mulch as follows:
   - select seed mixtures per drawings and seeding notes.
   - fertilizer applied at the manufacturer's recommended rate using Lesco 10-0-18 (no phosphorous) fertilizer or equivalent.
   - mulch. salt hay or small grain straw applied at a rate of 90 lbs./1000s.f. or 2 tons/acre, to be applied and anchored according to New York State Standards and Specifications for Erosion and Sediment Control, August 2005.
   - if the season prevents the establishment of a permanent vegetation cover, the disturbed areas will be mulched with straw or equivalent.
3. The seed mixes as specified on these drawings are as follows:
   Seed Mix for lawn areas and mow strip along roads at a rate of 100 lbs. per acre:
   Kentucky Bluegrass 20%
   Creeping Red Fescue 40%
   Perennial Ryegrass 20%
   Annual Ryegrass 20%
4. Seed Mix for Wildflower Meadow areas and SS&S areas as shown on the drawings at a rate of 15 lbs. per acre:
   Low-Growing Wildflower & Grass Mix (ERNMX-156) from Ernst Conservation Seeds of Meadville, PA.
5. Seed Mix for Meadow areas as shown on the drawings, including face of berms and backslopes of embankments of stormwater basins at a rate of 25 lbs. per acre:
   New England Conservation/Wildlife Mix from New England Wetland Plants, Inc. of Amherst, MA.
6. Seed Mix #2 for areas as shown on the drawings and slope areas 2:1 at a rate of 35 lbs. per acre:
   New England Erosion Control/Restoration Mix (for Dry Sites) from New England Wetland Plants, Inc. of Amherst, MA.
7. Seed Mix for Wildflower areas as shown on the drawings at a rate of 23 lbs. per acre:
   New England Wildflower Mix from New England Wetland Plants, Inc. of Amherst, MA.
8. Seed Mix for dry slopes along road sides as shown on the drawings at a rate of 35 lbs. per acre:
   New England Roadside Matrix Upland Seed Mix by New England Wetland Plants, Inc. of Amherst, MA.
9. Seed Mix for wet meadows and low areas along road side as shown on drawings at a rate of 35 lbs. per acre:
   New England Roadside Matrix Wet Meadow Seed Mix by New England Wetland Plants, Inc. of Amherst, MA.

PLANT LIST

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
		SHADE TREES		
AR	AR	Acer rubrum / Swamp Maple	20'-30' HT.	B&B
QP	QP	Quercus palustris / Pin Oak	20'-30' HT	B&B
		EVERGREEN TREES		
PG	PG	Picea glauca / White Spruce	20'-30' HT.	B&B
PS	PS	Pinus strobus / White Pine	20'-30' HT	B&B
		FLOWERING TREES		
BN	BN	Betula nigra / River Birch	3'-4' HT.	#2 CONT./24" O.C.
CC	CC	Cercis canadensis / Eastern Redbud	3'-4' HT.	#2 CONT./24" O.C.
		SHRUBS		
BG	BG	Buxus 'Green Gem' / Green Gem Boxwood	.5'-1' HT	#1 CONT./18" O.C.
BM	BM	Buxus 'Green Mountain' / Green Mountain Boxwood	.5'-1' HT.	#1 CONT./18" O.C.
CS	CS	Cornus sericea / Red Twig Dogwood	.5'-1' HT	#1 CONT./18" O.C.
IV	IV	Itea virginica / Virginia Sweetspire	.5'-1' HT	#1 CONT./18" O.C.
		PERENNIALS/GROUND COVERS		
AC	AC	Aquilegia canadensis / Columbine	.5'-1' HT	#1 CONT./18" O.C.
BA	BA	Baptisia australis / Blue False Indigo	.5'-1' HT.	#1 CONT./18" O.C.
EP	EP	Echinacea purpurea / Purple Coneflower	.5'-1' HT.	#1 CONT./18" O.C.
MV	MV	Mertensia virginica / Virginia Bluebells	.5'-1' HT	#1 CONT./18" O.C.
OS	OS	Osmunda regalis / Royal Fern	.5'-1' HT.	#1 CONT./18" O.C.

GENERAL PLANTING NOTES:

1. Tree removal, protection and planting shall be in accordance with Chapter 142 of the Town Code.
2. All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
3. Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
4. No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
5. All plant material to be nursery grown.
6. Plants shall conform with ANSI Z60.1 American Standard for Nursery Stock in all ways including dimensions.
7. Plant material shall be taken from healthy nursery stock.
8. All plants shall be grown under climatic conditions similar to those in the locality of the project.
9. Plants shall be planted in all locations designed on the plan or as staked in the field by the Landscape Architect.
10. The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
11. Provide a 3" layer of shredded pine bark mulch (or as specified) over entire watering saucer at all tree pits or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
12. All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" by the contractor (during warranty period) or project owner.
13. See Drawing D-1 "Site Details" for planting details.

GRAPHIC SCALE
(IN FEET)
1 inch = 40'

NO.	DATE	REVISION	BY
1	8-7-19	RESPONSE TO PLANNING BOARD COMMENTS	JFR

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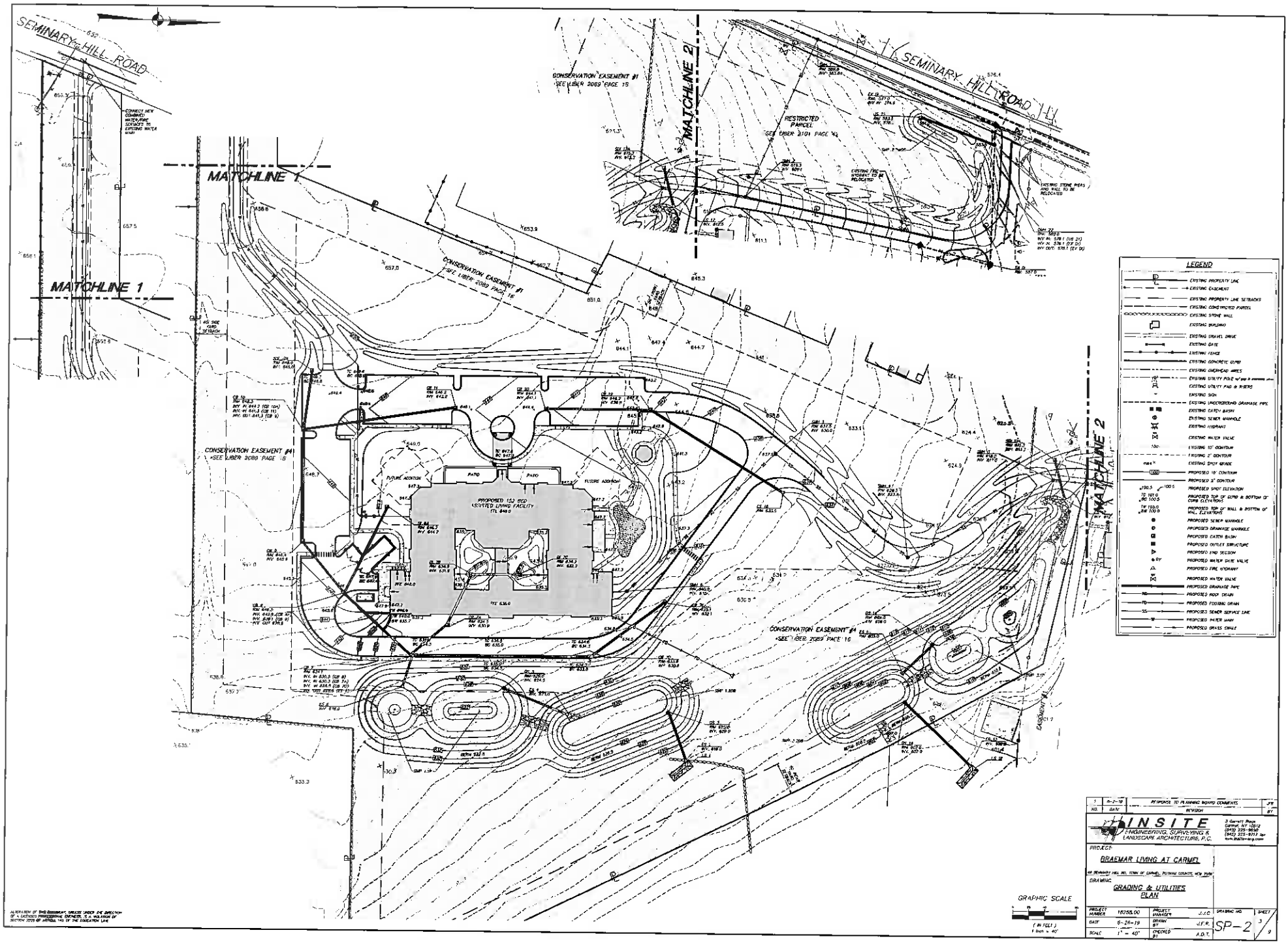
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BRAEMAR LIVING AT CARMEL
40 SEMINARY HILL RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING
LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER	18258.00	PROJECT MANAGER	J.J.C	DRAWING NO.	SHEET
DATE	6-26-19	DRAWN BY	A.D.T	SP-1	2/9
SCALE	1" = 40'	CHECKED BY	J.J.C		



NO.	DATE	REVISION	BY
1	6-2-19	RESPONSE TO PB PLANNING BOARD COMMENTS	JTP

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(845) 225-9777 fax
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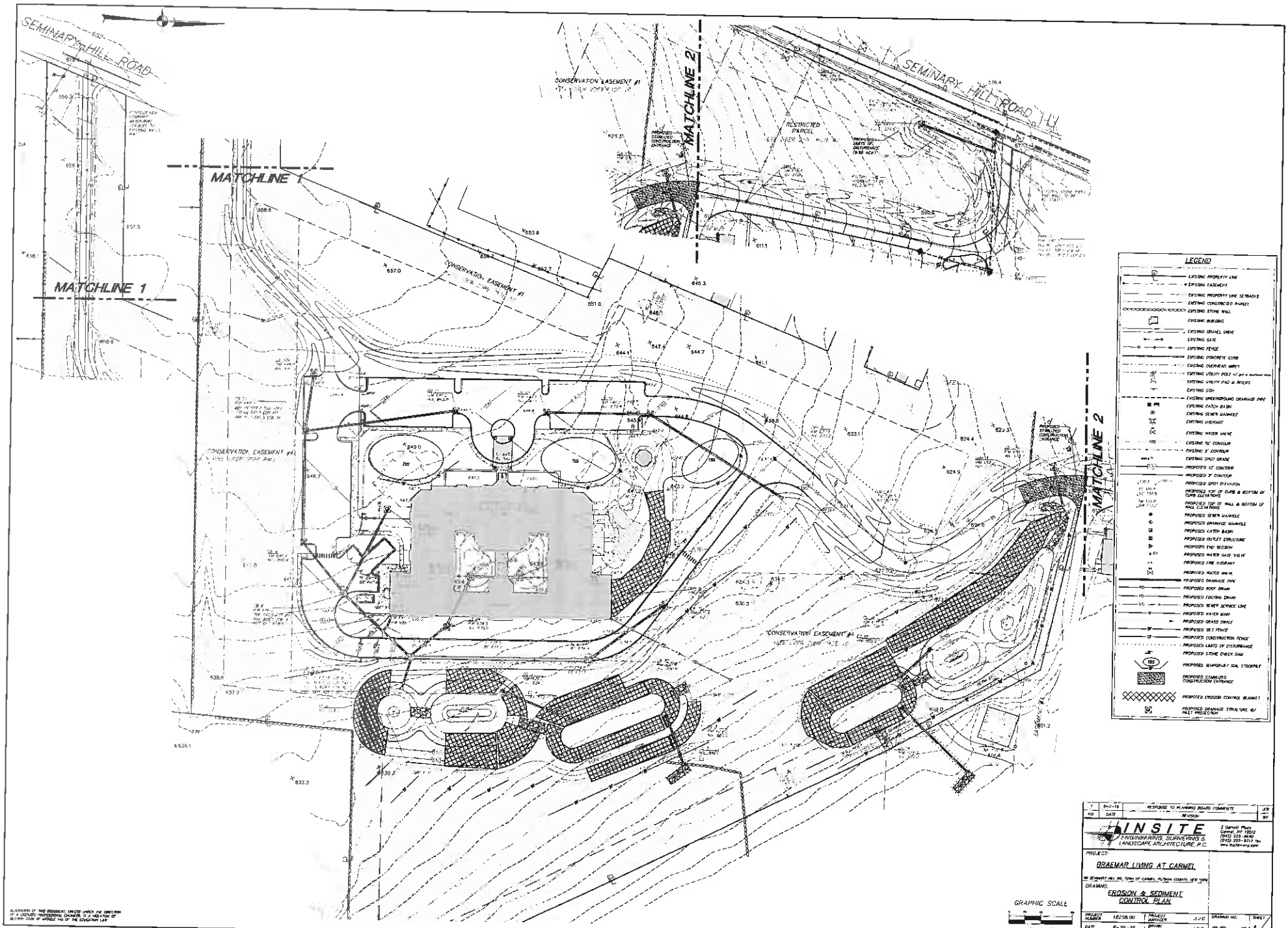
PROJECT:
BRAEMAR LIVING AT CARMEL
64 SEMINARY HILL RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
GRADING & UTILITIES PLAN

PROJECT NUMBER	18255.00	PROJECT MANAGER	J.J.C.
DATE	6-26-19	DRAWN BY	J.F.R.
SCALE	1" = 40'	CHECKED BY	A.D.T.
DRAWING NO.		SHEET	SP-2 3/9



NO	DATE	REVISION	BY
1	8-2-19	RESPONSE TO PLANNING BOARD COMMENTS	JTR

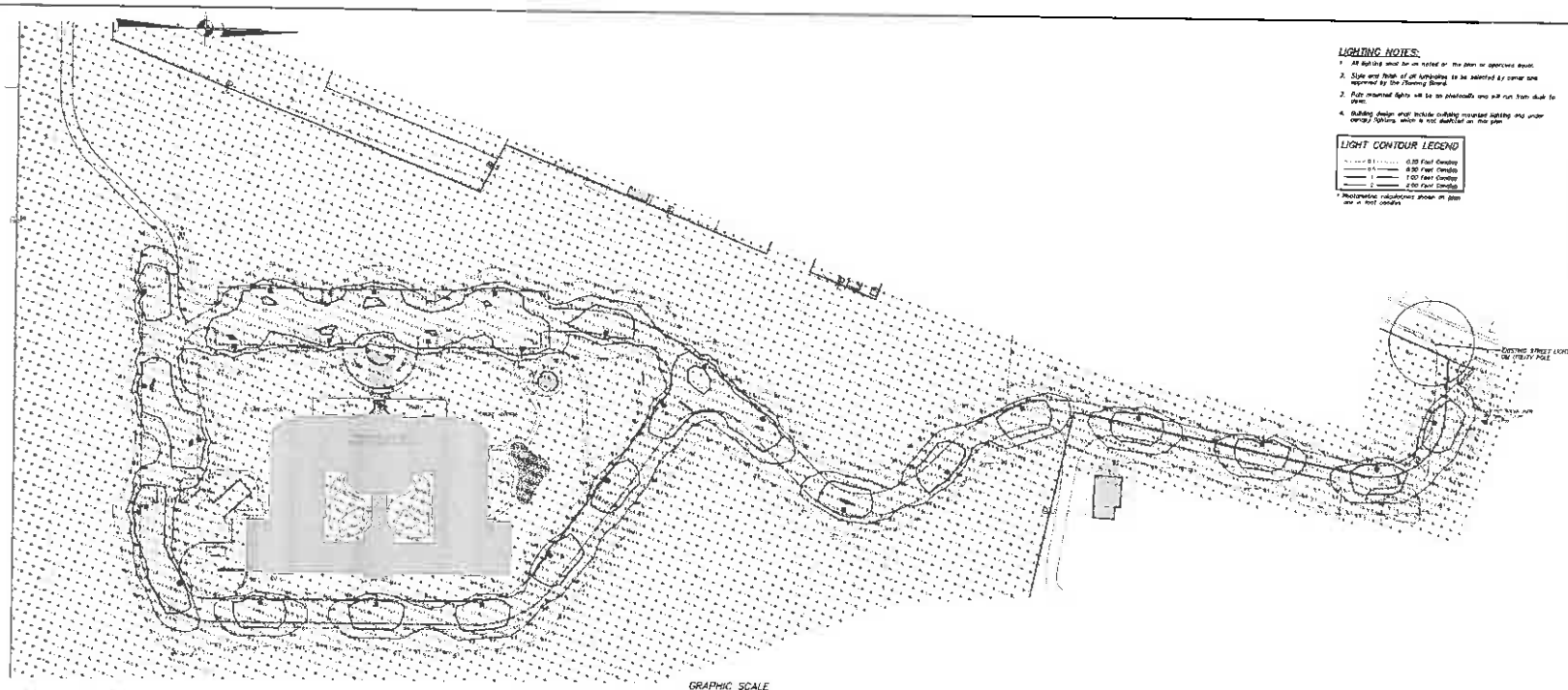
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-8010
(914) 225-3313 fax
www.insite-eng.com

PROJECT:
DRAEMAR LIVING AT CARMEL
66 SEMINARY HILL RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
EROSION & SEDIMENT CONTROL PLAN

PROJECT NUMBER	1825B.00	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	6-25-19	DRAWN BY	J.F.R.	SP-3	9
SCALE	1" = 40'	CHECKED BY	A.D.T.		

ALTERATION OF THIS DRAWING, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW



LIGHTING PLAN
SCALE: 1" = 30'

GRAPHIC SCALE
(IN FEET)
1 inch = 30'

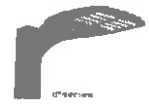
LIGHTING NOTES:

1. All lighting shall be as noted on the plan or approved equal.
2. Style and finish of all luminaires to be selected by owner and approved by the Planning Board.
3. Pole mounted lights will be on photocells and will run from dusk to dawn.
4. Building design shall include building mounted lighting and under canopy lighting which is not depicted on this plan.

LIGHT CONTOUR LEGEND

0.1	0.10 Foot Candles
0.5	0.50 Foot Candles
1	1.00 Foot Candles
2	2.00 Foot Candles

* Photometric calculations shown on plan are in foot candles.



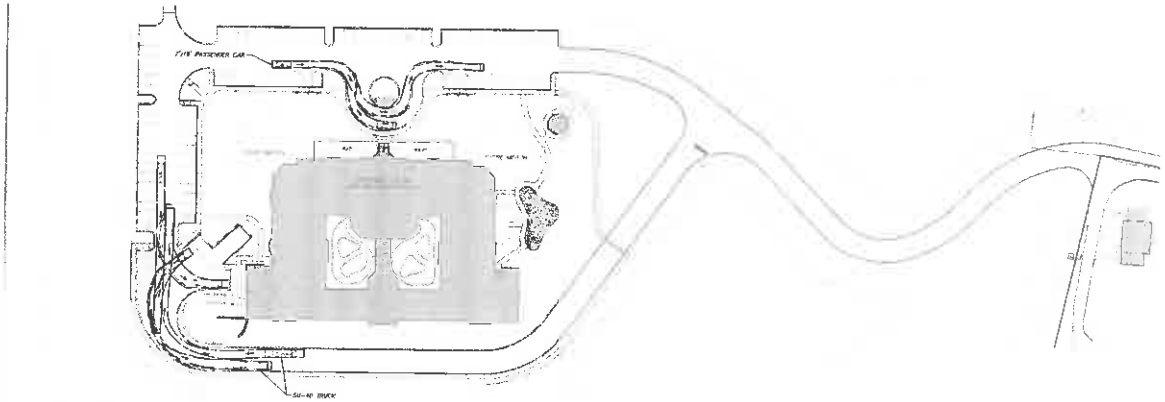
D-Series Size 0
LED Area Luminaire

Specifications

EPA: (sq.ft.)
Length: 26"
Width: 13"
Height:
Height:
Weight (max): 16 lbs

LUMINAIRE SCHEDULE

Symbol	Qty	Catalog Number	Description	Lamp	Mounting Height	Watts
A	28	DSXO LED 70C 530 SPR LPI WHT R3 MVOLT PIR	LITHONIA LIGHTING - DSXO LED WITH 28 LEDS @ 530 mA, 7000K TYPE 3 LED W/DARK OPTICS WITH HOUSE SIDE SHIELD	LED	15'	74



VEHICLE MOVEMENT PLAN
SCALE: 1" = 30'

GRAPHIC SCALE
(IN FEET)
1 inch = 30'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING PROPERTY LINE SETBACKS
- EXISTING CONSTRUCTED PARCEL
- EXISTING STONE WALL
- EXISTING BUILDING
- EXISTING GRAVEL DRIVE
- EXISTING GATE
- EXISTING FENCE
- EXISTING CONCRETE CURB
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED CONCRETE CURB
- PROPOSED FENCE
- PROPOSED PAINTED CROSSWALK
- PROPOSED PAINTED STOPBAR
- PROPOSED PAINTED DIRECTIONAL ARROW
- PROPOSED PAINTED HANDICAP PARKING SYMBOL
- PROPOSED STRIPED ISLAND
- PROPOSED CURB RAIL
- PROPOSED SINGLE POLE SIGN
- PROPOSED POLE MOUNTED LIGHT
- PROPOSED ROOF LOCATION
- VEHICLE CLEARANCE
- VEHICLE TIRES PATH
- VEHICLE PATH DIRECTION

NO	DATE	REVISION	BY

INSITE
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Carmel, NY 10512
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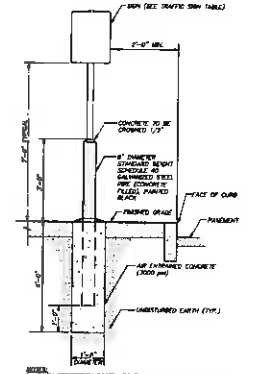
PROJECT:
BRAEMAR LIVING AT CARMEL
45 Kennedy Hill Rd, Town of Carmel, Putnam County, New York

DRAWING:
LIGHTING & VEHICLE MOVEMENT PLAN

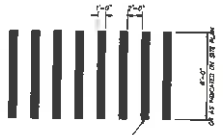
PROJECT NUMBER	18258.00	PROJECT MANAGER	J.J.C
DATE	8-2-19	DRAWN BY	A.G.T
SCALE	AS SHOWN	CHECKED BY	J.J.C

DRAWING NO: SP-4
SHEET: 5 of 9



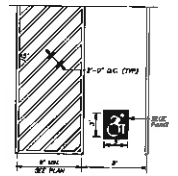
NOTES:
1. SIGN PROTECTION POSTS ARE TO BE USED FOR PROTECTION OF HANDICAP PARKING SIGNS OR OTHER TRAFFIC SIGNS. SIGN SUPPORTING POST SHALL BE EMBEDDED A MINIMUM OF THREE (3) FEET INTO THE CONCRETE.
2. FOR HANDICAP PARKING SIGNAGE, SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0" AND 7'-0" ABOVE GRADE OF PARKING SPACE AND SIGN SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

TRAFFIC SIGN WITH STEEL BOLLARD BASE DETAIL
(N.T.S.)



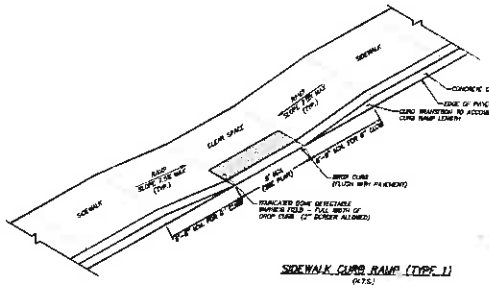
NOTE: INSTALLATION TO CONFORM WITH CURRENT MUNICIPAL STANDARDS AND SPECIFICATIONS.

CROSSWALK MARKING DETAIL (TYPE 2)
(N.T.S.)

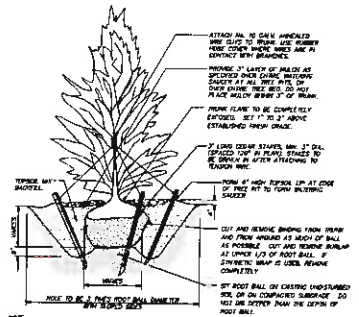


NOTE:
1. ALL HANDICAP STRIPING SHALL BE 4" SOLID BLUE PAINT.

PAINTED NYS ACCESSIBLE PARKING DETAIL
(N.T.S.)

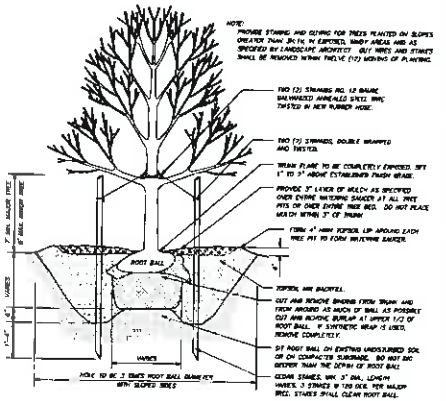


SIDEWALK CURB RAMP (TYPE 1)
(N.T.S.)

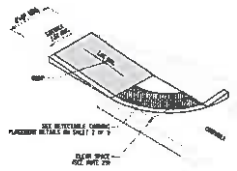


NOTE:
PROVIDE STAKING AND GUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V, IN EXPOSED, WINDY AREAS, AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE (12) MONTHS OF PLANTING.

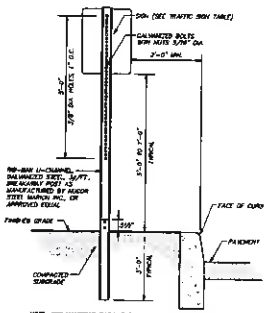
EVERGREEN TREE PLANTING DETAIL
(N.T.S.)



TREE PLANTING DETAIL
(N.T.S.)

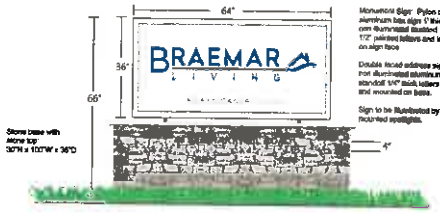


CURB RAMP DETAIL (TYPE 2)
(N.T.S.)



NOTE: FOR HANDICAP PARKING SIGNAGE, SIGNS SHALL BE INSTALLED AT A CLEAR HEIGHT OF BETWEEN 5'-0" AND 7'-0" ABOVE GRADE OF PARKING SPACE AND SIGN SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

TRAFFIC SIGN DETAIL
(N.T.S.)

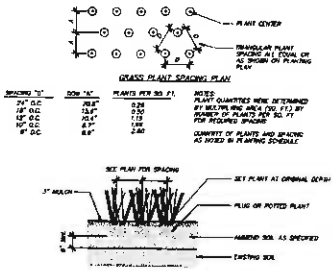


Monument Sign: Pylon double faced aluminum box sign 1" thick with non-illuminated routed raised 1/2" painted letters and logo installed on sign face

Double faced address sign, 4"H non illuminated aluminum routed standoff 3/4" thick letters painted black and mounted on base.

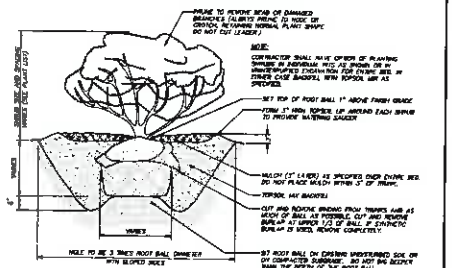
Sign to be illuminated by ground mounted spotlights.

MONUMENT SIGN DETAIL
(N.T.S.)

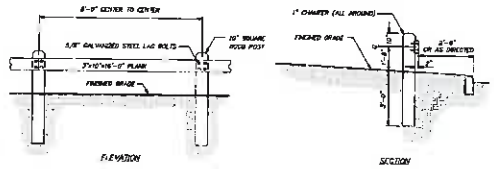


GRASS PLANT SPACING PLAN

PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL
(N.T.S.)

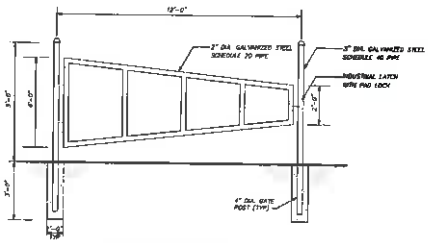


SHRUB PLANTING DETAIL
(N.T.S.)

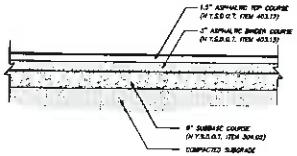


NOTES:
1. ALL WOOD TO BE SEASONED NO.1 DOUGLAS FIR, SOUTHERN PINE OR OTHER APPROVED STRUCTURAL LUMBER.
2. ALL WOOD TO BE TREATED WITH AN APPROVED WOOD PRESERVATIVE SUITABLE FOR INSTALLATION IN AND ADJACENT TO GROUND SURFACES.

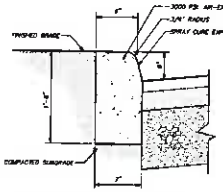
WOOD GUIDE RAIL DETAIL
(N.T.S.)



SECURITY GATE DETAIL
OR APPROVED EQUAL
(N.T.S.)

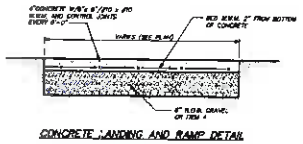


SITE PAVEMENT SECTION DETAIL
(N.T.S.)

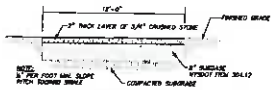


NOTE: ISOLATION JOINTS 1/2" WIDE SHALL BE INSTALLED IN THE CURB 20'-0" APART AND SHALL BE FILLED WITH CELLULAR COMPRESSION MATERIALS AS SPECIFIED, RECESSED 1/4" IN FROM FRONT FACE AND TOP OF CURB.

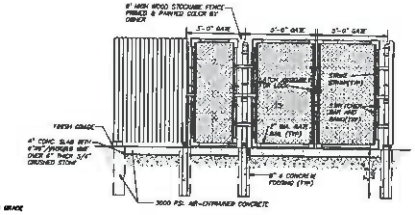
CONCRETE CURB DETAIL
OR APPROVED EQUAL
(N.T.S.)



CONCRETE LANDING AND RAMP DETAIL
(N.T.S.)



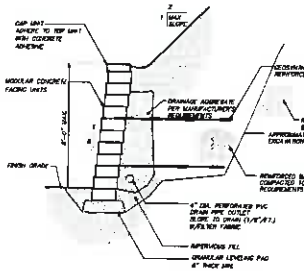
GRAVEL EMERGENCY ACCESS DRIVEWAY DETAIL
(N.T.S.)



ELEVATION

NOTES:
1. DUMPSTER ENCLOSURE SHALL COMPLY IN ALL RESPECTS TO TOWN OF CARMEL TOWN CODE.
2. SEE PLAN FOR OVERALL DIMENSIONS.

DUMPSTER ENCLOSURE DETAIL
(N.T.S.)



MODULAR BLOCK HEADWALL DETAIL
(N.T.S.)

NOTES:
1. MODULAR BLOCK RETAINING WALL MANUFACTURER TO SUPPLY FULL DESIGN OF WALL SIGNED AND SEALED BY AN ENGINEER DESIGN CHARGED LICENSED IN THE STATE OF NEW YORK.
2. CONTRACTOR SHALL RETAIN QUALIFIED MATERIAL TESTING COMPANY TO VERIFY CONFORMANCE OF SOIL CONDITIONS, MATERIAL SPECIFICATIONS, SOIL COMPACTION, AND OTHER REQUIREMENTS OF THE FINAL WALL DESIGN.
3. STRIP VEGETATION AND ORGANIC SOIL FROM WALL AND GEOSYNTHETIC ALIGNMENT.
4. BENCH CUT ALL EXCAVATED SLOPES.
5. DO NOT OVER EXCAVATE UNLESS DIRECTED BY DESIGN ENGINEER TO REMOVE UNSUITABLE SOIL.
6. DESIGN ENGINEER SHALL VERIFY FOUNDATION SOILS AS BEING COMPETENT PER THE DESIGN STANDARDS AND PARAMETERS.
7. LEVELING PAD SHALL CONSIST OF COMPACTED COARSE SAND OR CRUSHED GRAVEL, 6" THICK MIN.
8. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 6".
9. DRAINAGE AGGREGATE SHALL BE INSTALLED DIRECTLY BEHIND WALL WITHIN MINIMUM NUMBER OF TIERS SHALL BE DETERMINED BY THE DESIGN ENGINEER.
10. COMPACTION TESTS SHALL BE TAKEN AS THE WALL IS INSTALLED. THE MINIMUM NUMBER OF TESTS SHALL BE DETERMINED BY THE DESIGN ENGINEER.
11. CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO AVOID DAMAGING WALL WHILE UNDER CONSTRUCTION.
12. ANY SURFACE DRAINAGE FEATURES, FINISH GRADING, PAVEMENT, OR TURF SHALL BE INSTALLED IMMEDIATELY AFTER WALL IS COMPLETED.
13. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WRITTEN SPECIFICATIONS.
14. ENGINEERING CALCULATIONS FOR THE DESIGN OF THE RETAINING WALL SHALL BE SUBMITTED TO THE TOWN OF CARMEL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

NO.	BY	REVISION	BY
1	6-2-19	RESPONSE TO PLANNING BOARD COMMENTS	JPB

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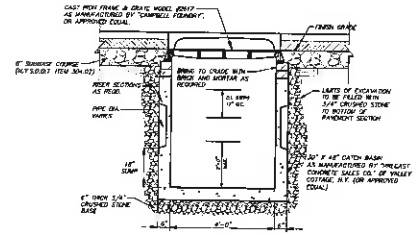
PROJECT:
BRAEMAR LIVING AT CARMEL
NY TAXMAP NO. 86, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

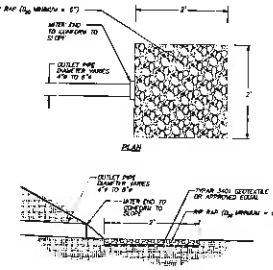
DRAWING:
DETAILS

PROJECT NUMBER	18238.00	PROJECT MANAGER	J.J.C
DATE	5-24-19	DRAWN BY	A.D.T
SCALE	N.T.S.	CHECKED BY	J.J.C

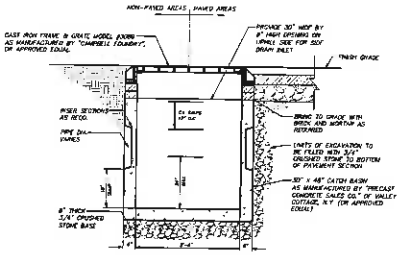
DRAWING NO. D-1 SHEET 6 of 9



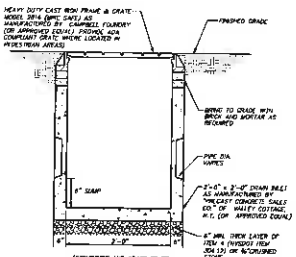
CATCH BASIN DETAIL
(N.T.S.)
(STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING)



RIP RAP APRON DETAIL
(N.T.S.)

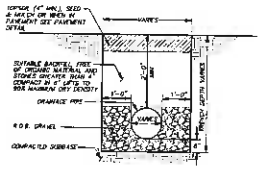


DRAIN INLET DETAIL
(N.T.S.)
(STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING)

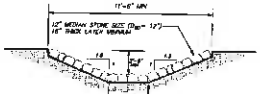


(STRUCTURE AND GRATE TO BE DESIGNED FOR H-20 LOADING)

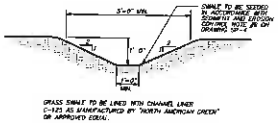
YARD DRAIN DETAIL
(N.T.S.)



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

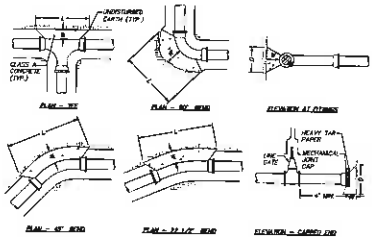


RIP RAP SWALE DETAIL
(N.T.S.)



GRASS SWALE TO BE LINED WITH CHANNEL LINER C-125 AS MANUFACTURED BY "NORTH AMERICAN GREEN" OR APPROVED EQUAL

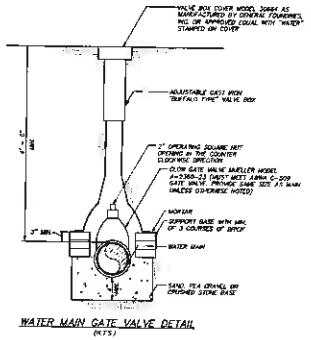
GRASS SWALE DETAIL
(N.T.S.)



THRUST BLOCK SCHEDULE

PIPE SIZE	90° BEND		45° BEND		22 1/2° BEND		TEE		W
	L	N	L	O	L	O	L	O	
4"	3'	1.5'	2'	1.5'	2'	1.5'	2'	1.5'	1.5'
6"	3'	1.5'	2'	1.5'	2'	1.5'	2'	1.5'	1.5'
8"	3'	2'	3'	2'	3'	2'	3'	2'	1.5'

THRUST BLOCK DETAILS
(N.T.S.)



WATER MAIN GATE VALVE DETAIL
(N.T.S.)

TOWN OF CARMEL WATER NOTES:

1. All water services connections shall be of a size and type as shown on the plans.
2. Gate valves shall be AWWA non-rising stem type, as manufactured by Mueller Company, Model A-2360-23 or approved equal, conforming to the latest AWWA Standard for Gate Valves - 3" through 48" - for Water and Sewage Systems, Designation C-500. Valves shall be 3" size.
3. Clow up to and including 12" shall be 250 psi working pressure. The valve body and bonnet shall be ductile iron. All interior and exterior metal surfaces shall be coated with a fusion-bonded thermosetting epoxy complying with AWWA C550.
4. Valves shall have steel "O" ring seals, resilient wedge seats in accordance with AWWA Specification C-509 and shall be manufactured so as to provide unobstructed full port clearance when fully open and manufactured to complete gasket seals when closed. The size of the valve shall be maximized.
5. All valves shall be arranged to open in counter clockwise direction unless otherwise specifically indicated and shall be provided with 2" square
6. Valves shall be tested to a pressure of not less than two times the working pressure.
7. Where valve Sentine Stainless are used, they shall be found to these manufactured by Mueller Company, Model #-2360-23 (MPC) and of the size required. Such construction stops shall meet the requirements of AWWA Specification No. C800.
8. Where corporation stops are used, they shall be found to these as manufactured by Mueller Company, Model #-B-25008 (MPC) and of the size required. Such construction stops shall meet the requirements of AWWA Specification No. C800.
9. Curb valves (stops) shall be found to these as manufactured by Mueller Company, Model #-H-15274 and shall conform to AWWA Specification No. C800.
10. Curb boxes shall be found to these as manufactured by Mueller Company, and similar to Mueller pattern type with arch patter base model #-10314. All extension rods shall be provided.
11. All the materials shall be like approved AWWA type like brasses in conformance with the American Water Works Association Standard for The Materials for Ordinary Water Works Service, AWWA Designation C800, and shall have a full port opening, a 4" mechanical joint end connection with an auxiliary gate valve (clow counter), a 6" mechanical joint shoe, and all specifications.

PVC PIPE WATER TESTING PROCEDURES:

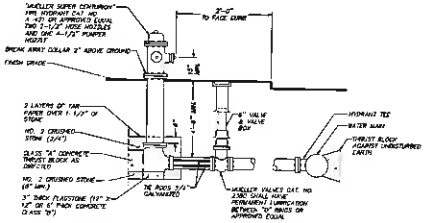
TESTS ON PRESSURE PIPING FOR TRANSPORT OF WATER

4. Hydrostatic Pressure Test
Hydrostatic testing shall be performed in accordance with the provisions of AWWA C605, Section 7.2, "Hydrostatic Testing."
1. Test pressure shall be as scheduled or where no pressure is scheduled, shall be 150 psi, or 1.25times the design operating pressure, whichever is higher.
2. Test pressure shall be held for the period of at least 2 hours.
3. The test method shall be water
5. Prior to any testing, the Town Engineer and Department of Health must be notified at least 24 hours in advance.
6. Leakage Test
1. The leakage test shall be conducted concurrently with the pressure test.
2. The rate of leakage shall be determined as the volume of water to maintain the pressure. The test shall proceed until any rate of makeup has stabilized for the last 2 hours. The test shall consist of at least three consecutive 15-minute intervals. After this, the test pressure shall be maintained for at least another 15 minutes.
a. At the conclusion of the test, the pressure shall be released at the furthermost point from the point of application.
3. All exposed joints shall be examined during the test and all leaks, defective material or joints shall be repaired or installed before retesting the test.
4. The allowable leakage will be determined by the following formula:
$$L = \frac{S \times D \times P}{C}$$
Where:
L = quantity of makeup water in gallons per hour
S = length of pipe tested, in feet
D = nominal diameter of the pipe, in inches
P = average test pressure during the hydrostatic test, in pounds per square inch (gauge)
8. Preparation of the water distribution, any debris items shall be permanently removed.
9. The test pressure shall be water
Disinfection
Prior to placing any water main into service, the new pipe shall be disinfected and tested in accordance with the latest revision of AWWA C651, Section 4.4.3 "Disinfecting Field Methods" the following method will not be allowed
1. All work under this section shall be performed to the satisfaction of the Dutchess County Health Department and the Town Engineer.
2. Chlorination shall be scheduled such that sampling and flushing will be performed during normal weekday working hours. The contractor shall provide adequate personnel for the sampling and flushing, water to personnel any potential backflow contamination or water to residents.
3. Chlorination shall be by the use of a solution of water and liquid chlorine, calcium hypochlorite or sodium hypochlorite and the solution shall be introduced in the pipe or structure to dispose.
4. Prior to disinfection, all dirt and foreign matter shall be removed by a thorough cleaning and flushing of the pipeline or structure.
5. The initial dosage shall be introduced in pipelines through corporation valves placed in the horizontal axis of the pipe, in structures by means of tubing extending directly into the structure, or other approved methods.
6. The chlorine in the chlorination solution shall be by means of a portable solution feed device. The water in the pipeline shall be thoroughly mixed with the chlorine by the use of water entering the pipe or otherwise as approved by the Engineer. The chlorine applied shall be between 25 and 50 parts per million (PPM) or milligrams per liter (mg/l).
7. The chlorine dosage shall be maintained in the pipe or structure at least 24 hours, unless otherwise directed by the Engineer. The chlorine purities, at various and intervals within the treated portion shall be measured.
8. The chlorine residual shall be not less than 10 PPM (mg/l) at any point in the pipe or structure at the end of the 24-hour holding period.
9. When pumping results in, or when specified, introduction and portions of disinfection shall be dechlorinated before discharging into any waterway. The chlorine solution containing not more than 2 PPM (mg/l) of chlorine shall be used. No solution shall be applied with a strain or greater than 2 PPM (mg/l) of chlorine. Dechlorination shall be accomplished by the use of sodium bisulfite or sodium sulfite in solution with the strong chlorine solution for at least 30 minutes.
10. After the required satisfactory disinfection of water in the pipe or structure, the chlorinated water shall be flushed and the replacement by water of good quality. The chlorinated water shall be disposed of responsibly so as to prevent damage to property and harm to the public from the existing water supply system.
11. Disposal of heavily chlorinated water shall be by means of a tanker used for disinfection purposes shall be disposed of responsibly by an approved method. Chlorinated water shall not be discharged into any storm sewer system that flows directly into a waterway or a tributary of a waterway.
12. The Contractor shall make all arrangements for the testing of water quality by an approved laboratory. The acceptable bacteriological results shall be obtained from at least 24 hours apart, shall be collected from the new water main. At least 1 set of samples shall be collected from every 1,200 lin' of the new water main, shall also and shall be the end of any line and at least one and from each branch. The results of the tests shall be submitted to the Design Engineer and the public health authority having jurisdiction.
13. All water quality improvements shall be fulfilled prior to the connection of any water through the new system to a public supply to the use of the new system.

PVC PIPE WATER MAIN NOTES:

1. All water mains shall be PVC Class 250 psi in pipe with factory installed paper-on gaskets. All pipe shall be in conformance with the latest edition AWWA C900
2. All water main fittings shall be Class 350 ductile iron mechanical joints, in accordance with the latest edition of AWWA/ANSI Standards C110/A21.10 "Cast Iron" reinforced joint connections shall be by assembly of parts Fitting Tee manufactured by ROMAC Industries, Inc. (or approved equal)
3. Thrust blocks shall be installed on all changes in horizontal or vertical alignment
4. All water mains and appurtenances shall be installed in accordance with the latest edition of AWWA C600.
5. Gate valves shall be "Mueller" Model A - 2360-23 or approved equal, iron body non-rising stem, resilient wedge, parking, resilient seated, mechanical joint with reinforced joint gaskets, pressure class 350, opening shall be left (CCW) and operation shall be by 2" square wrench nut. All gate valves shall conform to the AWWA designation C500.
6. All valves to be and including 12" shall be 250 psi working pressure. The valve body and bonnet shall be ductile iron. All interior and exterior metal surfaces shall be coated with lead-free epoxy thermosetting epoxy complying with AWWA C550.
7. Valves shall have steel "O" ring seals, resilient wedge seats in accordance with AWWA Specification C-509 and shall be manufactured so as to provide unobstructed full port clearance when fully open and manufactured to complete gasket seals when closed. The size of the valve shall be maximized joint
8. All water mains and appurtenances (including water service lines up to the curb stop) shall be pressure tested and leakage tested in the presence of the Design Engineer, and the Putnam County Department of Health. This shall be done in accordance with the latest edition of AWWA Standard C600.
9. All water mains and appurtenances shall be flushed, disinfected, and tested to the satisfaction of the Design Engineer and the Putnam County Department of Health. This shall be done in accordance with the latest edition of AWWA Standard C600, section 4.4.3 "Disinfecting with the Solution Field Method" the following method will not be allowed
10. Where mains cross or are laid at least 18 feet horizontally from any existing or proposed sewer, the distance shall be measured edge to edge. Where conditions prevent a horizontal separation of 18 feet, the water main shall be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer at an elevation so that the bottom of the water main is at least 18 inches above the top of the sewer. The Contractor responsible shall also apply to service connections.
11. Water mains crossing sanitary or storm sewer drains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer. This shall be the case where the water main crosses under the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where it is impossible to obtain proper vertical separation as described above, a special structural support shall be designed for the water main and sewer. Water mains crossing sewers shall be laid to provide a minimum of 10 feet horizontal distance. Where this is not possible, the Putnam County Department of Health may approve alternate construction in writing on a case-by-case basis. If approved by both from the Design Engineer prior to and acceptance of the water lines. The vertical separation also applies to water service connections.
8. The Design Engineer, Putnam County Department of Health, and State's Authorized Representative shall be notified full) slight (48) hours before construction at interior
10. The water mains shall not be placed into service until a certificate of construction completion has been submitted to and accepted by the Putnam County Department of Health.
11. The Putnam County Department of Health and the New York City Department of Environmental Protection must be notified forty eight (48) hours prior to pressure testing the water main improvements.
12. The contractor shall notify the Design Engineer every day that water main construction shall occur.

HYDRANT NOTES:
1. RUBBER GASKET SHALL FACE STREET.
2. HOSE OUTLETS SHALL BE PARALLEL TO STREET.
3. 1-1/2" STONE SHALL BE PLACED AROUND THE HYDRANT FROM THE BOTTOM OF THE TRENCH, BUT AT LEAST 6" BELOW THE BASE OF THE HYDRANT TO 6" ABOVE THE WASTE OPENING AND TO A DISTANCE OF 12" AROUND THE ELBOW.
4. IF GROUND WATER IS ENCOUNTERED WITHIN 3' OF SURFACE, TOP-HYDRANT DRAINS SHOULD BE PLUGGED. THE BARRELS MUST BE PUMPED DRY AFTER USE DURING FREEZING WEATHER. WHERE HYDRANT DRAINS ARE NOT PLUGGED, A DRAIN PASSAGE CAN GET FILLED WITH WATER PROVIDED UNLESS THE NATURAL SOILS WILL PROVIDE ADEQUATE DRAINAGE. HYDRAND DRAINS SHALL NOT BE CONNECTED TO OR LOCATED WITHIN 10 FEET OF SANITARY SEWERS OR STORM DRAINS.
5. ALL FIRE HYDRANTS SHALL BE RATED FOR A WORKING PRESSURE OF 250 PSI AND SHALL BE THE APPROVED AWWA TYPE FIRE HYDRANTS IN CONFORMANCE WITH THE AMERICAN WATER WORKS ASSOCIATION STANDARD FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, A WWA DESIGNATION C502, AND SHALL HAVE A 5-1/4" VALVE OPENING, A 6" MECHANICAL JOINT INLET COMPLETE WITH AN AUXILIARY GATE VALVE (CLOSE COUPLED), A 6" MECHANICAL JOINT SHOE, AND ALL APPURTENANCES.



HYDRANT DETAIL
(N.T.S.)

NO.	DATE	REVISION	BY
1	8-2-19	RESPONSE TO PLANNING BOARD COMMENTS	JPR

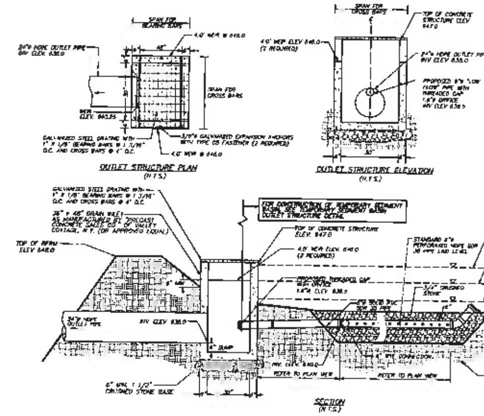
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-4690
(845) 225-5917 fax
www.insite-eng.com

PROJECT:
BRAEMAR LIVING AT CARMEL
NB SEMINARY HILL RD. TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
DETAILS

PROJECT NUMBER	18258.00	PROJECT MANAGER	JJC
DATE	8-25-19	DRAWN BY	ADT
SCALE	N.T.S.	CHECKED BY	JJC

DRAWING NO. D-2
SHEET 7 of 9

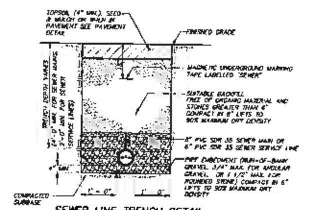


OUTLET STRUCTURE PLAN
(N.T.S.)

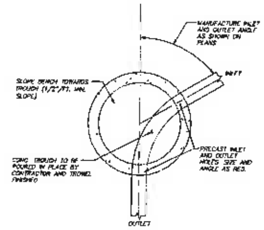
OUTLET STRUCTURE ELEVATION
(N.T.S.)

SECTION
(N.T.S.)

PERMANENT DRY STORMWATER BASIN 1.2P
OUTLET STRUCTURE DETAIL
(N.T.S.)



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



SEWER MANHOLE TROUGH DETAIL
(N.T.S.)

BERM CONSTRUCTION NOTES:

1. The embankment fill material shall consist of sandy silt (ML) or sandy clay (CL) or approved material. The fill must be free of organic material (i.e. vegetation, topsoil, roots, etc.), debris, and frozen soil.
2. A soil sample and results of laboratory testing shall be provided to the project engineer for approval.
3. The existing subgrade shall be stripped of topsoil and scarified prior to placement of fill. The existing subgrade shall be firm and non-yielding prior to installation of first layer of fill. No fill shall be installed on a frozen subgrade.
4. Fill shall be installed in layers not to exceed 8" loose for material compacted by heavy compaction equipment and not more than 4" loose for material compacted by hand operated tampers.
5. Fill shall be compacted to at least 95% of its maximum dry unit weight (ASTM D698)
6. Fill shall be installed within 2% of optimum moisture content

SEWER MAIN NOTES

1. All sewer mains & sewer services shown on these plans shall be polyvinyl chloride (PVC) SDR 35. SDR 35 meets the Town of Carmel Town Code 125-29
2. Sewers shall be laid at least 10 feet horizontally from any existing or proposed water main. The distance shall be measured edge to edge. In cases where it is not practical to maintain a 10 foot horizontal separation, the Design Engineer and Putnam County Department of Health may allow deviation with prior approval on a case-by-case basis, if supported by data from the Design Engineer prior to sewer line installation. The horizontal separation also applies to service connections.
3. Sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to maintain line and grade. In cases where it is not practical to maintain a 10 foot horizontal separation, the Design Engineer and Putnam County Department of Health may allow deviation with prior approval on a case-by-case basis, if supported by data from the Design Engineer prior to the sewer line installation. The vertical separation also applies to service connections.
4. Sanitary sewer service lines shall be tested in conjunction with the sewer mains to the property line or easement line, and in accordance with the latest Putnam County Department of Health Rules & Regulations
5. Testing of the manholes with the pipeline shall not be permitted. Manholes & sanitary sewer lines shall be tested independently of each other
6. The owner/applicant shall be responsible for acquiring supervision of the construction of the sanitary sewer main system by a person or firm qualified to practice professional engineering in the state of New York
7. The owner/applicant shall be responsible for providing Three (3) copies of as-built drawings signed and sealed by a licensed and registered New York State Professional Engineer to the Putnam County Department of Health at the completion of the construction.
8. The Design Engineer, Putnam County Department of Health, and Town Engineering Department shall be notified forty eight (48) hours before construction is started.
9. The sanitary sewer mains shall not be placed into service until a certificate of construction compliance has been submitted to and accepted by the Putnam County Department of Health.
10. The Putnam County Department of Health and the New York City Department of Environmental Protection must be notified forty eight (48) hours prior to pressure testing the sewer main improvements.
11. Manhole frames & covers to be campbell pattern #1007B for 24" opening or approved equal. M.H. covers to be marked "SEWER" and to have six 3/4" hole vents. (use solid covers where necessary.)
12. The exterior of all manholes shall be covered with an approved asphalt waterproofing.
13. Concrete base slabs shall be air entrained concrete with a minimum design strength of 3,000 psi.
15. The contractor shall submit shop drawings of the precast manholes to the Design Engineer for review and acceptance.
16. Precast manholes shall have minimum reinforcement of 0.12 sq. in. per lin. ft. for 48" barrel & be designed in accordance with A.S.T.M. C-478, and withstand an H-20 design loading.
17. Precast base sections to have the required number of gaskets and openings as shown and specified.
18. Precast manhole sections shall employ a watertight gasket arrangement between each section approved by the Design Engineer.
19. Openings for pipes shall be precast or machine cored. Gaskets or collars for pipe connections to manholes shall be resilient and watertight and compatible with the type of pipe being used.
20. The length of pipes entering or leaving any manhole shall be greater than 2'-0".
21. Precast manholes under 6'-0" deep shall have a "Flat Top" slab roof
22. Gaskets or collars for pipe connections to manhole shall provide a minimum of 0.1' drop across the manhole.
23. The contractor shall notify the Design Engineer every day that sewer main installation shall occur.

SEWER TESTING PROCEDURES

TESTS FOR NON-PRESSURE PIPELINES FOR TRANSPORT OF SEWAGE

The leakage shall be determined by exfiltration, infiltration or low pressure air

A. Exfiltration Testing
   1. Exfiltration tests shall be made by filling a section of pipeline with water and measuring the quantity of leakage.
   2. The head of water at the beginning of the test shall be at least 2 feet above the highest pipe within the section being tested.
      a. Should groundwater be present within the section being tested, the head of water for the test shall be 2 feet above the hydraulic gradient of the groundwater
      b. Should the requirement of 2 feet of water above the highest pipe subject any joint at the lower end of the test section to a differential head of greater than 11.5 feet, another method of testing shall be employed.

B. Prior to any testing, the Town Engineer and Department of Health must be notified at least 48 hours in advance.

C. Infiltration Testing
   1. Infiltration tests will be allowed only when the water table gauges determine the groundwater level to be 2 feet or more above the highest pipe of the section being tested.
   2. Infiltration test shall be made by measuring the quantity of water leaking into a section of pipeline
   3. Measurement of the infiltration shall be by means of a calibrated weir constructed at the outlet of the section being tested

C. Allowable Leakage for Non-Pressure Pipelines
   1. The allowable leakage (exfiltration or infiltration) for non-pressure pipelines shall not exceed the following in gallons per 24 hours per inch of diameter per 1000 feet of pipe

Type of Pipe	Leakage
Ductile iron mechanical or push on joints	100
Polyvinyl chloride, thermal plastic or fiberglass with rubber joints	100
Cast iron soil pipe	0

   2. Regardless of the above allowable leakage, any spurting leaks detected shall be permanently stopped

D. Low Pressure Air Testing
   1. Air testing for acceptance shall not be performed until the backfilling has been completed.
   2. Low pressure air tests shall conform to ASTM C 828 or ASTM F1417-92, Section 8.2.2, Time-Pressure Drop Method for a 0.5 psi drop, except as specified herein and shall not be limited to type or size of pipe.
   3. All sections of pipeline shall be cleaned and flushed prior to testing.
   4. The air test shall be based on the starting pressure of 3.5 to 4.0 psi gauge. The time allowed for the 0.5 psi drop in pressure, measured in seconds, will be computed based on the size and length of the test section by the Engineer
      a. When groundwater is present, the average test pressure of 3 psig shall be above any back pressure due to the groundwater level
      b. The maximum pressure allowed under any condition in air testing shall be 10 psig. The maximum groundwater level for air testing is 13 feet above the top of the pipe.
   5. The equipment required for air testing shall be furnished by the Contractor and shall include the necessary compressor, valves, gauges and plugs to allow for the monitoring of the pressure, release of pressure and a separate test gauge.
      a. The test gauge shall be sized to allow for the measuring of the 0.5 psig loss allowed during the test period and shall be on a separate line to the test section

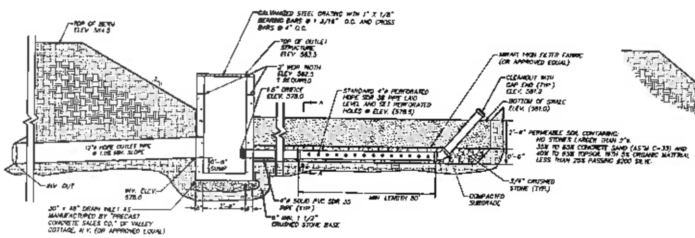
E. Deflection Testing
   1. Deflection testing shall be performed 30 days after backfilling. The test shall be made by passing a ball or cylinder no less than 95% of the pipe diameter through the pipe. The test shall be performed without mechanical pulling devices

F. Manhole testing
   1. General
      a. Each manhole shall be tested by either exfiltration, infiltration or vacuum testing.
      b. A manhole will be acceptable if the leakage does not exceed an allowance of one gallon per vertical foot of depth for 24 hours. Regardless of the allowable leakage, any leaks detected shall be permanently stopped
   2. Exfiltration tests shall be performed after backfilling. The test shall be made by filling the manhole with water and observing the level for a minimum of eight hours.
   3. Infiltration tests shall be performed after backfilling when the groundwater level is above the joint of the top section of a precast manhole
   4. Vacuum testing shall be performed after backfilling in accordance with the latest revision of ASTM C1244-02 as follows:
      a. The test head shall be placed at the top of the manhole in accordance with the manufacturer's recommendations.
      b. A vacuum of 10 in. of mercury shall be drawn on the manhole, the valve on the vacuum line of the test head closed, and the vacuum pump shut off. The time shall be measured for the vacuum to drop to 9 in. of mercury
      c. The manhole shall pass if the time for the vacuum reading to drop from 10 in. of mercury to 9 in. of mercury meets or exceeds the values indicated below:

Minimum Test Times for Various Manhole Diameters in Seconds

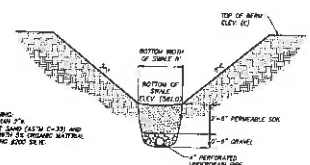
Depth (ft)	Diameter (inches) 48	60
	Time (seconds)	
8 or less	20	26
10	25	33
12	30	39
14	35	46
16	40	52
18	45	59
20	50	65

   5. If the manhole fails the initial test, necessary repairs shall be made by an approved method. The manhole shall then be retested until a satisfactory test is obtained.



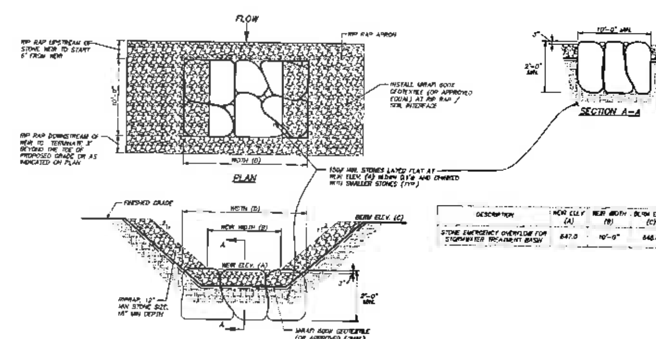
ELEVATION

* NOTE: PERMEABLE FULL DEPTH SOIL TO EXTEND TO FULL BOTTOM AREA OF SWALE



SECTION A–A

DRY SWALE (NYSDEC DESIGN O-1) PERMANENT OUTLET STRUCTURE DETAIL SMP 2.2WQS
(N.T.S.)



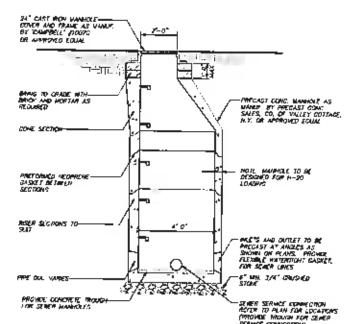
PLAN

SECTION A–A

ELEVATION

DESCRIPTION	WEIR ELEV (A)	WEIR WIDTH (B)	BERM ELEV. (C)	WIDTH (D)
STONE EMERGENCY OVERFLOW FOR STORMWATER TREATMENT BASIN	647.0	10'-0"	648.0	12'

STONE EMERGENCY OVERFLOW DETAIL
(N.T.S.)



MANHOLE DETAIL
(N.T.S.)

NO	DATE	REVISION	BY
1	8-2-19	RESPONSE TO PLANNING BOARD COMMENTS	JFR

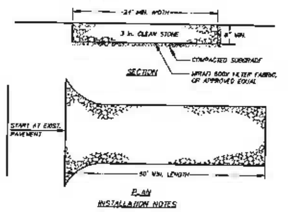
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
BRAEMAR LIVING AT CARMEL
SEMINARY HILL RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING:
DETAILS

PROJECT NUMBER	18726.00	PROJECT MANAGER	J.J.C
DATE	6-26-19	DRAWN BY	A.D.T
SCALE	N.T.S.	CHECKED BY	J.J.C

DRAWING NO. D-3
SHEET 8/9



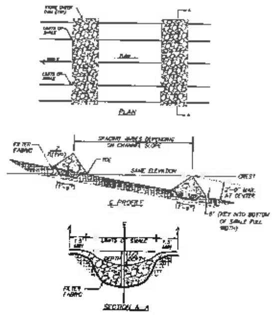
SECTION

PLAN

INSTALLATION NOTES

1. STONE SIZE – USE 3" STONE
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 10 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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



PLAN

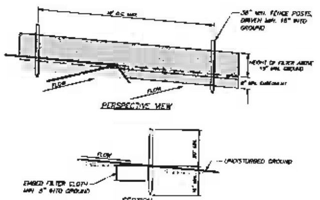
PROFILE

SECTION A–A

NOTES:

1. STONE SHALL BE PLACED ON A FILTER FABRIC FOUNDATION. STONE TO BE WELL-GRADED 2" TO 12" DIAMETER
2. SET SPACING OF CHECK DAMS SO THAT THE ELEVATIONS OF THE CREST OF THE DOWNSTREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
3. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
4. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE LINER AS APPROPRIATE.
5. ENSURE THAT CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONE.

STONE CHECK DAM DETAIL
(N.T.S.)



PERSPECTIVE VIEW

SECTION

CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

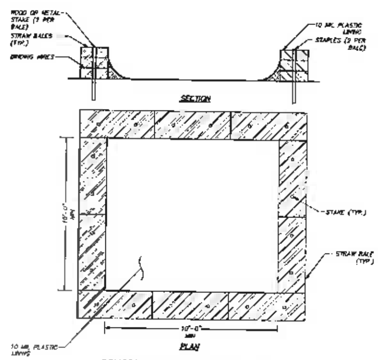
1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD

FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL

PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

SILT FENCE DETAIL
(N.T.S.)



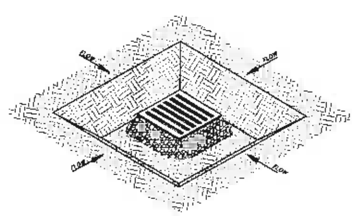
SECTION

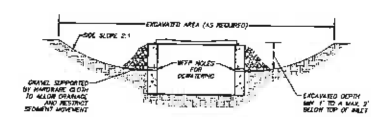
PLAN

CONCRETE WASHOUT AREA DETAIL
(N.T.S.)

NOTES

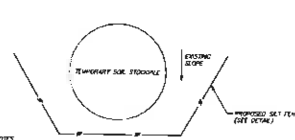
1. TEMPORARY CONCRETE WASHOUT TYPE ABOVE GRADE WILL BE CONSTRUCTED AS SHOWN ABOVE, WITH RECOMMENDED MINIMUM LENGTH AND MINIMUM WIDTH OF 10 FT.
2. THE WASHOUT WILL BE MINIMUM OF 50 FT FROM STORM DRAIN INLETS.
3. PLASTIC LINING WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.





1. CLEAR THE AREA OF ALL DEBRIS THAT WILL HINDER EXCAVATION
2. GRADE APPROACH TO THE INLET UNIFORMLY AROUND THE BASIN
3. WEEP HOLES SHALL BE PROTECTED BY GRAVEL
4. UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA, SEAL WEEP HOLES, FILL EXCAVATION WITH STABLE SOIL TO FINAL GRADE, COMPACT IT PROPERLY, AND STABILIZE WITH PERMANENT SEEDING
5. MAXIMUM DRAINAGE AREA = 1 ACRE

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



NOTES

1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH K31 PERENNIAL TALL FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE

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

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS				MAINTENANCE REQUIREMENTS	
PRACTICE	DAILY	WEEKLY	AFTER RAINFALL	DURING CONSTRUCTION	AFTER CONSTRUCTION
SILT FENCE BARRIER	-	Inspect	Inspect	Clean/Replace	Remove
STABILIZED CONSTRUCTION ENTRANCE	Inspect	-	Inspect	Clean/Replace Stone and Fabric	Remove
DUST CONTROL	Inspect	-	Inspect	Mulching/ Spraying Water	N/A
*VEGETATIVE ESTABLISHMENT	-	Inspect	Inspect	Water/Reseed/ Remulch	Reseed to 80% Coverage
INLET PROTECTION	-	Inspect	Inspect	Clean/Repair/ Replace	Remove
SOIL STOCKPILES	-	Inspect	Inspect	Mulching/ Silt Fence Repair	Remove
SWALES	-	Inspect	Inspect	Clean/Mulch/ Repair	Mow Permanent Grass/Replace/ Repair Rip Rap
CHECK DAMS	-	Inspect	Inspect	Clean/Replace Stones/Repair	Clean/Replace Stones/Repair
CONCRETE DRAINAGE STRUCTURES	-	Inspect	Inspect	Clean Sumps/ Remove Debris/ Repair/Replace	Clean Sumps/ Remove Debris/ Repair/Replace
DRAINAGE PIPES	-	Inspect	Inspect	Clean/Repair	Clean/Repair
ROAD & PAVEMENT	-	Inspect	Inspect	Clean	Clean
*STORMWATER TRAP/BASIN	-	Inspect	Inspect	Clean/Mulch/ Repair/Reseed	See Permanent Stormwater Facilities Maintenance Schedule on Drawing SP-3.1

* Permanent vegetation is considered stabilized when 80% of the plant density is established. Erosion control measures shall remain in place until all disturbed areas are permanently stabilized.

Note: The party responsible for implementation of the maintenance schedule during and after construction is:

Fishkill Realty GP LLC
800 Westchester Ave
Suite S-712
Rye Brook, New York, 10583
and/or the current owner(s) of the subject property.

PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE

PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI-ANNUALLY	YEARLY	EVERY 5 to 10 YEARS
RIP RAP SWALES	Ensure contributing areas clean of debris, no evidence of erosion, & mowing performed.	Inspect for erosion, soil permeability & evidence of flow going around structures.	-	Inspect & clean accumulated sediment.	-
SUBSURFACE STORMWATER COLLECTION SYSTEMS	-	-	Inspect & clean	Inspect, clean, repair and/or replace structures. Remove debris.	-
CATCH BASINS	-	-	Inspect for damage to frame and grate, and pipe inlets/outlets. Clean accumulated sediment in sump.	-	-
GRASS SWALES	Inspect first few months after construction for eroding soils & slumpage & repair immediately	-	Inspect & clean litter & remove debris & litter. Revegetate as needed.	-	Inspect for & remove accumulated sediment
INFILTRATION BASINS, SEDIMENTATION BASIN	Inspect first few months after construction for eroding soils & slumpage & repair immediately	Inspect outlets, inlets & outlets for clogging, eroding soils on the basin berm & embankments, & signs of erosion, & stability and/or repair immediately.	Mow berms and exterior embankments. Remove debris & litter from basins & outlet structures. Remove Sediment if accumulated greater than an 1"	-	Inspect for & remove accumulated sediment

Note: The party responsible for implementation of the maintenance schedule during and after construction is:

Fishkill Realty GP LLC.
800 Westchester Ave
Suite S-712
Rye Brook, New York, 10583
and/or the current owner(s) of the subject property.

REQUIRED POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICE COMPONENTS:

1. Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-15-002), all construction projects needing post-construction stormwater management practices shall prepare a SWPPP that also includes practices designed in conformance with the most current version of the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post-construction stormwater management practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of SWPPP components is provided in accordance with Part III.B.2a-f and III.B.3:
   a. Identification of all post-construction stormwater management practices to be constructed as part of the project; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.
   b. A site map/construction drawing(s) showing the specific location and size of each post-construction stormwater management practice; This plan, and details/notes shown hereon serve to satisfy this SWPPP requirement.
   c. A Stormwater Modeling and Analysis Report including pre-development conditions, post-development conditions, the results of the stormwater modeling, a summary table demonstrating that each practice has been designed in conformance with the sizing criteria, identification of and justification for any deviations from the Design Manual, and identification of any design criteria that are not required. The required analysis is provided in the report titled Amended Stormwater Pollution Prevention Plan for Kent Materials.
   d. Soil testing results and locations. This SWPPP requirement is provided in the report titled Amended Stormwater Pollution Prevention Plan for Kent Materials.
   e. Infiltration testing results. This SWPPP requirement is provided in the report titled Amended Stormwater Pollution Prevention Plan for Kent Materials.
   f. An operations and maintenance plan that includes inspection and maintenance schedules and actions to ensure continuous and effective operation of each post-construction stormwater management practice. The plan shall identify the entity that will be responsible for the long term operation and maintenance of each practice. The Permanent Stormwater Facilities Maintenance Schedule provided on these plans serves to satisfy this requirement.
2. Enhanced Phosphorus Removal Standards – Beginning on September 30, 2006, all construction projects identified in Table 2 of Appendix B that are located in the watersheds identified in Appendix C shall prepare a SWPPP that includes post-construction stormwater management practices designed in conformance with the Enhanced Phosphorus Removal Standards included in the most current version of the technical standard, New York Stormwater Management Design Manual. At a minimum, the post-construction stormwater management practice component of the SWPPP shall include items 2.a – 2.f above. The permanent stormwater practices for this project have been sized according to chapter 10 of the Design Manual Enhanced Phosphorus Removal Standards. Please see 2.a – 2.f above.

REQUIRED EROSION CONTROL SWPPP CONTENTS:

Pursuant to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-15-002), all Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." Where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or operator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1a-l of General Permit GP-0-15-002:

a. Background Information: The subject project consists of the expansion of a contractor's outdoor storage yard.
b. Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.
c. Description of the soils present at the site: Onsite soils located within the proposed limits of disturbance consist of Charlton loam (ChC and ChC), Chatfield-Charlton Complex (CsD), Charlton-Chatfield Complex (CrC), and Leicester loam (LcB), as identified on the Soil Conservation Service NYS Soil Survey. These soil types belong to the Hydrologic Soil Group "B" and "D".
d. Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained hereon outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.
e. Description of erosion and sediment control practices: This plan, and details / notes shown hereon serve to satisfy this SWPPP requirement.
f. Temporary and permanent soil stabilization plan: The Sedimentation and Erosion Control Notes and Details provided hereon identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
g. Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.
h. The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
i. An inspection schedule: Inspections are to be performed twice weekly and by a qualified professional as required by the General Permit GP-0-15-002. In addition the NYSDEC Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.
j. A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris. In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.
k. A description and location of any stormwater discharges associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.
l. Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control." All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."

NO.	DATE	REVISION	BY
1	8-2-19	RESPONSE TO PLANNING BOARD COMMENTS	JFR

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:

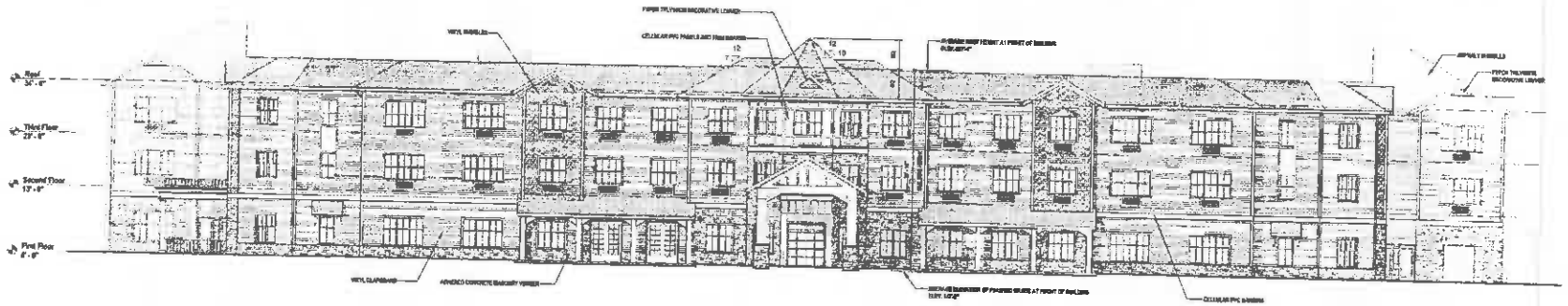
BRAEMAR LIVING AT CARMEL

SEMINARY HILL RD, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

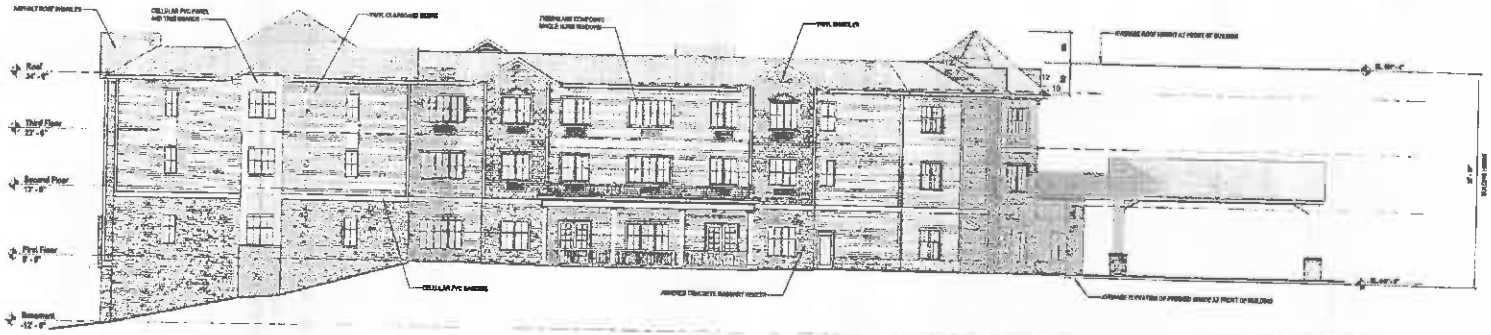
DRAWING

DETAILS

PROJECT NUMBER	18256.00	PROJECT MANAGER	J.J.C	DRAWING NO.	SHEET
DATE	6-26-19	DRAWN BY	A.D.T	D-4	9/9
SCALE	N.T.S	CHECKED BY	J.J.C		



1 Building West Elevation



2 Building North Elevation

2M architects + engineers
236 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.0660 - www.2mpc.com

MARK	DATE	DESCRIPTION
	6-28-19	Planning Board Submission
	7-31-19	Arch. Review

DESIGNED BY: MAM | DRAWN BY: LWB, BKR | CHECKED BY: | RELEASED BY:
PROJECT No.: PR.B1942 | DATE: JUNE 2019 | SCALE: AS SHOWN

FISHKILL REALTY GROUP LLC

BRAEMAR LIVING AT CARMEL
NEW ASSISTED LIVING RESIDENCE

LOT 2, MINOR SUBDIVISION FOR HINCKLEY HOLDINGS, LLC
SEMINARY HILL ROAD
CARMEL, NEW YORK

CONTRACT:

STATUS: REGULATORY REVIEW

SHEET TITLE: BUILDING ELEVATIONS

DRAWING No.: A2.0

SHEET No.: of 100

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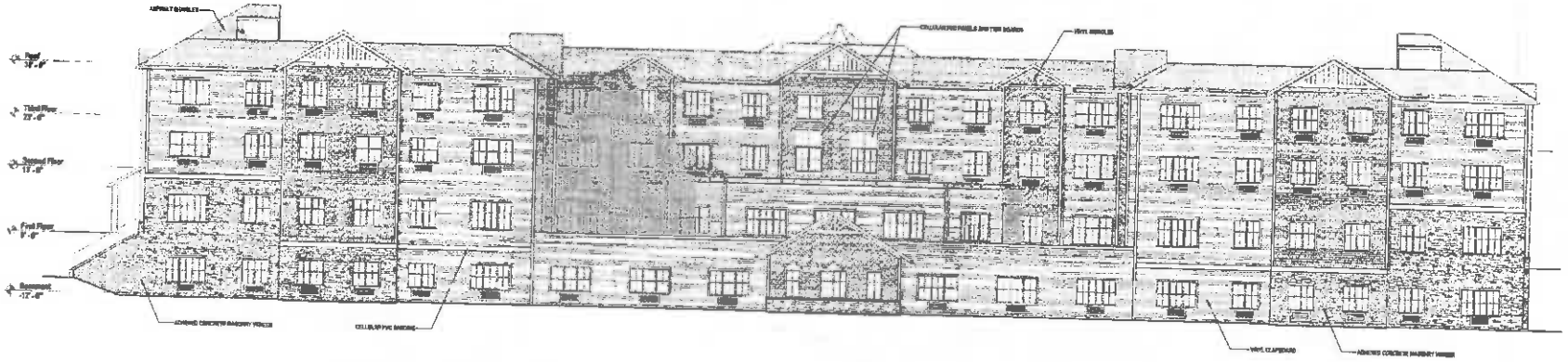
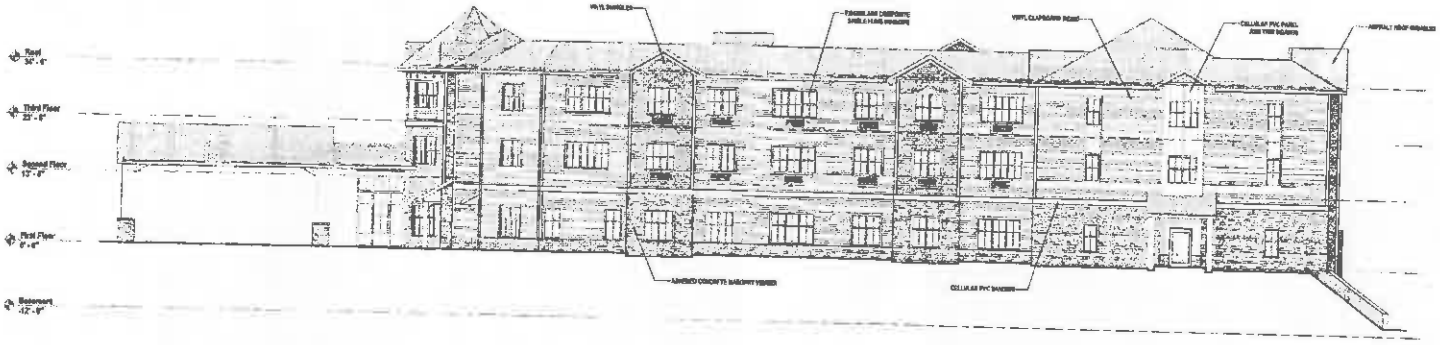


1 Building East Elevation



2 Building South Elevation

2M architects + engineers
338 Broad Hollow Road, 4th Floor East
Melville, NY 11747
631.756.8666 • www.2dm.com

MARK	DATE	DESCRIPTION
	6-26-19	Planning Board Submission
	7-31-19	Arch. Review

DRAWN BY: MJM | CHKD BY: AndDer | APPROVED BY:
PROJECT No: FIS.919022 | DATE: JUNE 2019 | SCALE: AS SHOWN

CLIENT
FISHKILL REALTY GROUP LLC

BRAEMAR LIVING AT CARMEL
NEW ASSISTED LIVING RESIDENCE

LOT 2, MINOR SUBDIVISION FOR
HINCKLEY HOLDINGS, LLC
SEMINARY HILL ROAD
CARMEL, NEW YORK

CONTRACT

REGULATORY REVIEW

SHEET TITLE
BUILDING ELEVATIONS

DRAWING No. A2.1

SHEET No. 100

BIBBO ASSOCIATES, L.L.P.
Consulting Engineers

Timothy S. Allen, P.E.
Sabri Barisser, P.E.

August 2, 2019

Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541-2340

Attn: Mr. Craig Paeprer, Chairman

Re: Proposed 14-Lot Subdivision
Yankee Development, Piggott Road
TM # 76.15-1-12

Dear Members of the Board:

On behalf of the owners of the above captioned property we are hereby requesting an additional 180-day extension of Preliminary Subdivision Approval. This project was granted a 180 day extension until August 15, 2019. Our client is proceeding with the DEP review process and will ultimately subdivide the property if the residential real estate market continues on its positive trend. A check in the amount of $ 1,000 for the renewal fee is enclosed.

We respectfully request to be placed on your earliest available agenda. Should you require any additional information, please feel free to contact me.

Very truly yours,

Timothy S. Allen, P.E.

TSA/mme
Enclosure
cc: Angelo Luppino
Michael Sirignano
File

Trombetta,Rose

From: karlen@bestweb.net
Sent: Tuesday, August 27, 2019 12:51 PM
To: Trombetta,Rose
Subject: bond for 232 east lake blvd - TM - 65.17-1-15

Att. Craig Paeprer,
This is in reference to a bond for construction of a dock at 232 East lake blvd. The dock is complete, if you could please put me on the next available Planning Board Agenda to have it inspected and have the bond returned. Thank you for your help.

Karl thimm
19 Eleanor dr
Mahopac NY 10541
914 490 9502

Karl Thimm
Appliance Sales Plus
914-248-5800
Karl@appliancesalesplus.com

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

August 7, 2019

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

RE: Union Valley Cemetery
730 Union Valley Road
Town of Carmel
TM# 76.16-1-8

Dear Chairman Paeprer and Members of the Board:

Please find enclosed the following plans and documents in support of a regrading application for the above referenced project:

- Grading Plans (2 Sheets), dated August 7, 2019. (5 copies)
- Regrading Application, July 31, 2019. (5 copies)
- Disclosure Statement (5 Copies)
- SEQRA Short EAF, dated July 31, 2019. (5 copies)
- A $300.00 check for the Regrading Application Fee (Under 2 Acres) will follow under separate cover from the applicant.

Please place the project on the agenda for the September 11, 2019 Planning Board meeting for a discussion of the project with the Board.

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/kms

Enclosures

Cc: Wendy Erickson

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

TOWN OF CARMEL

PLANNING BOARD

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

REGRADING APPLICATION

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

PROPERTY ADDRESS: 730 Union Valley Road **TAX MAP #** 76.16-1-8

DATE SUBMITTED: _____ **COMMERCIAL:** _____ **RESIDENTIAL:** _____ **OTHER:** Cemetery

NAME OF APPLICANT: Union Valley Church/Cemetery **TELEPHONE NUMBER:** 845 628 8159

APPLICANT'S ADDRESS: 730 Union Valley Road

APPLICANT'S SIGNATURE: Kelly Hickson President & Trustee **EMAIL:** worthingtonlabradors03@gmail.com

NAME OF PRESENT OWNER (IF DIFFERENT FROM APPLICANT: _____

ADDRESS _____ **TELEPHONE NUMBER:** _____

PROJECT PROFESSIONAL ENGINEER OF RECORD: _____

ADDRESS: 3 Garrett Place **TELEPHONE NUMBER:** 845 225 9690

EMAIL: jcontelmo@insite-eng.com **SIZE OF LOT:** 4.56

DESCRIPTION OF PROPOSED WORK & PURPOSE: The proposed project includes the regrading of the northern portion of Union Valley Cemetery as well as the removal of trees and vegetation.

****

REFER TO ATTACHED TOWN OF CARMEL CODE A FOR FURTHER REGULATIONS AND REQUIREMENTS.

AMOUNT OF FEE PAID:

(UP TO 2 ACRES $300.00)	$ 300
(FROM 2 TO 5 ACRES - $600.00)	$ _____
(OVER 5 ACRES $900.00 PLUS $40.00/ACRE)	$ _____

Short Environmental Assessment Form
Part 1 - Project Information

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

Name of Action or Project:
Union Valley Cemetery

Project Location (describe, and attach a location map):
730 Union Valley Road, Town of Carmel, Putnam County

Brief Description of Proposed Action:
The proposed project includes the regrading of the northern portion of Union Valley Cemetery as well as the removal of trees and vegetation.

Name of Applicant or Sponsor:	Telephone: 845 628 8159
Union Valley Church	E-Mail: worthingtonlabradors03@gmail.com

Address:
730 Union Valley Road

City/PO:	State:	Zip Code:
Mahopac	NY	10541

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:	☑	☐

3. a. Total acreage of the site of the proposed action? 4.6 acres
   b. Total acreage to be physically disturbed? 0.7 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 4.6 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☑ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): Cemetery
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☑	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☑	☐

	NO	YES
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	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____	☑	☐

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
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?	☐	☑
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: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☑ Forest ☐ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
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? Northern Long-eared Bat	☐	☑
16. Is the project site located in the 100-year flood plan?	☑	☐
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?	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: Storm water will flow towards Sandy Street and ultimately drain to pond.	☑	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	☑	☐
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:	☑	☐
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:	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Jeffrey Contelmo, PE Date: 7/31/2019

Signature: Title: Sr. Principal Engineer

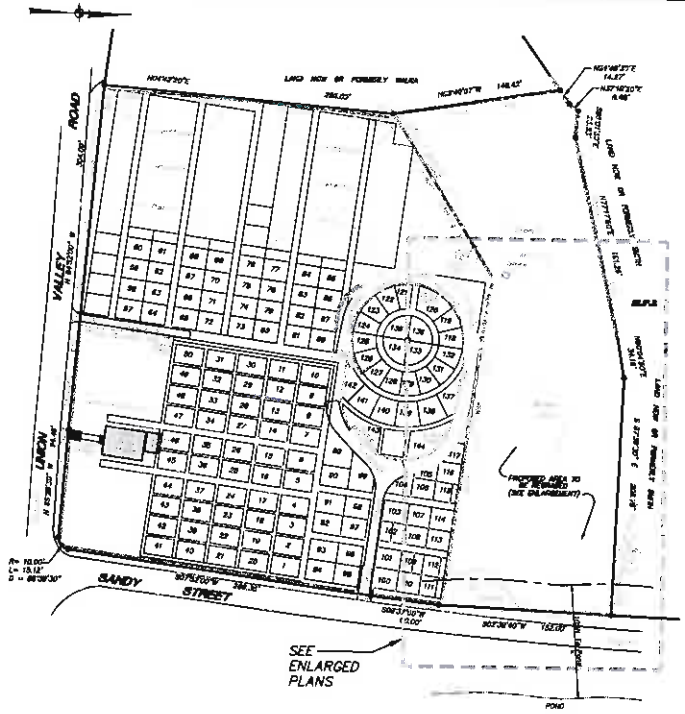
PRINT FORM

EAF Mapper Summary Report

Friday, July 26, 2019 7:31 AM

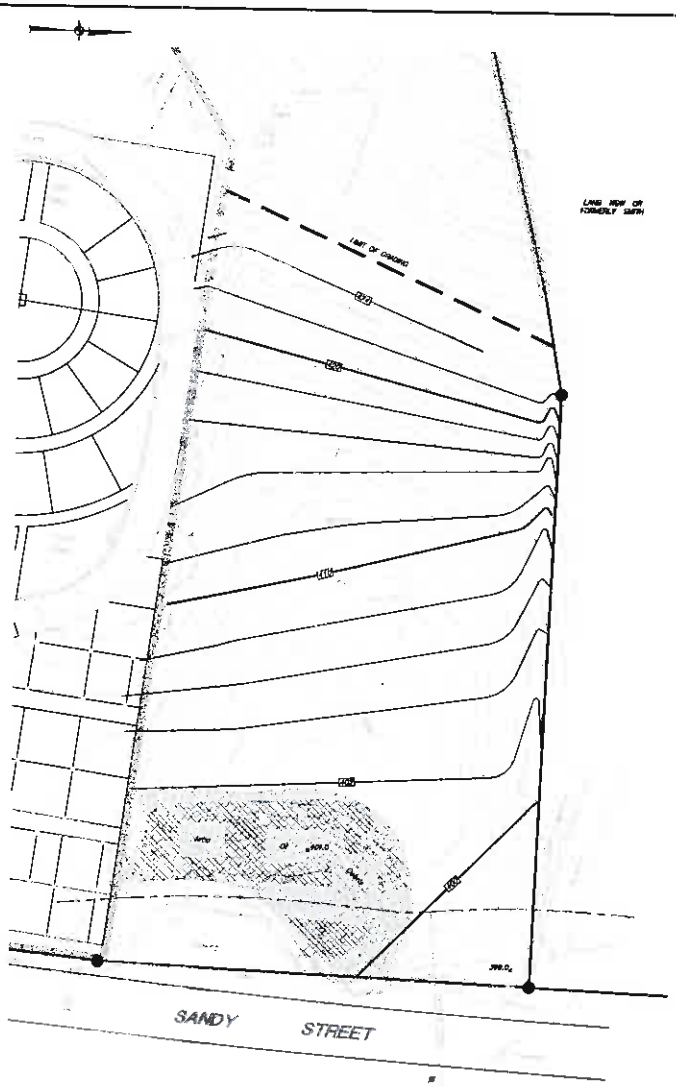
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



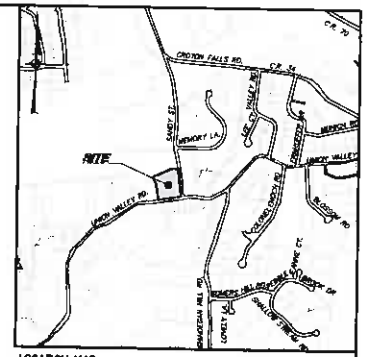
OVERALL PLAN
SCALE: 1" = 50'

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



REGRADING PLAN
SCALE: 1" = 20'

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



LOCATION MAP SCALE: 1" = 1,000'±

OWNER/APPLICANT:

Union Valley Church
730 Union Valley Road
Mahopac, NY 10541

SITE DATA:

Zone: R-Residential
Total Acreage: 4.36 AC.±
Tax Map No.: 75.16-1-9

GENERAL NOTES:

1. Existing property boundaries, features and topography shown hereon are taken from map entitled "Topographic Survey of Property Situate in Town of Carmel, Putnam County, New York" prepared by Link Surveyors P.C. dated December 7, 2006.

NO.	DATE	REVISION	BY

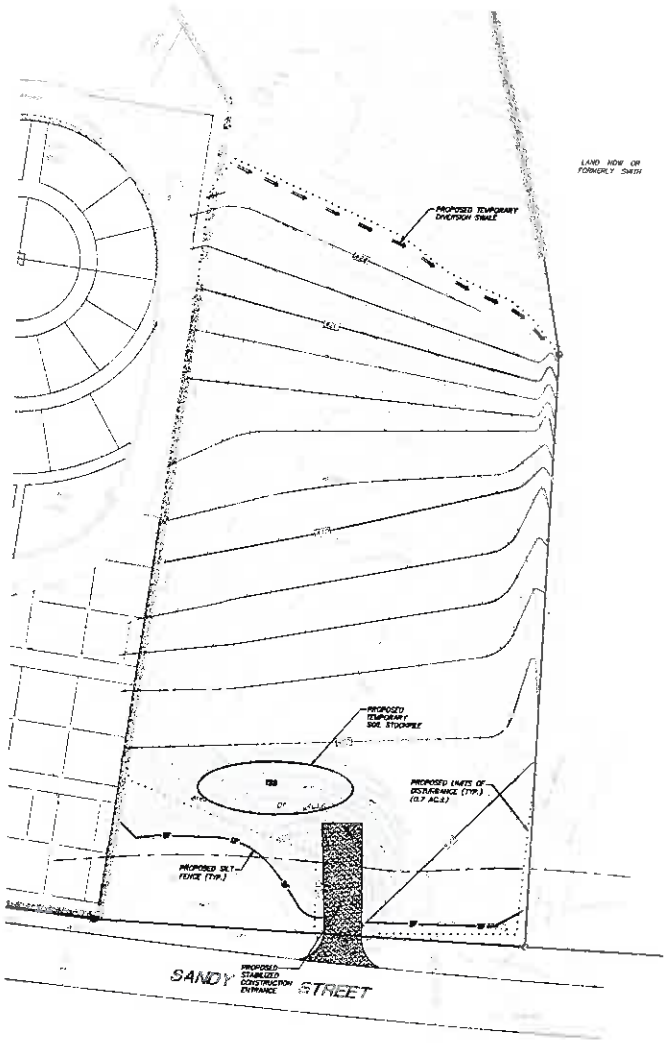
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-3717 fax
www.insite-eng.com

PROJECT:
UNION VALLEY CEMETERY
730 UNION VALLEY ROAD, TOWN OF CARMEL, PUTNAM COUNTY, NY

DRAWING:
OVERALL PLAN & ENLARGED GRADING PLAN

PROJECT NUMBER	19188.100	PROJECT MANAGER	J.J.C.
DATE	06-07-19	DRAWN BY	M.E.U.
SCALE	AS SHOWN	CHECKED BY	K.M.S.

DRAWING NO. GP-1
SHEET 1 / 2



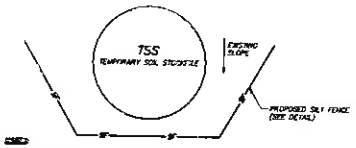
EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 20'

EROSION & SEDIMENT CONTROL NOTES:

1. The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
2. All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment deposition within, maximum soil erosion and sediment control practices shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
3. Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be confined to the areas required to perform construction. No more than 5 acres of unstabilized soil shall be exposed at any one time.
4. When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures shall be initiated by the end of the next business day and completed within seven (7) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
5. Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
6. All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Hybrid" winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
7. Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetative cover in combination with a cellulose mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (loam stockpile area) and be seeded and mulched as follows:
   - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:

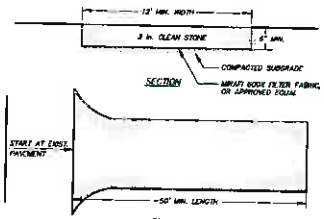
Kentucky Bluegrass	20%
Creeping Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%

   - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be spotted and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
8. Grass buffer may be applied by other acceptable or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specification, Construction and Material, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
9. Cut or fill slopes steeper than 3:1 shall be stabilized immediately after grading with Curlex I Single Net Erosion Control Blanket, or approved equal.
10. Paved roadways shall be kept clean at all times.
11. The site shall at all times be graded and mechanical path that all stormwater runoff is directed to soil erosion and sediment control facilities.
12. All storm sewerage outlets shall be stabilized, as required, before the discharge points become operational.
13. Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
14. Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to ensure that chemical, temporary and permanent ditches and pipes are clear of debris, that underdrains and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
15. Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
16. Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
17. All fills shall be placed and compacted in 8" lifts to provide stability of material and to prevent settlement.
18. The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
19. As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
20. Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.



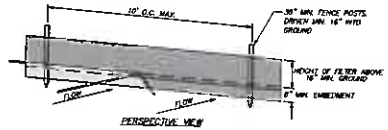
NOTES:
1. AREA CHOSEN FOR STOCKPILE LOCATION SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE IMMEDIATELY SEEDED WITH KBI PERENNIAL RAY FESCUE.
4. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED ON THE DOWNGRADIENT SIDE.

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



INSTALLATION NOTES:
1. STONE SIZE – USE 3" STONE
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY.)
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

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



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE
1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUAL
PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL

SILT FENCE DETAIL
(N.T.S.)

GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

NO.	DATE	REVISION	BY

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PROJECT:
UNION VALLEY CEMETERY
330 UNION VALLEY ROAD, TOWN OF CARMEL, PUTNAM COUNTY, NY

DRAWING:
EROSION & SEDIMENT CONTROL PLAN

PROJECT NUMBER	19188.100	PROJECT MANAGER	J.J.C.
DATE	08-07-19	DRAWN BY	M.E.U.
SCALE	AS SHOWN	CHECKED BY	K.M.S.

DRAWING NO. GP-2 SHEET 2 / 2