

**KENNETH SCHMITT**  
*Town Supervisor*

**TOWN OF CARMEL**  
**TOWN HALL**

**ANN SPOFFORD**  
*Town Clerk*

**FRANK D. LOMBARDI**  
*Town Councilman*  
*Deputy Supervisor*

**60 McAlpin Avenue**  
**Mahopac, New York 10541**  
**Tel. (845) 628-1500 • Fax (845) 628-6836**  
**[www.carmelny.org](http://www.carmelny.org)**

**KATHLEEN KRAUS**  
*Receiver of Taxes*

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

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

**TOWN BOARD WORK SESSION**  
**Wednesday, March 23, 2016 7:00pm**

---

**Pledge of Allegiance – Moment of Silence**

**6:45pm Executive Session**

1. Michael Spain, Kieran Boyle, Spain Insurance Agency – Discussion of Existing Claims

**Town Board Work Session:**

1. Review Town Board Minutes March 9 & 16, 2016
2. David Warne, Deputy Commissioner, NYC DEP – Discussion of East of Hudson Consolidation Facility
3. Randy Tompkins, President, Board of Directors, MFVFD, John Mulvaney, Member, MFVFD – Consider Request to Purchase 2016 Smeal Tanker Pumper
4. John Folchetti, PE, Engineering Consultant – Consider Request to Accept Proposal for Hydro Raking – Lake Secor Park District
5. James Gilchrist, Director of Recreation and Parks – Consider Request for Director of Recreation and Parks and Senior Recreation Leader to Attend NYMIR Seminar - Playground Equipment Inspection & Maintenance/Managing Recreation Liability & Facility Users on April 12, 2016 at the Town of Tarrytown Senior Center, Tarrytown, New York (no cost to Town)
6. Consider Additions and Deletions to the Active List of the Mahopac Volunteer Fire Department
7. Consider Renewal of Contract with Putnam County Office of Real Property for Preparation of Tentative Assessment Rolls
8. John Karell, Jr., PE - Consider Request to Re-grant Open Development – Dawn Lot 5 Realty Subdivision TM #53.-2-28
9. Michael Simone, Highway Superintendent – Consider Advertise for Bids for Tree Felling and Trimming
10. Michael Simone, Highway Superintendent – Discussion of 2016 Capital Projects
11. Mary Ann Maxwell, Town Comptroller – Year End 2015 General/Highway Fund Balance Analysis
12. Consider 30 Day Waiver of Notice of Requirement in Section 64 of the New York State ABC Law with Respect to a Liquor License for Lake View Bistro, Inc. d/b/a Lake View Bistro

- **Public Comment (Three (3) Minutes on Agenda Items Only)**
- **Town Board Member Comments**

**Open Forum:**

- **Public Comments on New Town Related Business (Three (3) Minutes Maximum per Speaker for Town Residents, Property Owners & Business Owners Only)**
- **Town Board Member Comments**
- **Adjournment**



Work Session # 2

# **Town of Carmel Update**

---

## **East of Hudson Consolidated Facility**

**March 23, 2016**

1. Introductions
2. Overview
  1. Water Supply
  2. Directorates
3. DEP Facilities for Consolidation
4. Space Requirements
5. Consolidated Facility Locations
6. Next Steps
7. Open Discussion

The mission of the Bureau of Water Supply is to reliably deliver a sufficient quantity of high quality drinking water and to ensure the long term sustainability of the delivery of this most valuable resource in order to promote public health, economic development, and quality of life of the City of New York

- The Eight Directorates within the Bureau of Water Supply are:
  - Source Water Operations
  - Water Treatment Operations
  - Water Quality
  - Watershed Protection Programs
  - Compliance
  - Management Services & Budget
  - Planning
  - Reservoir Releases Policy Development



# NYC Watershed Areas



- Primarily a surface water supply
- 19 reservoirs & 3 controlled lakes
- System Capacity: 580 billion gallons
- Serves 9 million people (1/2 of population of New York State)
- Delivers approx. 1.1 billion gallons per day
- Source of water is a 2,000 square mile watershed in parts of 8 upstate counties
- Operated and maintained by NYCDEP

# Source Water Operations

- Manage the daily delivery of 100% of New York City's drinking water (~1.1 BG)
- Ensure City's compliance in accordance with the provisions of the Supreme Court decree of 1954
- Responsible for maintenance of infrastructure to include
  - Over 280 water supply facilities
  - 36 shafts
  - 57 bridges & 99 miles of roads
  - 300 miles of Aqueducts
  - 7 wastewater treatment facilities, including Mahopac WWTP
  - 29 water supply dams, 69 small dams acquired through land acquisition program



- Maintenance and control of the Catskill and Delaware Aqueducts
- Water treatment facilities at Shaft 9 DA (dechlorination with sodium bisulfate) and Shaft 10 DA (chlorination with sodium hypochlorite)
- Operate and maintain three pumping stations, including Croton Falls Pump Station
- Operate and maintain twelve water supply dams and three controlled lakes
- Maintaining compliance with DEC Reservoir Stream Release Program at 10 reservoirs
- Maintain 35,000 acres of city land





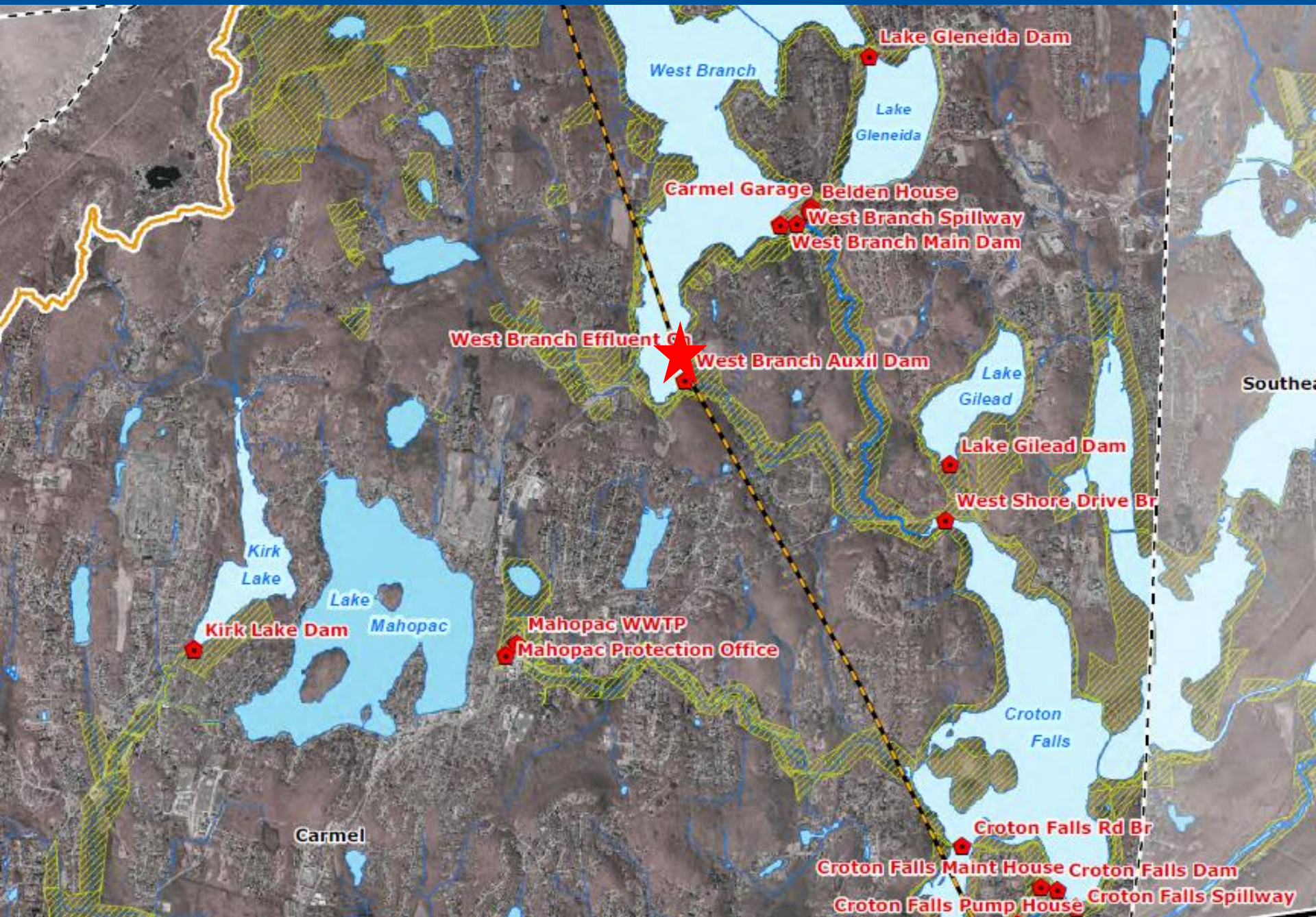
# DEP Facilities in Carmel

- Shafts 10 of the Delaware Aqueduct
  - *12 staff*
- West Branch Reservoir Main and Auxiliary Dams
- Croton Falls Reservoir Dam and Croton Falls Pumping Station
- Carmel Field Maintenance Barn
  - *10 staff*
- Lake Gilead and Dam
- Lake Gleneida and Dam
- Kirk Lake and Dam
- Mahopac WWTP
  - *6 staff*





# DEP Facilities in Carmel

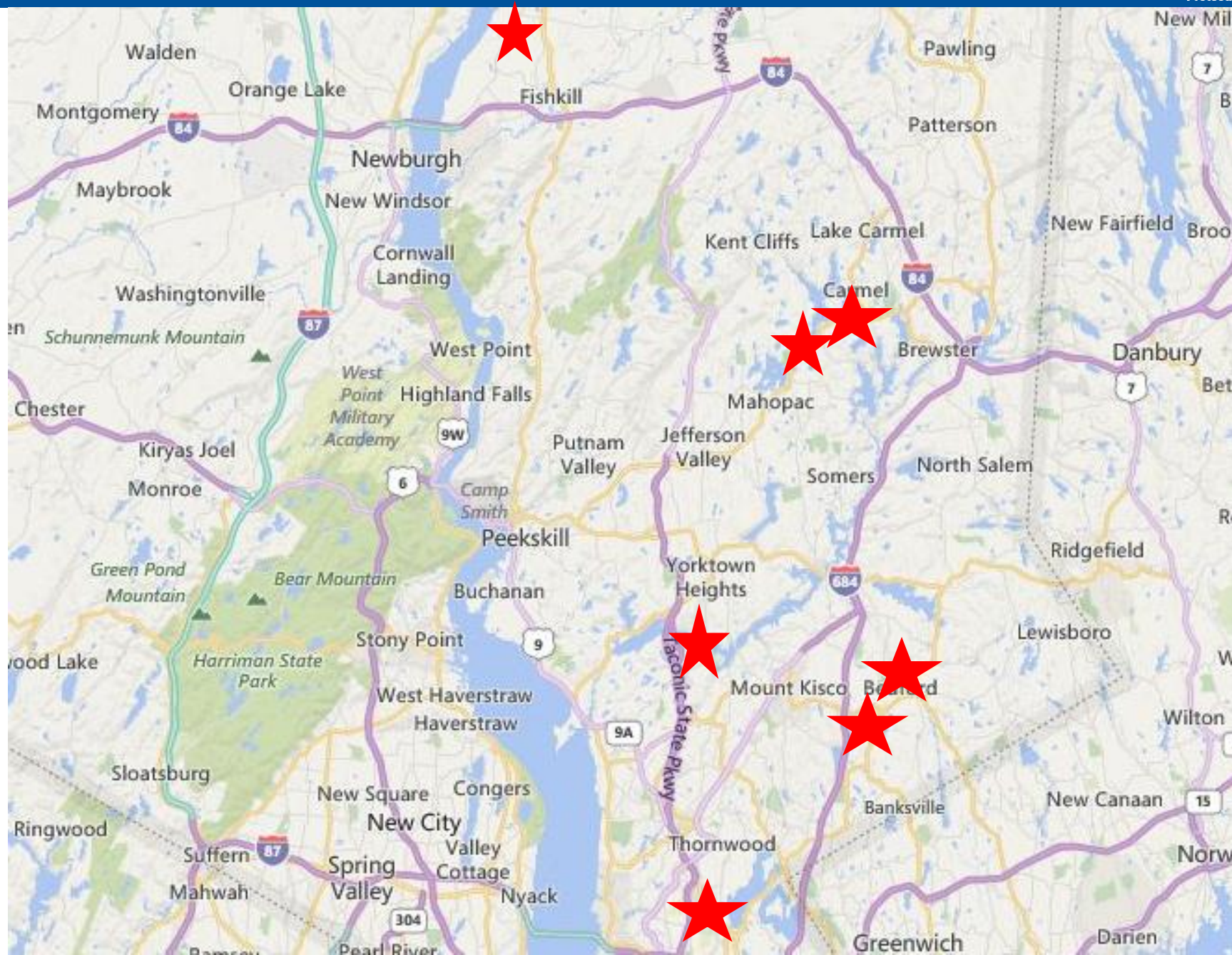


# Workgroups to be Consolidated

Unit	Number of Staff	Current Location
TOS/Shaft Maintenance/HAZMAT	19	Hudson River Pumping Station, Wappingers
Electrical Shop	3	Croton Lake Gatehouse, Yorktown
Field maintenance	8	Belden Road, Carmel
Lands/Tree Task Force/ Surveyors/Management/ NRM/EHS	27	Shaft 10 Trailers, Carmel
Fleet Maintenance Garage	3	Cross River Garage, Bedford
Administrative staff	7	Jay Street, Katonah
Dam Safety Staff	3	Columbus Avenue, Valhalla
Job Order Contracting staff	6	Columbus Avenue, Valhalla
Total	76	



# Location Map





# Hudson River Pumping Station





# Croton Lake Gatehouse







# Shaft 10 Trailers





# Cross River Garage









- Allow DEP Staff to Vacate temporary facilities
  - Shaft 10 Trailers
- Vacate old spaces not intended for current purposes
  - Cross River Fleet Garage
- Improve supervision of staff by consolidating reporting locations

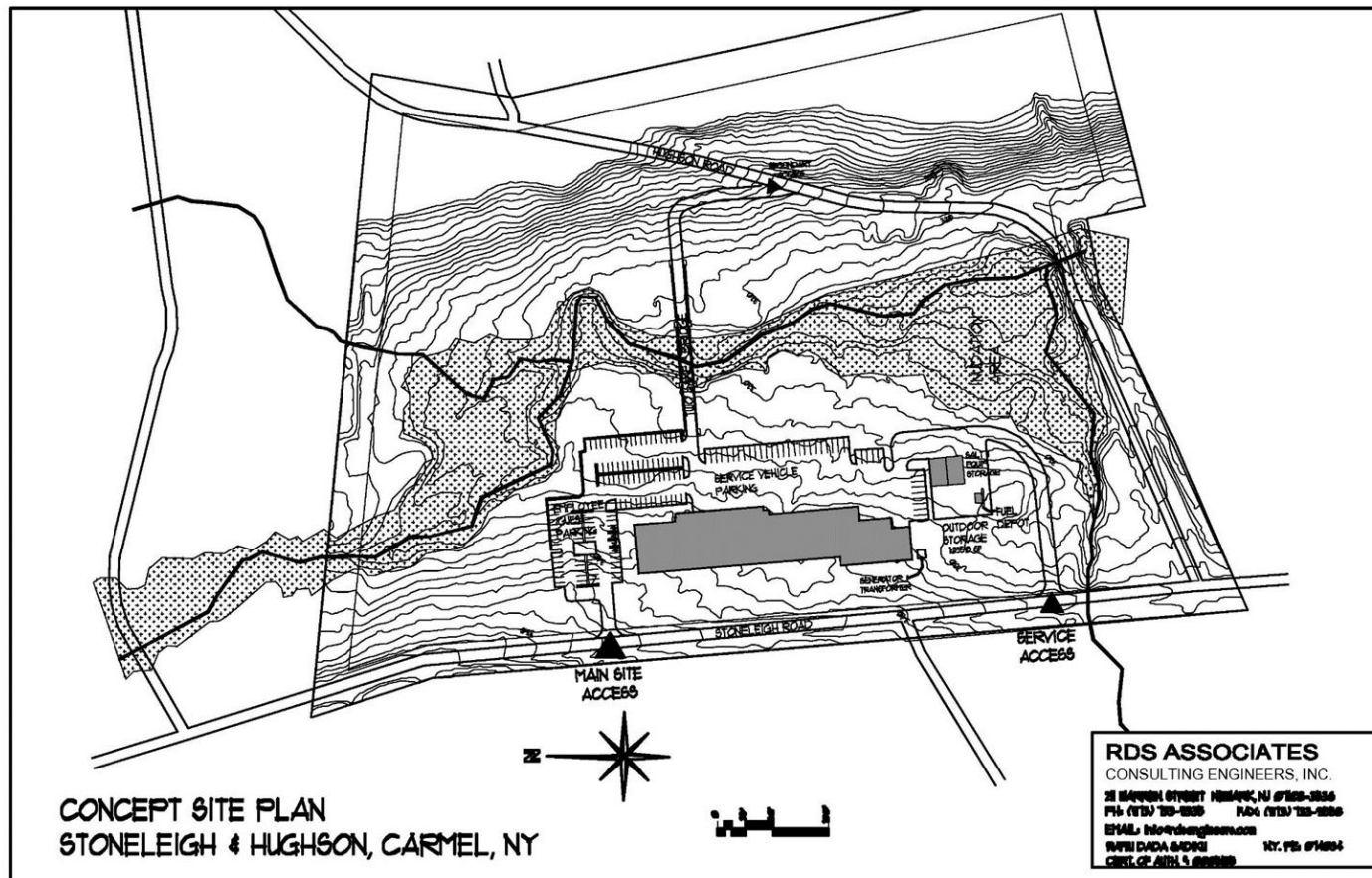


# Space Requirements

SPACE NAME	NET AREA	GROSS
	S.F.	FACTOR
ENCLOSED OFFICES	5,090	7,126
WORKSTATIONS / CUBICLES	4,195	5,873
COMMON AREAS	11,274	15,783
EQUIPMENT AREAS	22,977	32,168
MECH SHOP W/ SPECIAL EXHAUST NEEDS	5,650	7,910
VEHICLE MAINTENANCE	4,400	6,160
PARKING INDOOR	3,360	4,704
<b>BUILDING AREA SUB TOTAL</b>	<b>56,946</b>	<b>79,724</b>
PARKING OUTDOOR	38,880	54,432
OUTDOOR STORAGE	10,350	14,490
<b>OUTDOOR AREA SUB TOTAL</b>	<b>49,230</b>	<b>68,922</b>
TOTALS	106,176	148,646
EXPANSION ALLOWANCE	10%	14,864.58
<b>TOTAL DEVELOPMENT AREA INC. EXPANSION ALLOWANCE</b>		<b>163,510</b>

# Consolidated Facility Location Options

- 2014 Feasibility Study considered:
  - Lease existing
  - Purchase existing
  - Build new on DEP lands





# Next Steps for DEP

- Complete analysis for lease/buy/build options
  - Life cycle costs
  - Schedule
  - Regulatory constraints
- Continue to identify available properties
- Select option to be pursued
- Implement selected option through NYC Dept. of Administrative Services



# Thank You...

Visit the DEP website at  
[www.nyc.gov/dep](http://www.nyc.gov/dep)

Follow us on Facebook  
for more info about events  
and projects, photos and  
other watershed updates:  
[facebook.com/nycwatershed](https://facebook.com/nycwatershed)



Pasquerello, Anne

---

**Subject:** FW: Mahopac Falls Volunteer Fire Department  
**Attachments:** FD Section 147 town approval.docx; Volunteer IRS Requirements 020911.docx

---

**From:** John [<mailto:john.mulvaney@comcast.net>]  
**Sent:** Saturday, March 12, 2016 9:07 PM  
**To:** Pasquerello, Anne  
**Subject:** Mahopac Falls Volunteer Fire Department

Anne Pasquerello

By way of an introduction, my name is John Mulvaney a Life Member of the Mahopac Falls Volunteer Fire Department.

"The Falls" Fire Department is in the process of purchasing a 2016 Smeal Tanker Pumper to be placed in service sometime around Labor Day. We have the opportunity to finance the purchase with Municipal monies from Community Leasing Partners a division of Community First National Bank at a below market rate of 2.57% fixed for 5 years.

In order to obtain such a favorable rate there are IRS requirements which must be met, as defined in the attached [Volunteer IRS Requirements](#).

1. I have contacted both the [Mahopac News](#) as well as the [Putnam County Courier](#) to publish the appropriate legal notice, announcing a public meeting at our firehouse on April 7, 2016.
2. We are asking that Supervisor Schmitt sign the attached [FD Section 147 town approval](#) document which must be on the towns' official letterhead.

We at "the falls" have requested this assistance from the town board with several of our past capital purchases; and with the board's assistance we have managed to obtain Municipal monies at below market rates. If you have any questions please contact me at 845 661 3925. If need be Randy Tompkins, President of the Board of Directors and myself are available to attend the work session scheduled for the 23rd.

Thank you for your assistance.

John Mulvaney

## Section 147(f) Approval and Written Agreement

The undersigned Official of the Town of Carmel, County of Putnam, State of New York (hereinafter referred to as "Municipality") pursuant to section 147(f) of the Internal Revenue Code of 1986, as amended (the "code"), hereby approves the entering by the Mahopac Falls Volunteer Fire Department of an Agreement in an aggregate principal amount not to exceed \$540,048 to finance equipment consisting of a 2016 Smeal Pumper Tanker which will be located at the fire house of the Mahopac Falls Volunteer Fire Department. **This approval does not in any way constitute any financial involvement or obligation of the Municipality.**

Furthermore, this document acknowledges that for consideration, the receipt and sufficiency of which are hereby acknowledged, the Mahopac Falls Volunteer Fire Department has provided firefighting and other services to the Municipality for many years and the Mahopac Falls Volunteer Fire Department hereby agrees to meet the requirement to continue to provide fire fighting and other services for the Municipality.

Dated as of \_\_\_\_\_

Mahopac Falls Volunteer Fire Department

Town of Carmel

\_\_\_\_\_  
Randall J. Tompkins

\_\_\_\_\_  
Kenneth Schmitt

President, Board of Directors

Town Supervisor





---

## IRS REQUIREMENTS FOR VOLUNTEER FIRE DEPARTMENTS

---

Volunteer Fire Departments qualify as issuers of tax-exempt obligations if they meet certain requirements set forth by the Internal Revenue Code. Proceeds from these obligations may only be used to purchase a **fire truck** or to build or renovate a **fire station**.

**To become “qualified,” the Volunteer Fire Department must:**

- Have a written agreement to provide fire fighting services with the city/town/county; and,
- Be the only provider of fire fighting services in their area or have been providing fire-fighting services to the area continuously since 1981.

**A qualified Volunteer Fire Department must satisfy the following requirements:**

1. Publish a notice in a local publication and have a meeting no sooner than fourteen (14) days after the notice appears in the paper. The Volunteer Fire Department will need to provide either the actual newspaper or an affidavit from the publishing company. This affidavit must include a copy of the article and the date of publication. A sample Notice of Public Hearing is attached.
2. Provide a resolution signed by both an official of the governing body for whom the Volunteer Fire Department provides fire-fighting services and the Volunteer Fire Department. This resolution is attached in the form of the Section 147(f) Approval and Written Agreement. Please note, by signing the Section 147(f) Approval and Written Agreement, the governing body is not financially obligated to this transaction.

# Notice of Public Hearing

**To be published in the local newspaper at least 14 days prior to the meeting**

## **ON THE PROPOSED FINANCING BY [Name of Department]**

NOTICE IS HEREBY GIVEN that the [Name of Department] located in \_\_\_\_\_ [City, County and State of Lessee] (the Issuer), will meet on \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ m., at the \_\_\_\_\_, for the purpose of holding a public hearing pursuant to the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, on a proposal that the Issuer enter into an agreement in order to finance certain equipment. The equipment to be financed consists of \_\_\_\_\_ and will be located at \_\_\_\_\_.

To finance the costs of such equipment and to pay costs and expenses incidental to the financing, the Issuer proposes to enter into a loan agreement in the maximum aggregate principal amount of [Amount of Loan]. The Issuer will be required to pay all taxes on the equipment. The rental payments due pursuant to the loan agreement will be secured by a security interest in the equipment.

All persons interested may appear and be heard at said time and place or may file written comments with the [Name of Department] prior to the date of hearing set forth heretofore.

Dated: \_\_\_\_\_

**BY ORDER OF [NAME OF DEPARTMENT]**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Typed Name and Title

### **PUBLICATION DATES:**

At least once 14 days prior to the meeting date.

Attested By: \_\_\_\_\_

## **Section 147(f) Approval and Written Agreement**

---

The undersigned Official of \_\_\_\_\_ (hereinafter referred to as "Municipality") pursuant to section 147(f) of the Internal Revenue Code of 1986, as amended (the "code"), hereby approves the entering into by [Name of Department] of an Agreement in an aggregate principal amount not to exceed \$[Amount of Loan] to finance equipment consisting of [Equipment] which will be located at the fire house of the [Name of Department]. **This approval does not in any way constitute any financial involvement or obligation of the Municipality.**

Furthermore, this document acknowledges that for consideration, the receipt and sufficiency of which are hereby acknowledged, the [Name of Department] has provided fire fighting and other services for the Municipality for many years and [Name of Department] hereby agrees to meet the requirement to continue to provide fire fighting and other services for the Municipality.

Dated as of \_\_\_\_\_

**[Name of Department]**

**Municipality**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature of Member of Municipality

\_\_\_\_\_  
Typed Name and Title

\_\_\_\_\_  
Typed Name and Title

Richard J. Franzetti, P.E.  
Town Engineer



(845) 628-1500  
(845) 628-2087  
Fax (845) 628-7085

**Office of the Town Engineer**  
60 McAlpin Avenue  
Mahopac, New York 10541

## MEMORANDUM

---

**To:** Carmel Town Board

**From:** Richard J. Franzetti P.E. Town Engineer

**Date:** March 10, 2016

**Re:** Hydro Raking at Lake Secor

---

In accordance with the Town of Carmel Procurement Policy, Karl Brenner of the Lake Secor Park District (LSPD) Advisory Board obtained the attached quotes to perform annual Hydro Raking. The prices are as follows:

Aquatic Control Technology (Solitude Lake Management)	\$5,600.00
Aquatic Technologies, Inc.	\$4,785.00

This Department requested that both organizations provide multi-year proposals for these services. Only Aquatic Control Technology has provided the Engineering Department with the attached 5 year proposal. The costs are as follows:

- 2016, 2017, ,2018, \$5,600 per year (total for 2016, 2017 and 2018 is \$16,800), and
- 2019 and 2020 is \$5,900.00 per year. (total for 2019 and 2020 is \$11,800)

The total cost for the 5 year service is \$28,600.00. It should be noted that Aquatic Control Technology has been performing this professional service adequately for the LSPD since 2006. Therefore, this Department recommends that this multi-year proposal be accepted.

The cost for this service was included in the LSPD 2016 budget (contractual expense line 404.7140.0040). See attached email.

Based upon the above, we recommend that the Town Board authorize Aquatic Control Technology to perform this work.

I ask that this matter be placed on the next available Town Board Work Session.



February 8, 2016

Richard J. Franzetti, P.E, BCEE, LEED AP Town Engineer  
TOWN OF CARMEL  
60 McAlpin Avenue  
Mahopac, NY 10541  
(845) 628-1506  
rjf@ci.carmel.ny.us

**Re: 2016 Aquatic Management Program at Lake Secor**

---

Dear Richard:

Please accept this as our 2016 Proposal/Agreement for mechanical services for Lake Secor. The hourly charge rate for the hydro-rake is \$200/hr. and the mobilization / demobilization fee is \$1,600. We require a minimum of 20 hours of work, but we anticipate having more as has been the case in the past. Please give us an estimate of the total hours as soon as possible. We will expect to coordinate the project directly with you, unless you advise us differently.

The hourly hydro-rake service fee of \$200 and mobilization / demobilization fee of \$1,600 will remain the same through 2018. The hourly hydro-rake service fee would increase to \$205 and the mobilization / demobilization fee would increase to \$1,800 for years 2019 and 2020.

If the Town of Carmel –Lake Secor Park District elects to have SOLitude prepare the supporting project description information to accompany the permit application filing the additional service fee would be \$750. If SOLitude is employed to prepare the supporting project data and facilitate the filing process of the permit application to NYS DEC the service fee would be \$1,600. Additional time spent to conduct surveys, if required by the NYS DEC, would be an additional service cost.

Please sign and return the enclosed Standard Agreement for the work and return a copy to our office by February 26, 2016, so that we can assure you preferential scheduling. If you have any questions or comment please feel free to call or email me. We appreciate your past business and look forward to continuing a successful management program on Lake Secor.

Sincerely,

SOLitude Lake Management

A handwritten signature in blue ink that reads "Jeffrey J. Castellani".

Jeffrey J. Castellani  
Director of Mechanical Operations

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



### STANDARD AGREEMENT #1015-16

This AGREEMENT dated this 8<sup>th</sup> day of February 2016 by and between SOLITUDE LAKE MANAGEMENT, LLC hereinafter referred to as the 'CONTRACTOR' and RICHARD J. FRANZETTI, TOWN ENGINEER for the Lake Secor Park District in Carmel, NY hereinafter referred to as the 'CLIENT' for the products and/or services to be provided by the CONTRACTOR as described below:

Product / Service (pricing 2016, 2017 & 2018)	No. Hrs. / Units	Hrs. / Unit Cost	Amount
Hydro-rake & Operator	20 hrs.	\$200 hr.	\$4,000
Equipment Mobilization / Demobilization			\$1,600
OPTIONAL: Preparation of supporting project data and filing of NY DEC Permit Application	1	\$1,600	\$1,600
OPTIONAL: Preparation of supporting project data to accompany permit application	1	\$750	\$750

The estimated total cost of the work is **\$5,600** and shall not be exceeded without prior approval from the CLIENT (estimate project cost does not include permit application preparation and submittal service fee). The work shall be tentatively performed early June, 2016 (conditions permitting).

The CLIENT shall be fully responsible for:

1. Procuring and compliance with all Federal, State and Local permits and approvals for the work.
2. Trucking/disposal of all material deposited along the water edge, to a permanent upland disposal.
3. Identifying a project liaison and providing our Operator with guidance/direction as to the work (i.e. specific area to be hydro-raked, amount of time spent in each area, etc.).
4. Arranging for all shore-based disposal work. If necessary, making arrangements for material to be removed from the off-loading site to allow the hydro-raking work to continue.
5. Making arrangements for and payment of all repairs and restoration to the shoreline off-loading sites at property.

Additional conditions mutually agreed to by the CONTRACTOR and the CLIENT include:

- Payment is due in full within 30 days of receipt of an invoice.

The CLIENT further certifies the area to be free of all wires, cables, water intakes, or other underwater obstructions.

SOLITUDE will rake and remove as much vegetation/root material/ unconsolidated bottom debris, as possible within the allotted budget, but does not guarantee the removal of all vegetation, nor make any claims as to plant re-growth that may or may not occur.

To reserve preferred scheduling of equipment and personnel, this Agreement should be signed and a copy returned to our office on or before February 26, 2016.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



### **GENERAL CONDITIONS**

- Company will continue to maintain all appropriate licensing necessary to perform all specified work in a safe and legal manner throughout the entire contract period.
- Company will furnish personnel, equipment, boats, materials, and other items required to provide the forgoing at his expense.
- Company is dedicated to environmental stewardship in all of its work and maintains a diligent program to recycle all plastic containers, cardboard, paper and other recyclable wastes generated through the performance of our contract work.
- Company will maintain general liability and workman's compensation insurance.
- Company shall be reimbursed by the Client for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Client that are not covered specifically by the written specifications of this contract.
- Neither party may assign this Agreement without the written consent of the other party; provided, that Company may assign this Agreement upon the merger, reorganization, consolidation, change of control or sale of all or substantially all of the assets of Company. This Agreement shall inure to the benefit of, and be binding upon, the parties and their respective successors and permitted assigns.
- The Client agrees to pay penalties and interest in the amount of 2% per month for all past due invoices and related account balances in excess of 30 days past due from the due date as specified by the contract and as stated on the relevant invoice presented to the Client.
- The Client covenants and agrees to pay reasonable attorney's fees and all other related costs and expenses for collection of past due invoices and account balances and for any other actions required to remedy a material breach of this contract.

I (we) the CLIENT accept the terms and conditions as stated above and authorize the CONTRACTOR to proceed.

**CONTRACT PRICE: \$5,600**

### **PAYMENT TERMS:**

SOLITUDE will invoice for this project upon work completion, due within 30 days of the receipt of invoice. This document shall become a contract upon signing and returning a copy to SOLITUDE. Please print a copy for your records. If this contract is not executed within thirty days, SOLITUDE reserves the right to review the contract price.

### **APPROVED:**

\_\_\_\_\_ SOLitude Lake Management®

\_\_\_\_\_ Town of Carmel, NY

**(Authorized Signature)**

\_\_\_\_\_  
**(Print Name and Title)**

\_\_\_\_\_  
**(Date)**

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

February 18, 2016

Richard Franzetti, PE  
Town of Carmel  
60 McAlpen Avenue  
Mahopac, NY 10541

2016 Lake Secor: **Hydro-Raking Management Proposal**

We would like to thank you for your time and courtesy extended to our company. Aquatic Technologies, Inc. looks forward to providing the Hydro-Raking Program at Lake Secor. The following letter and proposal is the recommended Aquatic Technologies, Inc. Hydro-Raking program for Lake Secor. Items assessed in this proposal include the following:

**Hydro- Raking Program - Aquatic Vegetation Removal**

Aquatic Technologies specializes in Hydro-Raking. Hydro-Raking on lakes and ponds can be an effective management tool. Removing plants (biomass) can reduce nuisance vegetation, improve aesthetics, allow for recreational access and reduce internal nutrient content of a lake or pond.

**Hydro- Raking**





The Hydro-Rake can be described as a “floating backhoe”. The equipment can operate in shallow water (<2 feet) and it can work to depths of 12 feet. The Hydro-Rake is successful at removing plants, hummocks, roots, stumps and emergent shoreline vegetation. A hydro-rake is operated from the water to “rake” the sediment layer, collecting plants and detritus with its various attachments.



Service is critical in the success of any lake management program. Aquatic Technologies consultative-service provides quick response, professional expertise, consultative recommendations and a dedication to client satisfaction.

#### **Hydro-Raking - Vegetation and Unconsolidated Organic Removal Program Pricing**

- \$ 190.00 per hour: Note: minimum of 15 hours
- \$ 985.00 one time transportation fee per machine.
- Material will be placed on shoreline. You will be responsible for removal and disposal

#### **Incidentals**

- Area to be Hydro-Raked: Overall lake with exception to areas impeded by obstacles (i.e. rocks) and inflow stream area.
- Job Timeline: Exact start date will be determined based on access to work areas, determined by environmental factors such as dryness of shoreline areas and accessibility by equipment.
- You will be responsible for supplying an adequate boat launch area at the Lake for access.
- If site deemed inaccessible at time of launching, additional costs for access and equipment retrieval will be the responsibility of the property owner.

#### **Payment Schedule**

1. Payments to be determined based on hourly and per diem rates.
2. Initial payment will be due with signed contract and will include the following: Minimum of 15 hours raking and the one time transportation fee.

Insurance: Aquatic Technologies is a fully insured corporation. Aquatic Technologies carries workers compensation, public liability and property damage insurance. The insurance will remain in effect throughout the length of this contract. A copy of the certificate of insurance is available upon request.

#### **Summary**

As mentioned above, these costs will include all program requirements including chemical treatment and services. A contract is enclosed for your review and signature.

Should you have any further questions, please feel free to contact us at (973) 773-9567.

Sincerely,



Robert Ottmann  
Aquatic Technologies, Inc.

Enclosure

## Contract For Services

<b>Contract Submitted To:</b> Town of Carmel	<b>Date Submitted:</b> 2-18-16	<b>Effective Contract Period:</b> 2016
<b>Contract Address:</b>	<b>Waterbody Name and Location:</b> Lake Secor, NY	

### Hydro-Raking - Vegetation and Unconsolidated Organic Removal Program Pricing

- \$ 190.00 per hour: Note: minimum of 15 hours
- \$ 985.00 one time transportation fee per machine.
- Material will be placed on shoreline. You will be responsible for removal and disposal

### Incidentals

- Area to be Hydro-Raked: Overall lake with exception to areas impeded by obstacles (i.e. rocks) and inflow stream area.
- Job Timeline: Exact start date will be determined based on access to work areas, determined by environmental factors such as dryness of shoreline areas and accessibility by equipment.
- You will be responsible for supplying an adequate boat launch area at the Lake for access.
- If site deemed inaccessible at time of launching, additional costs for access and equipment retrieval will be the responsibility of the property owner.

### Payment Schedule

3. Payments to be determined based on hourly and per diem rates.
4. Initial payment will be due with signed contract and will include the following: Minimum of 15 hours raking and the one time transportation fee.

**Note: Contracts need to be signed at the earliest convenience to avoid NJDEP Permit Process delay and to assure timely execution of services.**

**\*\*This Contract will serve as a seasonal invoice, PLEASE remit payments based on payment schedule\*\***

We propose hereby to furnish material and labor – complete in accordance with the above specifications.

All work to be completed in a workman like manner according to standard practice. Any alteration or deviation from above specification involving extra costs will be executed only upon written orders, and will become an extra charge over and above the above program. Company to carry liability, property and other necessary insurance. Our workers are fully covered by workers compensation insurance.

**Signature:**



Aquatic Technologies, Inc.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**From:** [Esteves, Donna](#)  
**To:** [Franzetti, Richard](#)  
**Cc:** [Maxwell, Mary Ann](#)  
**Subject:** RE: 03-10-16 - hydro raking budget  
**Date:** Friday, March 11, 2016 9:34:41 AM

---

It will get charged to 404.7140.0040 (contractual expense line)

---

**From:** Franzetti, Richard  
**Sent:** Friday, March 11, 2016 9:32 AM  
**To:** Esteves, Donna  
**Cc:** Maxwell, Mary Ann  
**Subject:** RE: 03-10-16 - hydro raking budget

Can you please provide the budget account number for this?

Richard J. Franzetti. P.E, BCEE, LEED <sup>AP</sup>  
Town Engineer  
60 McAlpin Avenue  
Mahopac, New York 10541  
Phone - (845) 628-1500 ext 181  
Fax – (845) 628-7085  
Cell – (914) 843-4704  
[rjf@ci.carmel.ny.us](mailto:rjf@ci.carmel.ny.us)

*This communication may be confidential and is intended for the sole use of the addressee(s). No use or reproduction of the information provided is permitted without the written consent of the Town of Carmel. If you are not the intended recipient, you should not copy, disclose or take any action in reliance on this communication. If you have received this communication in error, please notify the sender by reply e-mail and delete the message and any attached documents.*

---

**From:** Esteves, Donna  
**Sent:** Friday, March 11, 2016 9:30 AM  
**To:** Franzetti, Richard  
**Cc:** Maxwell, Mary Ann  
**Subject:** RE: 03-10-16 - hydro raking budget

Yes there are sufficient funds in the budget for this.

---

**From:** Franzetti, Richard  
**Sent:** Thursday, March 10, 2016 4:26 PM  
**To:** Esteves, Donna  
**Cc:** Maxwell, Mary Ann  
**Subject:** 03-10-16 - hydro raking budget

Donna,

Please confirm that there a sufficient funds in the Lake Secor Budget for hydro raking (amount for 2016 \$5,600).





TOWN OF CARMEL RECREATION & PARKS DEPARTMENT

SYCAMORE PARK, 790 LONG POND ROAD

MAHOPAC, NEW YORK 10541

JAMES R. GILCHRIST, CPRP, DIRECTOR

TELEPHONE: (845) 628-7888 FAX: (845) 628-2820

EMAIL: [carmelrecreation@ci.carmel.ny.us](mailto:carmelrecreation@ci.carmel.ny.us)

WEB: <http://www.carmelny.org>

DATE: March 11, 2016

TO: Carmel Town Board  
Carmel Town Hall

FROM: James R. Gilchrist, CPRP  
Director, Recreation and Parks

SUBJECT: NYMIR Seminar

Nina Kallmeyer and I have signed up to attend a NYMIR free seminar regarding Playground Equipment Inspection & Maintenance / Managing Recreation Liability & Facility Users scheduled on April 12, 2016 (see attached).

Please add this to the next Town Board Work Session agenda and contact me with any questions.

/sms

Attachment

RECEIVED

MAR 11 2016

SUPERVISOR'S OFFICE  
TOWN OF CARMEL



orig: NYMIR  
cc: Supvr  
J. Gilchrist > via email ✓  
3/11 BC

## New York Municipal Insurance Reciprocal

Is proud to sponsor a FREE Seminar on:

### Playground Equipment Inspection & Maintenance /Managing Recreation Liability & Facility Users

**WHO SHOULD ATTEND:** Recreation Directors, Supervisors and other personnel and responsible individuals for inspection & maintenance of municipal parks and playgrounds.

Date: Tuesday, April 12, 2016  
Time: 12:30-4:00 – Refreshments will be provided.  
Place: Town of Tarrytown Senior Center  
240 West Main Street  
Tarrytown, NY 10591  
(914)-631-8389

Presenters: Courtney Chenette, Esq., Morris, Duffy, Alonso & Faley  
Steve Curlen, NYMIR Risk Management  
Susan O'Rorke – Director & VP NYMIR Marketing & Member Services

**Seminar Goal:** The focus is to review playground inspection and documentation to avoid or reduce litigation against your municipality. We will cover legal matters related to recreation programs, use of facilities, athletic participation waivers and other related topics. Issues surrounding background checks will also be discussed along with case law and other legal principles associated with municipal parks and playgrounds.

Please RSVP by April 5th to: Erin Barilla -518-437-1171 ext. 318 or via email [ebarilla@wrightinsurance.com](mailto:ebarilla@wrightinsurance.com)

Participants can also register online via the NYMIR University.

*Please indicate the name(s) of those planning to attend and the Municipality they represent.*



# MAHOPAC VOLUNTEER FIRE DEPARTMENT

Office of The President

cc: Supervisor  
Legal Counsel  
Assessor



President  
Frank J Egelsen Jr

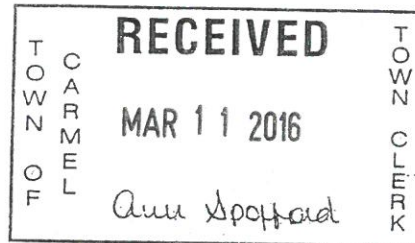
Vice President  
Matthew Bondi

Post Office Box 267  
Mahopac, NY 10541

Fire Headquarters  
741 Route Six

Emergency Dial 911

Phone: (845) 628-3160  
president@mahopacvfd.com  
Fax: (845) 628-2174



March 11, 2016

Ann Spofford, Town Clerk  
Town of Carmel  
60 McAlpin Ave.  
Mahopac, New York 10541

Dear Mrs. Spofford:

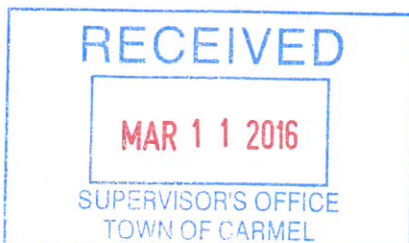
The following people have been added to the Rolls of the Mahopac  
Volunteer Fire Department.

Chelsea McNulty  
~~XXXXXXXXXXXX~~  
Mahopac, NY. 10541  
~~XXXXXXXXXX~~

Maggie Bacon  
~~XXXXXXXXXXXX~~  
Mahopac, NY., 10541  
~~XXXXXXXXXX~~

Respectfully Submitted

Farah Fieldale,  
Corresponding Secretary







# MAHOPAC VOLUNTEER FIRE DEPARTMENT

Office of The President

cc: Supervisor  
Legal Counsel  
Assessor



President  
Frank J Egelsen Jr

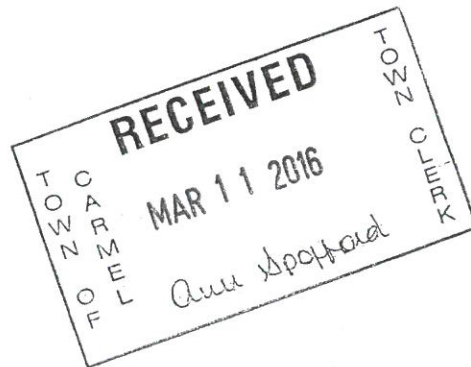
Vice President  
Matthew Bondi

Post Office Box 267  
Mahopac, NY 10541

Fire Headquarters  
741 Route Six

Emergency Dial 911

Phone: (845) 628-3160  
president@mahopacvfd.com  
Fax: (845)628-2174



March 11, 2016

Ann Spofford, Town Clerk  
Town of Carmel  
60 McAlpin Ave.  
Mahopac, New York 10541

Dear Mrs. Spofford:

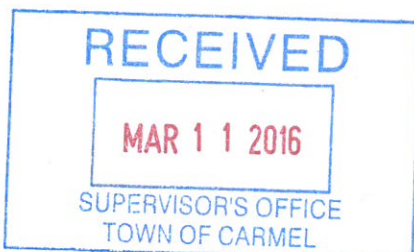
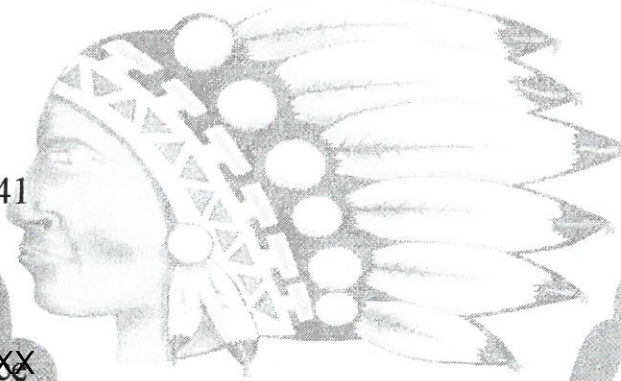
It is with deep regret that the Mahopac Volunteer Fire Department announces the passing of the following members. They will be missed.

Please remove them from the Rolls of the Mahopac Volunteer Fire Department.

Victor Rossi  
~~XXXXXXXXXX~~  
Mahopac, NY 10541  
~~XXXXXXXXXX~~

Louis Butironi  
~~XXXXXXXXXX~~  
Mahopac, NY 10541  
~~XXXXXXXXXX~~

Richard Armistead  
~~XXXXXXXXXX~~  
Patterson, NY 12563  
~~XXXXXXXXXX~~





# MAHOPAC VOLUNTEER FIRE DEPARTMENT

*Office of The President*



President  
Frank J Egelsen Jr

Vice President  
Matthew Bondi

Post Office Box 267  
Mahopac, NY 10541

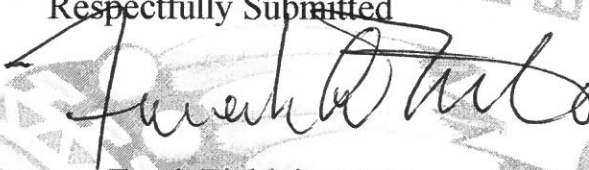
Fire Headquarters  
741 Route Six

Emergency Dial 911

Phone: (845) 628-3160  
president@mahopacvfd.com  
Fax: (845)628-2174

~~XXXXXXXX~~ Roy Stevens  
~~XXXXXXXXXXXX~~  
Norfolk Va., 23518-3810  
~~XXXXXXXXXXXX~~

Respectfully Submitted

  
Farah Fieldale,  
Corresponding Secretary

Page 2 of 2

**PUTNAM COUNTY REAL PROPERTY TAX SERVICE CONTRACT**

AGREEMENT MADE THIS 7<sup>th</sup> DAY OF MARCH BETWEEN: THE TOWN OF CARMEL REFERRED TO AS THE TOWN AND THE COUNTY OF PUTNAM HAVING ITS PRINCIPAL PLACE OF BUSINESS AT 40 GLENEIDA AVENUE, CARMEL, NEW YORK 10512, HEREINAFTER REFERRED TO AS COUNTY.

THE PARTIES HEREIN AGREE AS FOLLOWS:

- 1) THE COUNTY SHALL PREPARE THE TENTATIVE ASSESSMENT ROLL, FOR THE CALENDAR YEAR OF 2016 AND HAVE IT AVAILABLE ON THE COUNTY WEBSITE TO COMPLY WITH RPTL §1591
- 2) EVERY TRANSFER OF PROPERTY, CHANGE OF ADDRESS, DESCRIPTION OR VALUATION, SPECIAL FRANCHISE, PUBLIC UTILITY, SHALL BE DATA ENTERED BY ASSESSOR OF TOWN OR DESIGNATED STAFF MEMBER.
- 3) AFTER CLOSING OF THE BOOKS ON MARCH 1<sup>st</sup>, ALL CHANGES SHALL BE ENTERED ON OR BEFORE APRIL 15<sup>th</sup> BY THE TOWN, THIS IS ESSENTIAL SO THAT THE TENTATIVE ASSESSMENT ROLL IS RUN FOR THE MAY 1<sup>st</sup> DEADLINE.
- 4) ALL GRIEVANCE CHANGES, CORRECTION OF CLERICAL ERRORS, & UNLAWFUL ENTRIES SHALL BE APPROVED BY THE BOARD OF ASSESSMENT REVIEW AND ENTERED BY THE TOWN INTO THE REAL PROPERTY SYSTEM, BACKED UP AND BROUGHT TO THE REAL PROPERTY TAX SERVICE AGENCY NO LATER THAN JUNE 17<sup>th</sup>. FOR FINAL ROLL PROCESSING.
- 5) ALL CHANGES FOR THE SCHOOL TAX PROCESSING SHALL BE SUBMITTED BY AUGUST 8<sup>TH</sup>.
- 6) ALL CHANGES FOR COUNTY AND TOWN TAX ROLLS SHALL BE SUBMITTED BY THE TOWN ON OR BEFORE NOVEMBER 14<sup>th</sup>.
- 7) ALL UNPAIDS TO BE MANUALLY ENTERED BY THE COUNTY MUST BE SUBMITTED BY **NOVEMBER 1<sup>ST</sup>**, RPSV4 MERGEABLE FILES MUST BE SUBMITTED BY **NOVEMBER 18<sup>TH</sup>**.
- 8) A SEPARATE AGREEMENT SHALL BE NEGOTIATED FOR THE PROVISIONS OF RPTL §1537, OPTIONAL COUNTY SERVICES.



PRICE FOR THE PREPARATION OF THE FOLLOWING IS \$ 0.50 PER PARCEL:

- 1) TENTATIVE ASSESSMENT ROLL (2 COPIES\*) AND ASSOCIATED REPORTS, COA'S
- 2) FINAL ASSESSMENT ROLL (2 COPIES\*)
- 3) TAX ROLL (2 COPIES\*)
- 4) HARD & SOFT BINDERS FOR ROLLS
- 5) BANK CODE LISTINGS
- 6) APPORTIONMENT OF SPECIAL FRANCHISE
- 7) 1 SET OF TAX BILLS IN ENVELOPES
- 8) RPS 145D1, 155D1 & 160D1 TAX EXTRACTS
- 9) DATA ENTRY FOR PRO-RATAS
- 10) 1 SET TAX MAPS 24" x 36"

UNPAID WATER, SEWER, OR OTHER UNPAIDS WILL BE CHARGED A FEE IN THE AMOUNT OF 50.00 PER HUNDRED IF THE DATA HAS TO BE MANUALLY ENTERED, OR IF TAX MAP NUMBERS PROVIDED IN COMPUTER FORMAT ARE INVALID.

IF ANY ADDITIONAL SPECIAL DISTRICT ROLLS ARE REQUIRED THE TOWN WILL BE CHARGED A FEE OF 0.01 PER PARCEL.

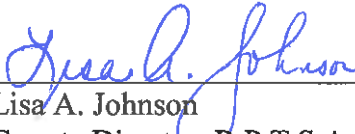
IF ANY INSERTS ARE REQUESTED THE TOWN WILL BE CHARGED A FEE OF 0.01 PER ENVELOPE.

\*.02 PER PARCEL WILL BE DEDUCTED IF ONE (1) COPY OF EACH ROLL IS REQUESTED INSTEAD OF TWO (2).

THE TOWN OF CARMEL HEREBY REPRESENTS THAT THE AGREEMENT HEREIN HAS BEEN APPROVED BY RESOLUTION OF THE TOWN BOARD, A COPY OF WHICH IS ANNEXED HERETO AND MADE A PART HEREOF:

IN WITNESS WHEREOF, THE PARTIES HAVE EXECUTED THIS AGREEMENT IN NEW YORK, ON THE DATE HEREIN ABOVE SET FORTH.

READ AND APPROVED BY:

_____	DATE: _____		DATE: <u>3/7/16</u>
MaryEllen Odell		Lisa A. Johnson	
County Executive		County Director, R.P.T.S.A.	

_____	DATE: _____	_____	DATE: _____
William J. Carlin		Jennifer S. Bumgarner	
Commissioner of Finance		County Attorney	

_____	DATE: _____	_____	DATE: _____
Adrienne Lotto		Kenneth Schmitt	
Risk Manager		Town Supervisor	

*P. Lanning Office*  
Town of Carmel

**JOHN KARELL, JR., P.E.**  
**121 CUSHMAN ROAD**  
**PATTERSON, NEW YORK, 12563**  
845-878-7894 FAX 845 878 4939  
[jack4911@yahoo.com](mailto:jack4911@yahoo.com)

**MAR 15 2016**

March 2, 2016

Ken Schmitt, Supervisor & Members of the Town Board  
Town of Carmel  
60 McAlpin Avenue  
Mahopac, New York, 10541

**Re: Dawn 5 Lot Realty Subdivision**  
**Mexico Lane**  
**Open Development Approval Extension**  
**TM # 53.-2-28**

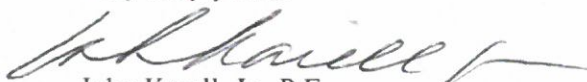
Dear Supervisor Schmidt & Members of the Town Board

Previously the Town Board approved Open Development for the above captioned realty subdivision. Since then the owner has been arranging for financing for the common improvements. This has been a difficult task which has finally been completed. Presently while our NYCDEP, Putnam County Health Department and NYSDEC approval are still in effect, the Town Planning Board and Open Development approvals have lapsed.

At this time, on behalf of the Dawn Holding Company, owners of the project, I respectfully request an extension of our Open Development approval. Please be advised that nothing with respect to the design of the project has changed. The project is the same as the Town Board of the Town of Carmel approved previously.

I would appreciate you placing this matter on your next available agenda.

Very truly yours,

  
John Karell, Jr., P.E.

HAROLD GARY  
Chairman

CRAIG PAEPRER  
Vice-Chair

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

**TOWN OF CARMEL**  
PLANNING BOARD



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 - Ext.190  
www.carmelny.org

MICHAEL CARNAZZA  
Director of Code  
Enforcement

RICHARD FRANZETTI, P.E.  
Town Engineer

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

# MEMORANDUM

**To:** Receiver of Taxes  
**From:** Rose Trombetta  
**Date:** March 15, 2016  
**Subject:** Dewn Holding Corp - TM - 53.-2-28

Attached checks in the amount of \$2,500.00 represents payment for an Open Development Fee of the above captioned property.

DEWN HOLDING CORP  
19 SUNSET DR.  
THORNWOOD, NY 10594-2005

1074

PAY  
TO THE  
ORDER OF

TOWN OF CARMEL

DATE 3/10/16

1-2  
210

\$ 2000

DEWN HOLDING CORP  
19 SUNSET DR.  
THORNWOOD, NY 10594-2005

1075

PAY  
TO THE  
ORDER OF

TOWN OF CARMEL

DATE 3/14/16

1-2  
210

\$ 500

Five hundred \$00/100

DOLLARS



Security Features  
Included  
Details on Back

**CHASE**  
JPMorgan Chase Bank, N.A.  
New York, New York 10017  
www.Chase.com

FOR MEXICO LANE

MP

**RESOLUTION GRANTING OPEN DEVELOPMENT STATUS  
TO THE DEWN HOLDING COMPANY SUBDIVISION - TM# 53.-2-28**

WHEREAS the Town of Carmel Planning Board has received an application from Dawn Holding Company for a five (5) lot subdivision in which four lots will not have access to an improved street with a right-of-way width of at least 50 feet; and

WHEREAS the subject parcel, designated as Tax Map #53.-2-28, is located on Mexico Lane, has an approximate area of 30.35 acres and is located in an R Residential Zoning District, and

WHEREAS the proposed subdivision is shown on a plan prepared by Hudson Engineering & Consulting, P.C., entitled: "5 - Lot Subdivision, Mexico Lane, Town of Carmel, Putnam County, New York, Site Layout Plan", dated 5/31/08; and last revised on January 23, 2012, and

WHEREAS the applicant has represented it is the owner and/or an authorized agent of the record owner and has agreed, on behalf of the owner, to a lot count of four (4) lots in the open development area and to a total of no more than five (5) lots in the entire subdivision and to the establishment of a limitation on any future subdivision of the property as a term and condition of open development; and

WHEREAS the Town of Carmel Planning Board has recommended granting of open development to the aforementioned subdivision;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Carmel hereby grants open development status to Lots #2, #3, #4 and #5 in the proposed Dawn Holding Company Subdivision subject to the following terms and conditions:

1. The open development area shall consist of Lots #2, #3, #4 and #5 in the proposed Dawn Holding Subdivision as shown on a plan prepared by Hudson Engineering & Consulting, P.C., entitled: "5 - Lot Subdivision, Mexico Lane, Town of Carmel, Putnam County, New York, Site Layout Plan", dated 5/31/08, and last revised on January 23, 2012
2. The maximum number of lots to be established in said open development area shall be four (4). The maximum number of dwelling units to be established in said open development area shall be four (4) single family residences. The maximum number of lots to be established in said subdivision shall be five (5). The maximum number of dwelling units to be established in said subdivision shall be five (5) single family residences.
3. No further subdivision of Lots #1, #2, #3, #4 and #5 shall be permitted.
4. The following notes shall be placed on the map in reference to all lots in the subdivision:

- a. Lot owners are advised that, according to current school district regulations, school buses will not travel the access driveway servicing the lots in the subdivision.
- b. The access driveway servicing the subdivision is a private driveway and shall remain so forever. All maintenance and repair including snow plowing is the responsibility of the property owners of the Lots in the subdivision.
- c. No further subdivision of any lot in the subdivision is permitted.

5. An Easement and Maintenance Agreement for the access driveway in form satisfactory to the Town Counsel shall be filed simultaneously with the final subdivision plat in the Putnam County Clerk's Office.

6. This Open Development Resolution shall expire two (2) years from the date of enactment if the final subdivision plat has not been approved and signed by the Planning Board and filed in the Putnam County Clerk's Office within that time.

7. The foregoing notes #1 through #5 shall be included on the final subdivision plat and this resolution shall be referenced by date and subject matter in the notes on the final subdivision plat as follows:

"Lots #1, #2, #3, #4 and #5 of this subdivision are subject to the terms, conditions and limitations contained in an Open Development Resolution of the Town Board of the Town of Carmel enacted February 15, 2012"

8. The applicant and/or its successors in interests, assigns, etc., shall be bound and required to provide a true and exact copy of this resolution to any prospective purchaser, of any lot or lots contained within the scope of this approval resolution, prior to the sale of any such lot or lots.

Resolution


Offered by: Supervisor Schmitt  
 Seconded by: Councilman Lombardi

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

S  
E  
A  
L

I, Ann Garris, Town Clerk of the Town of Carmel, Putnam County, New York, do hereby certify that the foregoing resolution is a true and exact copy of the original on file in my office which was adopted by the Town Board of said Town at a duly called and held meeting on the **15<sup>th</sup>** day of **February, 2012**; and of the whole thereof.

February 16, 2012  
Dated

  
\_\_\_\_\_  
Ann Garris, Town Clerk



**RESOLUTION RE-GRANTING OPEN DEVELOPMENT STATUS  
TO THE DEWN HOLDING COMPANY SUBDIVISION - TM# 53.-2-28**

WHEREAS the Town of Carmel Planning Board has received an application from Dawn Holding Company for a five (5) lot subdivision in which four lots will not have access to an improved street with a right-of-way width of at least 50 feet; and

WHEREAS the subject parcel, designated as Tax Map #53.-2-28, is located on Mexico Lane, has an approximate area of 30.35 acres and is located in an R Residential Zoning District, and

WHEREAS the proposed subdivision is shown on a plan prepared by Hudson Engineering & Consulting, P.C., entitled: "5 - Lot Subdivision, Mexico Lane, Town of Carmel, Putnam County, New York, Site Layout Plan", dated 5/31/08; and

WHEREAS the applicant has represented it is the owner and/or an authorized agent of the record owner and has agreed, on behalf of the owner, to a lot count of four (4) lots in the open development area and to a total of no more than five (5) lots in the entire subdivision and to the establishment of a limitation on any future subdivision of the property as a term and condition of open development; and

WHEREAS the Town of Carmel Planning Board has recommended granting of open development to the aforementioned subdivision;

NOW, THEREFORE, BE IT RESOLVED that the Town Board of the Town of Carmel hereby grants open development status to Lots #2, #3, #4 and #5 in the proposed Dawn Holding Company Subdivision subject to the following terms and conditions:

1. The open development area shall consist of Lots #2, #3, #4 and #5 in the proposed Dawn Holding Subdivision as shown on a plan prepared by Hudson Engineering & Consulting, P.C., entitled: "5 - Lot Subdivision, Mexico Lane, Town of Carmel, Putnam County, New York, Site Layout Plan", dated 5/31/08.
2. The maximum number of lots to be established in said open development area shall be four (4). The maximum number of dwelling units to be established in said open development area shall be four (4) single family residence. The maximum number of lots to be established in said subdivision shall be five (5). The maximum number of dwelling units to be established in said subdivision shall be five (5) single family residences.

3. No further subdivision of Lots #1, #2, #3, #4 and #5 shall be permitted.
4. The following notes shall be placed on the map in reference to all lots in the subdivision:
  - a. Lot owners are advised that, according to current school district regulations, school buses will not travel the access driveway servicing the lots in the subdivision.
  - b. The access driveway servicing the subdivision is a private driveway and shall remain so forever. All maintenance and repair including snow plowing is the responsibility of the property owners of the Lots in the subdivision.
  - c. No further subdivision of any lot in the subdivision is permitted.
5. An Easement and Maintenance Agreement for the access driveway in form satisfactory to the Town Counsel shall be filed simultaneously with the final subdivision plat in the Putnam County Clerk's Office.
6. This Open Development Resolution shall expire two (2) years from the date of enactment if the final subdivision plat has not been approved and signed by the Planning Board and filed in the Putnam County Clerk's Office within that time.
7. The foregoing notes #1 through #5 shall be included on the final subdivision plat and this resolution shall be referenced by date and subject matter in the notes on the final subdivision plat as follows:

"Lots #1, #2, #3, #4 and #5 of this subdivision are subject to the terms, conditions and limitations contained in an Open Development Resolution of the Town Board of the Town of Carmel enacted October 14, 2009."
8. The applicant and/or its successors in interests, assigns, etc., shall be bound to provide a true and exact copy of this resolution to any prospective purchaser, of any lot or lots contained within the scope of this approval resolution, prior to the sale of any such lot or lots.

Resolution

Offered by: Councilman O'Keefe  
Seconded by: Councilman DiBattista

<u>Roll Call Vote</u>	<u>YES</u>	<u>NO</u>
Richard O'Keefe	<u>X</u>	<u></u>
Carmine DiBattista	<u></u>	<u>X</u>
Anthony DiCarlo	<u>X</u>	<u></u>
Robert Ravallo	<u></u>	<u>X</u>
Kenneth Schmitt	<u>X</u>	<u></u>

S  
E  
A  
L

I, Phyllis Bourges, Deputy Town Clerk of the Town of Carmel, Putnam County, New York, do hereby certify that the foregoing resolution is a true and exact copy of the original on file in my office which was adopted by the Town Board of said Town at a duly called and held meeting on the 14<sup>th</sup> day of **October, 2009**; and of the whole thereof.

November 18, 2009  
Dated

  
\_\_\_\_\_  
Phyllis Bourges, Deputy Town Clerk



## TOWN OF CARMEL HIGHWAY DEPARTMENT

---

Carmel Highway Department  
55 McAlpin Avenue  
Mahopac, NY 10541

**MICHAEL SIMONE**  
***Superintendent of Highways***

845.628.7474  
FAX 845.628.1471  
MSimone@bestweb.net

### MEMORANDUM

**TO:** Town Board  
**FROM:** Michael Simone – Highway Superintendent  
**DATE:** March 16, 2016  
**RE:** 2016 Tree Felling Bid Request

---

I am requesting approval to put the following out to bid:

Tree Felling & Trimming

Thanks and Regards,



Michael Simone

MS/Sen

cc Town Attorney  
Ann Garris – Town Clerk

## TOWN OF CARMEL HIGHWAY DEPARTMENT

---

Carmel Highway Department  
55 McAlpin Avenue  
Mahopac, NY 10541  
**MICHAEL SIMONE**  
*Superintendent of Highways*  
845.628.7474  
FAX 845.628.1471  
MSimone@bestweb.net

FROM THE DESK OF: *Michael Simone*

TO: TOWNBOARD

DATE: MARCH 16, 2016

RE: MARCH 23<sup>RD</sup> WORK SESSION

---

I would like to discuss the 2016 budget for the following:

- Capital Building
  - New/Relocate Fuel Tanks with NEW Dispensing Systems  
(See American Petroleum Quote)
  - Garage back wall crumbling/needs reinforcement  
(Quotes to follow)
- Capital Drainage - \$200,000
- Capital Paving - \$500,000
- Capital Equipment - \$450,000
  - Two New 6-Wheel 2X4 Dump Trucks w/ Plow & Wing
  - One (Lowboy) Heavy Duty Dual-Wheel 4X4 Pickup Chassis w/ Dump



Nat'l Hwy. Co. Ltd. Inc. NY, NY

63 Orange Avenue  
Walden, NY 12586

# Estimate

Date	Estimate #
1/28/2016	327

Name / Address
Town Of Carmel Highway Garage 55 McA!pin Ave Mahopac, NY 10541

Ship To
Town Of Carmel Highway Garage 55 McA!pin Ave Mahopac, NY 10541

			Project
Description	Qty	Rate	Total
customer requests an estimate to relocate the current Diesel fueling equipment to 20 Old Rte. 6-Carmel. Rig, hoist and transport, offload 4000 gallon AG diesel tank, stairs and pump. Reinstall on owner supplied concrete pad with containment. Run new conduits for power and phone to pump to send and receive fuel transactions data	1	19,450.00	19,450.00T
NOTE Town to provide loader and operator to hoist the tank on our truck and offload also-both sites ! Bid & Proposal: Supply and install new 6000g above ground DW steel tank with 20%OP CHAMBER, access ladder, all tank trim, including Veeder-Root -TLS-300c, electronic tank gauge, high level alarm and leak sensor, new Gasboy 9153 with pulsar single hi-gallonage diesel suction dispenser and hardware, above ground electric , new above ground piping and new FuelMaster 2500 system for fuel management includes software, 100 Prokees, Prokee encoder, network card, short haul modem	1	86,000.00	86,000.00T
Second FuelMaster 2500 +system, hardware, network card, phone line modem( at old Rte. 6	1	5,995.00	5,995.00T
Sales Tax		0.00%	0.00
Please sign and accept the estimate, Add a \$10,000 deposit and return to our office		<b>Total</b>	\$111,445.00



**TOWNWIDE CONSOLIDATED CAPITAL DEBT FORECAST 2013-2021**

DEBT ITEM DESCRIPTION									
	2013	2014	2015	2016	2017	2018	2019	2020	2021
Town Landfill Closure EFC Bond Debt Service	362,637	362,637	362,432	362,008	361,343	365,328	363,857	362,074	359,993
Town Drainage Bonds Outstanding	145,598	137,064	128,507	121,996	100,339	98,380	83,498	83,469	81,995
Town Highway Bonds Outstanding (*Carmel Salt Shed Debt Paid off 2020)	929,527	1,036,104	989,584	1,113,996	1,054,263	950,255	894,013	840,489	695,659
Drainage BANS Outstanding (2015 Drainage \$200,000 - will sell to bond market October 2016)	55,980	42,006	20,000	13,771	14,215	14,121	14,000	13,866	13,719
Technology/Generator BAN Outstanding (Paid in full 2016)	60,285	60,437	55,000	55,000					
Town Reassessment Project (Budgeted \$450K - 2014-2016, Reserved FB - \$200K, Debt Reserve \$219K = \$869K set aside to avoid issuing debt)					100,000	100,000			
Highway BANS Outstanding - (2015 Authorizations \$900,000; will sell to bond market October 2016)	50,473	45,000	135,000	71,442	71,222	70,826	70,309	69,682	69,682
<b>Total Existing Townwide Debt Service</b>	<b>1,604,500</b>	<b>1,683,248</b>	<b>1,690,523</b>	<b>1,738,213</b>	<b>1,701,382</b>	<b>1,598,910</b>	<b>1,425,677</b>	<b>1,369,580</b>	<b>1,221,048</b>
<b>ANNUAL EXISTING RETIRING DEBT</b>			7,275	47,690	(36,831)	(102,472)	(173,233)	(56,097)	(148,532)
2016 Drainage Capital Project Request - \$200,000					14,215	14,121	14,000	13,866	13,719
2017 Drainage Capital Project Request - \$200,000						14,215	14,121	14,000	13,866
2018 Drainage Capital Project Request - \$200,000							14,215	14,121	14,000
2019 Drainage Capital Project Request - \$200,000								14,215	14,121
2020 Drainage Capital Project Request - \$200,000									14,215
2016 Highway Resurfacing Capital Project Request - \$500,000					40,368	40,086	39,723	39,321	38,880
2017 Highway Resurfacing Capital Project Request - \$900,000						71,442	71,222	70,826	70,826
2018 Highway Resurfacing Capital Project Request - \$900,000							71,442	71,222	71,222
2019 Highway Resurfacing Capital Project Request - \$900,000								71,442	71,442
2020 Highway Resurfacing Capital Project Request - \$900,000									71,442
2016 Highway Machinery Capital Project Request - \$450,000					34,323	34,088	33,786	38,451	38,010
2017 Highway Machinery Capital Project Request - \$500,000						39,195	39,075	38,859	38,859
2018 Highway Machinery Capital Project Request - \$500,000							39,195	39,075	39,075
2019 Highway Machinery Capital Project Request - \$500,000								39,195	39,195
2020 Highway Machinery Capital Project Request - \$500,000									39,195
<b>FUTURE NEW DEBT "Proposed"</b>					88,906	213,147	336,779	464,593	588,067
<b>TOTAL NEW ANNUAL DEBT SERVICE</b>	<b>1,604,500</b>	<b>1,683,248</b>	<b>1,690,523</b>	<b>1,738,213</b>	<b>1,790,288</b>	<b>1,812,057</b>	<b>1,762,456</b>	<b>1,834,173</b>	<b>1,809,115</b>
<b>TOTAL NEW "PROPOSED" DEBT (NET OF RETIRING DEBT)</b>			7,275	47,690	52,075	110,675	163,546	408,496	439,535
General Debt	624,500	602,144	565,939	552,775	590,112	606,165	503,691	515,611	525,628
Highway Debt	980,000	1,081,104	1,124,584	1,185,438	1,200,176	1,205,892	1,258,765	1,318,562	1,283,487
<b>Total Debt</b>	<b>1,604,500</b>	<b>1,683,248</b>	<b>1,690,523</b>	<b>1,738,213</b>	<b>1,790,288</b>	<b>1,812,057</b>	<b>1,762,456</b>	<b>1,834,173</b>	<b>1,809,115</b>
<b>C.H.I.P.S ROLLOVER BALANCE AS OF 12/31/15 - \$256,220</b>									
<b>BUDGETED CAPITAL MACHINERY BALANCE 2015/2016 - \$300,000</b>									
<b>CAPITAL FUND BALANCE - \$500,000 (\$200,000 REVAL, \$300,000 CAPITAL BUILDING IMPROVEMENTS)</b>									

**TOWN OF CARMEL**  
**GENERAL AND HIGHWAY FUND COMBINED FUND EQUITY (YEARS 2010-2015)**

DESCRIPTION	2010	2011	2012	2013	2014	2015
<b>GENERAL FUND</b>						
RESERVE FOR PREPAID EXPENSES	263,904	532,604	490,430	514,577	450,029	393,897
RESERVE FOR ENCUMBRANCES	55,110	23,453	65,147	55,713	89,518	118,210
RESERVE FOR COMPENSATED ABS	750,000	600,000	800,000	1,000,000	1,000,000	1,000,000
DESIGNATED FOR TAX CERTIORARI	300,000	300,000	600,000	770,000	770,000	770,000
DESIGNATED FOR RETIREMENT CONTRIBUTIONS	-	-	160,000	200,000	200,000	200,000
DESIGNATED FOR CAPITAL PROJECTS	-	-		200,000	500,000	500,000
DESIGNATED RESERVE VEHICLE PURCHASES				80,000	150,000	150,000
UNRESERVED DESIGNATED EQUITY-FY	300,000	300,000	400,000	400,000	400,000	400,000
<b>UNRESERVED DESIGNATED EQUITY - SUBSEQUENT YEARS BUDGET</b>	850,000	250,000	-	-		-
UNRESERVED UNDESIGNATED EQUITY**	1,044,192	1,078,953	1,127,422	1,227,425	1,532,712	2,172,921
<b>TOTAL GENERAL FUND EQUITY</b>	<b>\$ 3,563,206</b>	<b>\$ 3,085,010</b>	<b>\$ 3,642,999</b>	<b>\$ 4,447,715</b>	<b>\$ 5,092,259</b>	<b>\$ 5,705,028</b>
<b>HIGHWAY FUND</b>						
RESERVE FOR PREPAID EXPENSES	123,027	226,467	85,875	123,500	117,500	112,500
RESERVE FOR ENCUMBRANCES					100,000	150,000
RESERVE FOR COMPENSATED ABSENCES	240,000	215,000	275,000	300,000	300,000	300,000
RESERVE FOR SNOW REMOVAL/ROADS	97,592		250,000	350,000	500,000	450,000
UNRESERVED DESIGNATED EQUITY	88,025	13,884	28,592	37,623	61,719	111,856
UNRESERVED UNDESIGNATED EQUITY	-					
<b>TOTAL HIGHWAY FUND EQUITY</b>	<b>\$ 548,644</b>	<b>\$ 455,351</b>	<b>\$ 639,467</b>	<b>\$ 811,123</b>	<b>\$ 1,079,219</b>	<b>\$ 1,124,356</b>
<b>TOTAL GENERAL &amp; HIGHWAY EQUITY</b>	<b>\$ 4,111,850</b>	<b>\$ 3,540,361</b>	<b>\$ 4,282,466</b>	<b>\$ 5,258,838</b>	<b>\$ 6,171,478</b>	<b>\$ 6,829,384</b>
General Fund Total Annual Revenue	14,425,546	15,234,610	16,247,142	17,414,701	17,994,767	18,272,944
General Fund Total Annual Expenditures	14,900,222	15,712,806	15,688,843	16,609,984	17,350,224	17,635,552
<b>Year End Surplus/Deficit</b>	<b>(474,676)</b>	<b>(478,196)</b>	<b>558,299</b>	<b>804,717</b>	<b>644,543</b>	<b>637,392</b>
* GENERAL FUND UNDESIGNATED RATIO TO TOTAL EXPENDITURES & USES	7.0%	6.9%	7.2%	7.4%	8.8%	12.3%

## December 31, 2015

**Fund Balance Analysis:**

393,897 **TB** *Agrees to prepaid expenditures on balance sheet*



Balance of comp abs has not increased significantly over prior year. Reserver appears adequate for 12/31/15.

03.909c

1,000,000 TB

TB

200,000 TB

TB

3

✖ Balance of tax cert exposure has decreased from prior year. Tax cert designation appears adequate for 12/31/15.

400,000 TB

500,000 TB

18  
19

500,000 TB  
150,000 TB

18  
TR

770,000 TB

TB

TB

TB

118,210 TB

TB

0.170 004 [TD](#)

10

2,172,921 18

18

5.705.028

3

**8,700,020**

(150,000) TB B

s a negative appra

The 2016 budget has a negative appropriated fund balance. Will be reflected as zero.

**PY** Traced and agreed to prior year financial statement

Based on the test work performed the fund balance accounts appear reasonable and properly classified.

Town of Carmel, New York

December 31, 2015

		Amount	Compensated Abs	Snow/ Ice Reserve	
Balance at	01/01/15	1,079,219 PY	300,000	500,000	
Revenues	2015	7,922,816 TB		-	
Expenses	2015	(7,877,678) TB	-	(50,000)	03.909b
Balance at	12/31/15	1,124,357	300,000 ✖	450,000	

- -

**Fund Balance Analysis:**

Nonspendable			
Prepaid expenditures		112,500 TB	
Restricted			
Compensated Absences	03.909c	300,000 TB	
Ice/Snow Reserve		450,000 TB	
Assigned			
Designated for subsequent years	✓	- TB	
Encumbrances	6000.10	150,000.00 TB	
Unassigned			
Unrestricted		111,857 TB	
		1,124,357	

✖ Balance of comp abs has not increased significantly over prior year. Reserve appears adequate for 12/31/15.

✓ Traced and agreed to the 2016 adopted budget -

**Conclusion**

Based on the test work performed the fund balance accounts appear reasonable and properly classified.



**Pasquerello, Anne**

---

**From:** Sandra P. Olaya <sandra\_p\_olaya@me.com>  
**Sent:** Monday, March 21, 2016 1:14 PM  
**To:** Pasquerello, Anne  
**Subject:** 30 Day Waiver Letter for Lake View Bistro (CORRECTION)

Town of Carmel  
60 McAlpin Avenue  
Mahopac, NY 10541

Re: Request for 30 Day Waiver  
Client: Lake View Bistro Inc / DBA: Lake View Bistro  
Address: 976 South Lake Blvd, Mahopac, NY 10541  
Applicant: Gina L. Devalue  
Serial #: New Application

Dear Sir or Madam:

On behalf of my clients referenced above, we would like to request a 30-day waiver from your town. Lake View Bistro is applying for a beer & wine license with the New York State Liquor Authority. The restaurant is due to open its door in April 2016.

If we need to be reach, please do so at 646-643-3632.

Thank you very much in advance,



Sandra Olaya  
Team C.O.L. Management  
3333 Henry Hudson Parkway, Suite 18R - Bronx, NY 10463

Sandra Olaya-Borrero  
Team C.O.L. Management  
m. 646.643.3632  
e. [colmanagement@aol.com](mailto:colmanagement@aol.com)  
Community \* Organization \* Leadership



**State Liquor  
Authority**

**Standardized NOTICE FORM for Providing 30-Day Advanced Notice to a  
Local Municipality or Community Board**  
(Page 1 of 2)

OFFICE USE ONLY  
☐ Original ☐ Amended Date

**RECEIVED**  
TOWN OF CARMEL  
MAR 22 2016  
F

*C. Price Dept*  
*Specimen*

1. Date Notice Was Sent: 3/16/2016 1a. Delivered by: Personal Delivery with Proof of Receipt

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License

☒ New Application ☐ Renewal ☐ Alteration ☐ Corporate Change ☐ Removal ☐ Class Change

For **New** applicants, answer each question below using all information known to date.

For **Renewal** applicants, set forth your approved Method of Operation only.

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s).

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals.

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation.

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type.

**This 30-Day Advance Notice is Being Provided to the Clerk of the following Local Municipality or Community Board**

3. Name of Municipality or Community Board: Town of Carmel

**Applicant/Licensee Information**

4. License Serial Number, if Applicable: N/A Expiration Date, if Applicable: N/A

5. Applicant or Licensee Name: Lake View Bistro Inc.

6. Trade Name (if any): Lake View Bistro

7. Street Address of Establishment: 976 South Lake Blvd

8. City, Town or Village: Mahopac, NY Zip Code: 10541

9. Business Telephone Number of Applicant/Licensee:

10. Business Fax Number of Applicant/Licensee: N/A

11. Business E-mail of Applicant/Licensee: kabiraad00@gmail.com

12. Type(s) of Alcohol sold or to be sold: ☐ Beer & Cider ☒ Wine, Beer & Cider ☐ Liquor, Wine, Beer & Cider

13. Extent of Food Service: ☒ Full food menu; Full Kitchen run by a chef or cook ☐ Menu meets legal minimum food availability requirements; Food prep area at minimum

14. Type of Establishment: Restaurant

15. Method of Operation: (Check all that apply)  
☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☒ Recorded Music ☐ Karaoke  
☐ Live Music (Give details: i.e. rock bands, acoustic, jazz, etc.):  
☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment  
☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel  
☐ Other (specify):

16. Licensed Outdoor Area: (Check all that apply)  
☒ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure  
☐ Sidewalk Cafe ☐ Other (specify):



**State Liquor  
Authority**

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

**Standardized NOTICE FORM for Providing 30-Day Advanced Notice to a  
Local Municipality or Community Board**

(Page 2 of 2)

17. List the floor(s) of the building that the establishment is located on:
18. List the room number(s) the establishment is located in within the building, if appropriate:
19. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☐ Yes ☒ No
20. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
21. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee.
22. Does the applicant or licensee own the building in which the establishment is located? ☐ Yes (If Yes SKIP 23-26) ☒ No

**Owner of the Building in Which the Licensed Establishment is Located**

23. Building Owner's Full Name:
24. Building Owner's Street Address:
25. City, Town or Village:  State:  Zip Code:
26. Business Telephone Number of Building Owner:

**Representative or Attorney representing the Applicant in Connection with the  
application for a license to traffic in alcohol at the establishment identified in this notice**

27. Representative/Attorney's Full Name:
28. Street Address:
29. City, Town or Village:  State:  Zip Code:
30. Business Telephone Number of Representative/Attorney:
31. Business Email Address:

I am the applicant or hold the license or am a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

32. Printed Name:  Title:

Signature: X 

Print Form