

HAROLD GARY  
*Chairman*  
RAYMOND COTE  
*Vice-Chair*

**BOARD MEMBERS**

EMMA KOUNINE  
CARL GREENWOOD  
JOHN MOLLOY  
JAMES MEYER  
ANTHONY GIANNICO

**TOWN OF CARMEL  
PLANNING BOARD**



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 – Ext.190  
[www.carmelny.org](http://www.carmelny.org)

MICHAEL CARNAZZA  
*Director of Codes  
Enforcement*

RONALD J. GAINER, P.E.  
*Town Engineer*

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

**PLANNING BOARD AGENDA**  
**JULY 24, 2013 - 7:00 P.M.**

**MEETING ROOM #2**

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

**SITE PLAN**

- |   |             |                             |
|---|-------------|-----------------------------|
| 1.    Hinckley Holding, LLC (Guideposts)<br>39 Seminary Hill Road, Carmel | 55.10-1-1,3 | 6/28/13   Amended Site Plan |
| 2.    Zephyr Farm – 219 Watermelon Hill Rd                                | 76.10-1-5   | 7/10/13   Amended Site Plan |
| 3.    MacDonald Marine – 681 Union Valley Rd                              | 76.20-1-13  | 1/8/13    Site Plan         |

**SUBDIVISION**

- |   |            |                       |
|---|------------|-----------------------|
| 4.    Teakettle Heights Realty – 103 Teakettle Spout Rd | 76.17-1-19 | 5/8/13    Sketch Plan |
|---|------------|-----------------------|

**MISC.**

- |  |            |                       |
|--|------------|-----------------------|
| 5.    Hudson Valley Credit Union – 2 Terrace Drive | 55.11-1-42 | 6/13/12   Bond Return |
| 6.    Minutes - 5/22/2013 & 6/12/2013              |            |                       |



# SITE PLAN APPLICATION

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

The Complete Application shall consist of 11 Application Forms; 11 short EAF Form; 2 Disclosure Statements; 5 Site Plans & The Appropriate Fee

Date Submitted: 7/15/13 Fee Paid \$ 800.00 Tax Map # 76.10-1-5

Applicant's Name, Address, Telephone # & Email Address: THOMAS NUGENT, 79 AUSTIN RD., MAHOPAC, NY 10541, (845) 628-7495, TNUGEARCH@YAHOO.COM  
FOR ZEPHYR FARM INC.

Owner's Name, Address, Telephone # CARLA SACCO, 219 WATERMELON HILL RD MAHOPAC, NY 10541

Firm Responsible for Preparation of Plan: THOMAS NUGENT, ARCHITECT

Firm's Address, Telephone # 79 AUSTIN RD. (845)-628-7495

Name & Address of Project: 219 WATERMELON HILL RD. MAHOPAC, NY "ZEPHYR FARM"

Zoning District: RESIDENTIAL Lot Size: 17.882 AC. Existing use: RESIDENTIAL + FARM

Number & Dimensions of Existing Buildings, if any:

10 BUILDINGS

Total Floor Area and Height of Existing Buildings, if any:

19,972 S.F. ALL LESS THAN 35' HIGH

Number of Existing Parking Spaces: UNMARKED # Proposed: NO CHANGE

Percentage of Lot Covered by Buildings and Parking: 26%, 4.6% PROPOSED

Does Existing Use Comply with Zoning Requirements: YES

If Not, Describe Non-Conformities: ---

Deeds recorded in County Clerk's Office - Date 1/5/95 Liber \_\_\_\_\_ Page \_\_\_\_\_

Are there Liens, Mortgages or other Encumbrances on the Site? MORTGAGE

Are there any Easements relating to the Site? NO If yes, attach copies of same.

Is Public Sewer & Water Available NO

Does the Site Contain Wetlands, Steep Slopes or Other Environmental Constraints? NO

(Wetlands should be flagged in the field and on the map).

Is the site adjacent to NYC Watershed Lands? NO

Are any waivers of site plan regulations requested? NO If so, List: \_\_\_\_\_

Have you sent your application to the Fire Dept. Yes \_\_\_\_\_ No ✓

Applicant's Signature: Tom Nugent

Date: 7/10/13

Owner's Signature: Carla Sacco

Date: 7/10/13

Brief Description of Project: PROVIDE ROOF (WITH OPEN SIDES) OVER EXISTING Paddock

## Appendix C

State Environmental Quality Review  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

## PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

|   |                                       |
|---|---------------------------------------|
| 1. APPLICANT/SPONSOR<br><b>THOMAS NUGENT</b>  | 2. PROJECT NAME<br><b>ZEPHYR FARM</b> |
| 3. PROJECT LOCATION:<br>Municipality <b>CARRABEL</b> County <b>PUTNAM</b>   |                                       |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)<br><b>219 WATERMELON HILL RD. MAHOPAC, NY</b>  |                                       |
| 5. PROPOSED ACTION IS:<br><input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration   |                                       |
| 6. DESCRIBE PROJECT BRIEFLY:<br><b>PROVIDE ROOF (WITH OPEN SIDES) OVER EXISTING Paddock</b>   |                                       |
| 7. AMOUNT OF LAND AFFECTED:<br>Initially <b>.43</b> acres    Ultimately <b>.43</b> acres  |                                       |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If No, describe briefly<br><b>VARIANCES REQUIRED FOR SETBACK &amp; BUILDING SIZE</b>   |                                       |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?<br><input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other<br>Describe: <b>EXISTING PROPERTY IS RESIDENTIAL + FARM SURROUNDED BY RESIDENTIAL USE &amp; ZONING</b> |                                       |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:  |                                       |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:  |                                       |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |                                       |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE<br>Applicant/sponsor name: <b>THOMAS NUGENT</b> Date: <b>6/28/13</b><br>Signature: <b>Tom Nugent</b>  |                                       |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.  
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.  
☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  
**NO**

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  
**NO**

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  
**NO**

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  
**NO**

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:  
**NO**

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:  
**NO**

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:  
**NO**

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?  
☐ Yes ☒ No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
☐ Yes ☒ No If Yes, explain briefly:

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

|   |  |
|---|--|
| _____<br>Name of Lead Agency                                      | _____<br>Date  |
| _____<br>Print or Type Name of Responsible Officer in Lead Agency | _____<br>Title of Responsible Officer                                  |
| _____<br>Signature of Responsible Officer in Lead Agency          | _____<br>Signature of Preparer (If different from responsible officer) |





TOWN OF CARMEL  
**SITE PLAN  
COMPLETENESS  
CERTIFICATION FORM  
REQUIREMENTS**



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

|    | <i>Requirement Data</i>   | <i>To Be Completed<br/>by the Applicant</i> | <i>To Be Completed<br/>by the Town</i> |
|----|---|---|--|
| 1  | Name and title of person preparing the site plan  | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 2  | Name of the applicant and owner (if different from applicant)   | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 3  | Original drawing date, revision dates, scale and north arrow  | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 4  | Tax map, block and lot number(s), zoning district   | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 5  | All existing property lines, name of owner of each property within a 500' radius of the site  | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 6  | Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers  | <input type="checkbox"/>                    | <input type="checkbox"/>               |
| 7  | The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 8  | The location of all existing and proposed easements   | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 9  | The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.              | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 10 | On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures                                    | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 11 | Sidewalks, paths and other means of pedestrian circulation  | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 12 | On-site parking and loading spaces and travel aisles with dimensions  | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 13 | The location, height and type of exterior lighting fixtures   | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 14 | Proposed signage  | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 15 | For non-residential uses, an estimate of the number of employees who will be using the site,  | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |

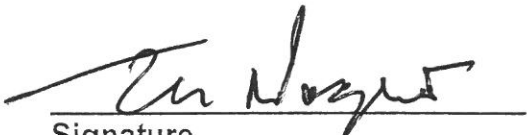
|    |  |                                     |                          |
|----|--|-------------------------------------|--------------------------|
|    | description of the operation, types of products sold, types of machinery and equipment used  |                                     |                          |
| 16 | The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17 | The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 18 | The location of public and private utilities, maintenance responsibilities, trash and garbage areas  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19 | A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20 | Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

\* if the provision of the data is not applicable, indicate N/A

-----

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

I THOMAS NUGENT hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

  
Signature

7/10/13  
Date



Professionals Seal

-----

**Town Certification (to be completed by the Town)**

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

**SUBDIVISION APPLICATION**



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

The Complete Application shall consist of 11 Application Forms; 11 short EAF Form; 2 Disclosure Statements; 5 Site Plans & The Appropriate Fee

Date Submitted: 7/10/13 Fee Paid \$ 500.00 Tax Map # 76.17-1-19

**APPLICANT & PROPERTY OWNER'S INFORMATION**

Applicant's Name, Address, Telephone # & Email: 16 LAKE ROAD, INC  
PO BOX 508, BEDFORD, NY, 10506; 914-656-4958

Owner's Name, Address, Telephone # & Email: SAME

Firm Responsible for Preparation of Plan: JOHN KARELL, JR., P.E.

Firm's Address, Telephone # 121 CUSHMAN ROAD, PATTERSON, NY 12563  
845-878-7894

**PROJECT INFORMATION**

Subdivision Name and Property Address: TEAKETTLE HEIGHTS, TEAKETTLE SPOUT LAKE ROAD

Zoning District: R # of Lots Proposed: 2 # of Acres: 18.14

Are Proposed Roads to be offered to the Town? No: \_\_\_\_\_ Yes: N/A

Deeds recorded in County Clerk's Office - Date \_\_\_\_\_ Liber \_\_\_\_\_ Page \_\_\_\_\_

Are there Liens, Mortgages or other Encumbrances on the Site? NO

Are there any Easements relating to the Site? NO If yes, attach copies.

Will the Site have a Town Road? \_\_\_\_\_ Private Road? \_\_\_\_\_ Open Development? \_\_\_\_\_

Is a Park Proposed? NO Is Public Sewer & Water Available? NO

Does the Site Contain Wetlands, Steep Slopes or Other Environmental Constraints? YES  
(Wetlands should be flagged in the field and on the map).

Is the site adjacent to NYC Watershed Lands? NO

Are any waivers of subdivision regulations requested? YES If so, List: MIN. LOT FRONTAGE

Have you sent your application to the Fire Dept. Yes \_\_\_\_\_ No X

Applicant's Signature: [Signature] Date: 6/30/13

Owner's Signature: [Signature] Date: 6/30/13

## Appendix C

## State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

|  |   |
|--|---|
| 1. APPLICANT/SPONSOR<br><u>16 LAKE ROAD, INC</u>   | 2. PROJECT NAME<br><u>TEAKETTLE HEIGHTS</u> |
| 3. PROJECT LOCATION:<br>Municipality <u>CARMEI</u> County <u>PUTNAM</u>  |   |
| 4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map)<br><u>TEAKETTLE SPOUT ROAD, ACROSS FROM AIMEE COURT</u>   |   |
| 5. PROPOSED ACTION IS:<br><input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration  |   |
| 6. DESCRIBE PROJECT BRIEFLY:<br><u>2 LOT REALTY SUBDIVISION OF 8.2 &amp; 9.6 ACRES</u>   |   |
| 7. AMOUNT OF LAND AFFECTED:<br>Initially <u>1.8</u> acres Ultimately <u>1.8</u> acres  |   |
| 8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly <u>NEED FRONTAGE VARIANCE</u>  |   |
| 9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT?<br><input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other<br>Describe: <u>SINGLE FAMILY RESIDENTIAL</u> |   |
| 10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:<br><u>PUTNAM COUNTY HEALTH DEPARTMENT</u>  |   |
| 11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:<br><u>PUTNAM COUNTY HEALTH DEPT APPROVAL OF SEPTIC SYSTEM AND WELL ON LOT #1</u>   |   |
| 12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION?<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  |   |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE<br>Applicant/sponsor name: <u>JOHN KARELL, JR</u> Date: <u>6/30/13</u><br>Signature: <u>[Signature]</u>  |   |

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment





**TOWN OF CARMEL**  
**SITE PLAN**  
**COMPLETENESS**  
**CERTIFICATION FORM**  
**REQUIREMENTS**



All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

|    | <i>Requirement Data</i>   | <i>To Be Completed<br/>by the Applicant</i> | <i>To Be Completed<br/>by the Town</i> |
|----|---|---|--|
| 1  | Name and title of person preparing the site plan  | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 2  | Name of the applicant and owner (if different from applicant)   | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 3  | Original drawing date, revision dates, scale and north arrow  | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 4  | Tax map, block and lot number(s), zoning district   | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 5  | All existing property lines, name of owner of each property within a 500' radius of the site  | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 6  | Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers  | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 7  | The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 8  | The location of all existing and proposed easements   | <input type="checkbox"/> N/A                | <input type="checkbox"/>               |
| 9  | The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.              | <input checked="" type="checkbox"/>         | <input type="checkbox"/>               |
| 10 | On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures                                    | <input type="checkbox"/> N/A                | <input type="checkbox"/>               |
| 11 | Sidewalks, paths and other means of pedestrian circulation  | <input type="checkbox"/> N/A                | <input type="checkbox"/>               |
| 12 | On-site parking and loading spaces and travel aisles with dimensions  | <input type="checkbox"/> N/A                | <input type="checkbox"/>               |
| 13 | The location, height and type of exterior lighting fixtures   | <input type="checkbox"/> N/A                | <input type="checkbox"/>               |
| 14 | Proposed signage  | <input type="checkbox"/> N/A                | <input type="checkbox"/>               |
| 15 | For non-residential uses, an estimate of the number of employees who will be using the site,  | <input type="checkbox"/> N/A                | <input type="checkbox"/>               |

|    |  |                                     |                          |
|----|--|-------------------------------------|--------------------------|
|    | description of the operation, types of products sold, types of machinery and equipment used  |                                     |                          |
| 16 | The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance   | <input type="checkbox"/><br>N/A     | <input type="checkbox"/> |
| 17 | The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law | <input type="checkbox"/><br>N/A     | <input type="checkbox"/> |
| 18 | The location of public and private utilities, maintenance responsibilities, trash and garbage areas  | <input type="checkbox"/>            | <input type="checkbox"/> |
| 19 | A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20 | Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

\* if the provision of the data is not applicable, indicate N/A

-----

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

I JOHN KARELL, JR. hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

 6/30/13  
Signature Date



Professionals Seal

-----

**Town Certification (to be completed by the Town)**

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





**DANIEL J. DONAHUE, P.E.**  
**CONSULTING ENGINEERS**

120 Breckenridge Road  
Mahopac, N.Y. 10541  
845-628-7576

July 11, 2013

Chairman and Planning Board  
Mc Alpine Ave  
Mahopac, N.Y. 10541

RE: Site Plan  
MacDonald Marine  
Union Valley Road  
Tax Map # 76.20-1-13

Dear Members of the Board:

Please find the following documents

1. Five copies of the site plan
2. Five copies of the erosion control plan
3. Five copies of the profile
4. Five copies of the he SWPPP
5. Five copies of the NOI
6. Five copies of the MS4 Acceptance Form

To date this project has received a negative SEQR determination from both the NYSDEC and the NYCDEP. The NYSDEC has issued a wetland permit for the proposed construction activities. NYCDEP is the process of granting us a waiver to allow construction of the project. We should have this waiver before the next meeting. Enclosed is a copy of our most recent correspondence with the ECB.

Manufactures information regarding the construction of the building is enclosed. The panel color of the building will be Sahara Tan. An example of the color is enclosed. Please note that Mr. MacDonald appeared at an earlier meeting and discussed the type of building and the color of the building. In fact, he presented and left photos showing how the building will look on the site. An additional copy is enclosed. The assumed datum note has been revised that the USGS datum is now shown. We believe that we are in position to request a public hearing for this project

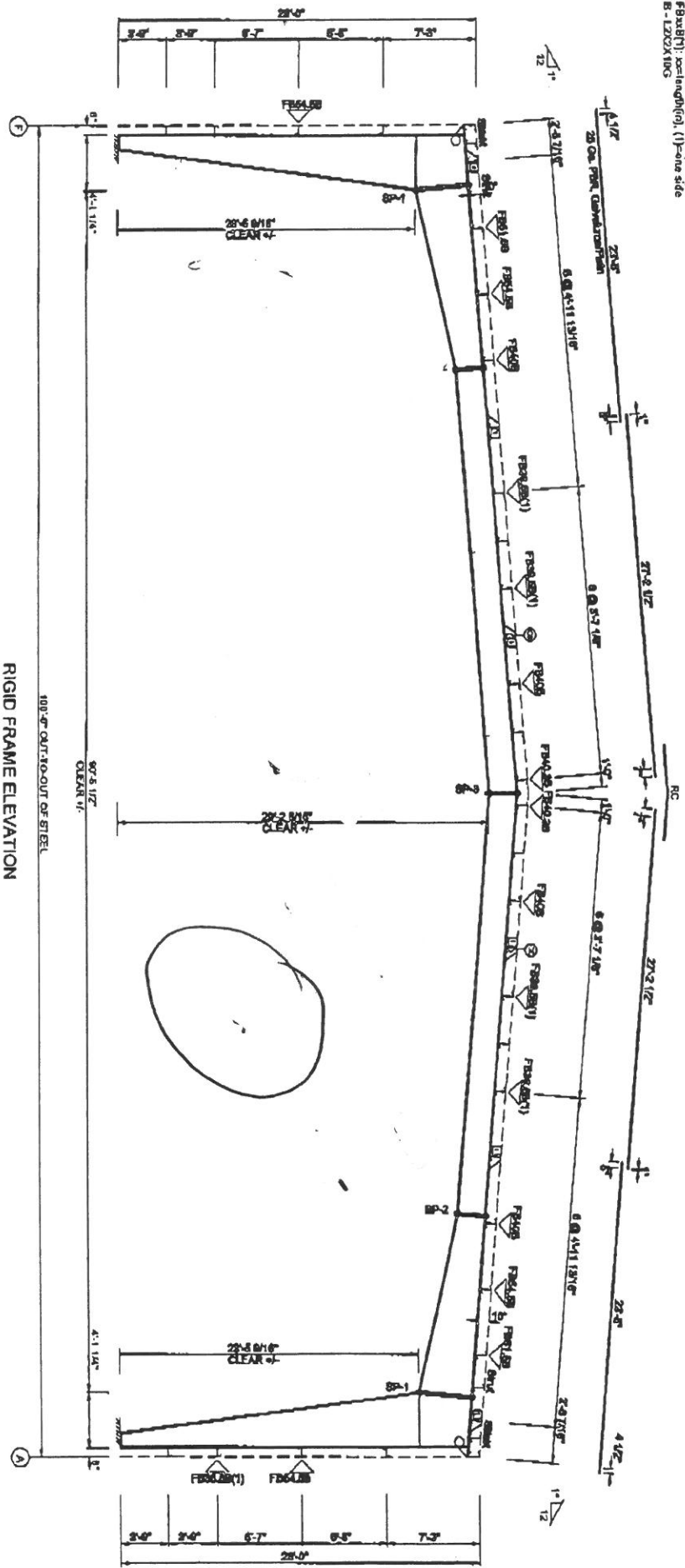
All the comments that have been raised by the Planning Department have been addressed.

Regards,

Daniel J. Donahue, P.E.

| SPICE BOATS |      |        |    |      |        |
|-------------|------|--------|----|------|--------|
| Spice       | Quan | —Boat— |    |      |        |
| blank       | Top  | Bot    | ht | Type | Length |
| SP-1        | 4    | 4      | 2  | A325 | 3.00   |
| SP-2        | 4    | 4      | 0  | A325 | 3.00   |
| SP-3        | 4    | 4      | 0  | A325 | 2.50   |

| MEMBER SIZE TABLE |           |
|-------------------|-----------|
| MAARK             | MEMBER    |
| CONNECTION PLATE  |           |
| DID               | MARK/PART |
| 1                 | CL198     |



**RIGID FRAME ELEVATION**  
**FOR FRAME LINE 2 3 4 5 6 7 8**

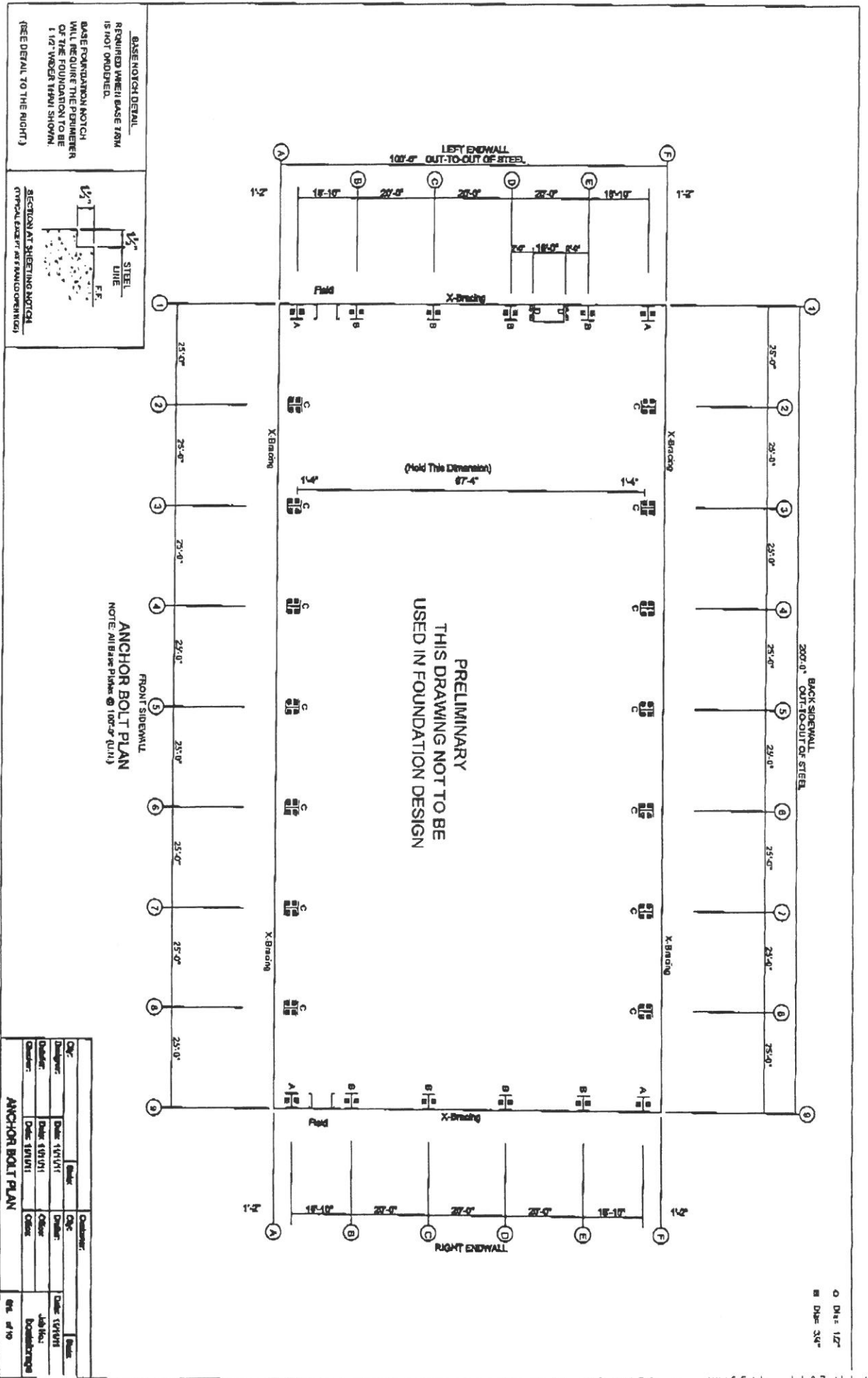
**GENERAL NOTES:**  
MINOR FIELD WORK OF STRUCTURAL, SECONDARY AND PANEL/IRON ITEMS MAY BE NECESSARY TO ENSURE PROPER FIT. SUCH WORK IS CONSIDERED A NORMAL PART OF METAL BUILDING ERECTION. WE WILL NOT HONOR BACKCHARGES FOR MINOR FIELD WORK.

|                   |                       |                       |
|-------------------|-----------------------|-----------------------|
| <b>Clerk:</b>     | <b>Index:</b>         | <b>Customer:</b>      |
| <b>Designer:</b>  | <b>Date: 11/18/91</b> | <b>Date: 11/18/91</b> |
| <b>Draftsman:</b> | <b>Date: 11/18/91</b> | <b>JOB NO.</b>        |
| <b>Checker:</b>   | <b>Date: 11/18/91</b> | <b>Drawn by:</b>      |

**RIGID FRAME ELEVATION**

**Pg. 4 of 10**

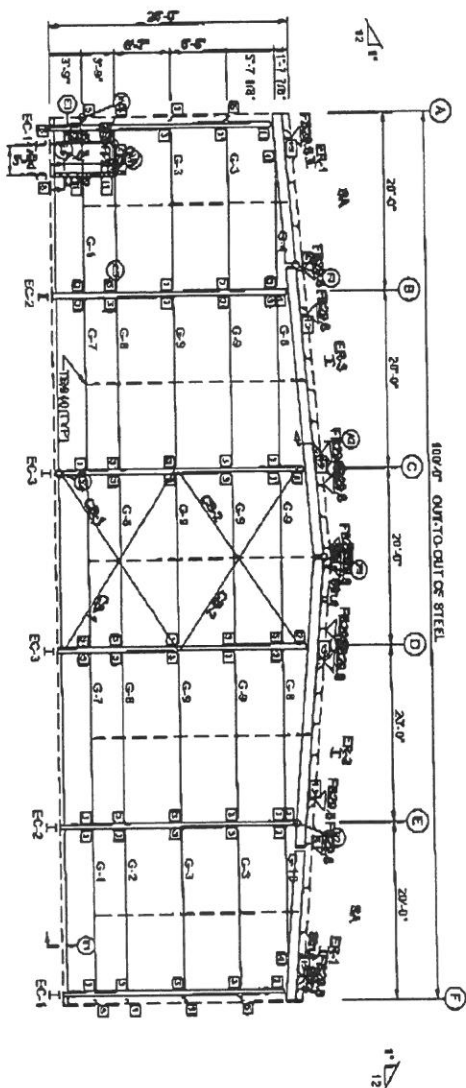
O Dia: 1/2"  
 B Dia: 3/4"



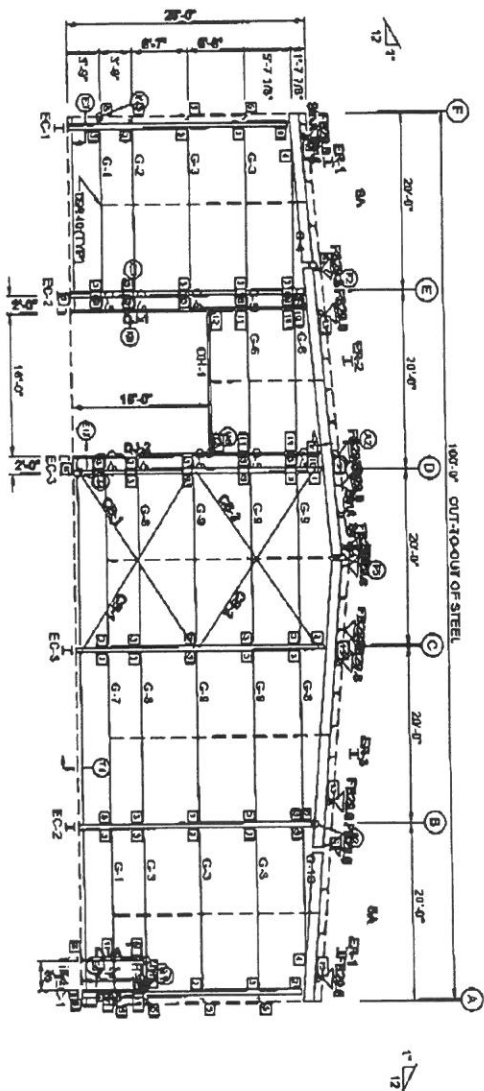
|                         |                      | <b>CUSTOMER</b>         |                      |
|-------------------------|----------------------|-------------------------|----------------------|
| <b>CHK.</b>             | <b>DATE</b>          | <b>CHK.</b>             | <b>DATE</b>          |
| <b>Debit</b>            | <b>Date 10/8/81</b>  | <b>Debit</b>            | <b>Date 10/11/81</b> |
| <b>Debit</b>            | <b>Date 10/9/81</b>  | <b>Debit</b>            | <b>Date</b>          |
| <b>Debit</b>            | <b>Date 10/10/81</b> | <b>Debit</b>            | <b>Date</b>          |
| <b>Debit</b>            | <b>Date 10/11/81</b> | <b>Debit</b>            | <b>Date</b>          |
| <b>SIDEWALL FRAMING</b> |                      | <b>Job No. 676 d'19</b> |                      |

**GENERAL NOTES:**  
MINOR FIELD WORK OF STRUCTURAL, SECONDARY TO  
END PAINT/UTILITY ITEMS MAY BE NECESSARY TO  
ENSURE PROPER FIT. SUCH WORK IS CONSIDERED  
A NORMAL PART OF METAL BUILDING ERECTION.  
WE WILL NOT HONOR BACKCHARGES FOR MINOR  
FIELD WORK.

**ENDWALL FRAMING: FRAME LINE 9**



**ENDWALL FRAMING: FRAME LINE 1**



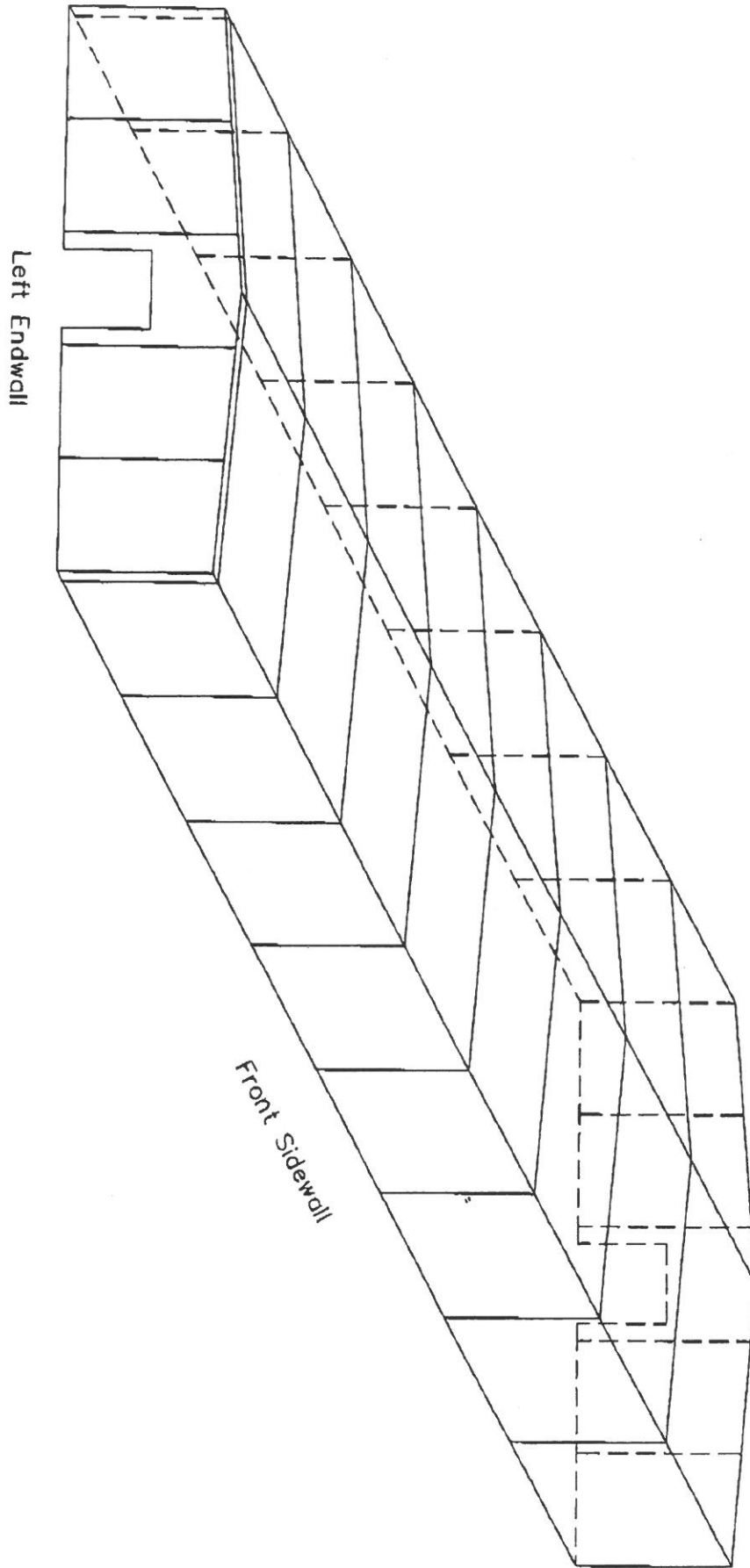
| BOLT TABLE       |      |       |      |
|------------------|------|-------|------|
| FRAME LINE 1 & 9 |      |       |      |
| LOCATION         | QUAN | TYPE  | DIA  |
| ER-1/ER-2        | 4    | A325T | 1/2" |
| ER-2/ER-3        | 2    | "     | "    |
| ER-3/ER-4        | 4    | A325T | 1/2" |
| ER-4/ER-5        | 2    | "     | "    |
| ER-5/ER-6        | 4    | A325T | 1/2" |
| ER-6/ER-7        | 2    | "     | "    |
| ER-7/ER-8        | 4    | A325T | 1/2" |
| ER-8/ER-9        | 2    | "     | "    |
| ER-9/ER-10       | 4    | A325T | 1/2" |
| ER-10/ER-11      | 2    | "     | "    |
| ER-11/ER-12      | 4    | A325T | 1/2" |
| ER-12/ER-13      | 2    | "     | "    |
| ER-13/ER-14      | 4    | A325T | 1/2" |
| ER-14/ER-15      | 2    | "     | "    |
| ER-15/ER-16      | 4    | A325T | 1/2" |
| ER-16/ER-17      | 2    | "     | "    |
| ER-17/ER-18      | 4    | A325T | 1/2" |
| ER-18/ER-19      | 2    | "     | "    |
| ER-19/ER-20      | 4    | A325T | 1/2" |
| ER-20/ER-21      | 2    | "     | "    |
| ER-21/ER-22      | 4    | A325T | 1/2" |
| ER-22/ER-23      | 2    | "     | "    |
| ER-23/ER-24      | 4    | A325T | 1/2" |
| ER-24/ER-25      | 2    | "     | "    |
| ER-25/ER-26      | 4    | A325T | 1/2" |
| ER-26/ER-27      | 2    | "     | "    |
| ER-27/ER-28      | 4    | A325T | 1/2" |
| ER-28/ER-29      | 2    | "     | "    |
| ER-29/ER-30      | 4    | A325T | 1/2" |
| ER-30/ER-31      | 2    | "     | "    |
| ER-31/ER-32      | 4    | A325T | 1/2" |
| ER-32/ER-33      | 2    | "     | "    |
| ER-33/ER-34      | 4    | A325T | 1/2" |
| ER-34/ER-35      | 2    | "     | "    |
| ER-35/ER-36      | 4    | A325T | 1/2" |
| ER-36/ER-37      | 2    | "     | "    |
| ER-37/ER-38      | 4    | A325T | 1/2" |
| ER-38/ER-39      | 2    | "     | "    |
| ER-39/ER-40      | 4    | A325T | 1/2" |
| ER-40/ER-41      | 2    | "     | "    |
| ER-41/ER-42      | 4    | A325T | 1/2" |
| ER-42/ER-43      | 2    | "     | "    |
| ER-43/ER-44      | 4    | A325T | 1/2" |
| ER-44/ER-45      | 2    | "     | "    |
| ER-45/ER-46      | 4    | A325T | 1/2" |
| ER-46/ER-47      | 2    | "     | "    |
| ER-47/ER-48      | 4    | A325T | 1/2" |
| ER-48/ER-49      | 2    | "     | "    |
| ER-49/ER-50      | 4    | A325T | 1/2" |
| ER-50/ER-51      | 2    | "     | "    |
| ER-51/ER-52      | 4    | A325T | 1/2" |
| ER-52/ER-53      | 2    | "     | "    |
| ER-53/ER-54      | 4    | A325T | 1/2" |
| ER-54/ER-55      | 2    | "     | "    |
| ER-55/ER-56      | 4    | A325T | 1/2" |
| ER-56/ER-57      | 2    | "     | "    |
| ER-57/ER-58      | 4    | A325T | 1/2" |
| ER-58/ER-59      | 2    | "     | "    |
| ER-59/ER-60      | 4    | A325T | 1/2" |
| ER-60/ER-61      | 2    | "     | "    |
| ER-61/ER-62      | 4    | A325T | 1/2" |
| ER-62/ER-63      | 2    | "     | "    |
| ER-63/ER-64      | 4    | A325T | 1/2" |
| ER-64/ER-65      | 2    | "     | "    |
| ER-65/ER-66      | 4    | A325T | 1/2" |
| ER-66/ER-67      | 2    | "     | "    |
| ER-67/ER-68      | 4    | A325T | 1/2" |
| ER-68/ER-69      | 2    | "     | "    |
| ER-69/ER-70      | 4    | A325T | 1/2" |
| ER-70/ER-71      | 2    | "     | "    |
| ER-71/ER-72      | 4    | A325T | 1/2" |
| ER-72/ER-73      | 2    | "     | "    |
| ER-73/ER-74      | 4    | A325T | 1/2" |
| ER-74/ER-75      | 2    | "     | "    |
| ER-75/ER-76      | 4    | A325T | 1/2" |
| ER-76/ER-77      | 2    | "     | "    |
| ER-77/ER-78      | 4    | A325T | 1/2" |
| ER-78/ER-79      | 2    | "     | "    |
| ER-79/ER-80      | 4    | A325T | 1/2" |
| ER-80/ER-81      | 2    | "     | "    |
| ER-81/ER-82      | 4    | A325T | 1/2" |
| ER-82/ER-83      | 2    | "     | "    |
| ER-83/ER-84      | 4    | A325T | 1/2" |
| ER-84/ER-85      | 2    | "     | "    |
| ER-85/ER-86      | 4    | A325T | 1/2" |
| ER-86/ER-87      | 2    | "     | "    |
| ER-87/ER-88      | 4    | A325T | 1/2" |
| ER-88/ER-89      | 2    | "     | "    |
| ER-89/ER-90      | 4    | A325T | 1/2" |
| ER-90/ER-91      | 2    | "     | "    |
| ER-91/ER-92      | 4    | A325T | 1/2" |
| ER-92/ER-93      | 2    | "     | "    |
| ER-93/ER-94      | 4    | A325T | 1/2" |
| ER-94/ER-95      | 2    | "     | "    |
| ER-95/ER-96      | 4    | A325T | 1/2" |
| ER-96/ER-97      | 2    | "     | "    |
| ER-97/ER-98      | 4    | A325T | 1/2" |
| ER-98/ER-99      | 2    | "     | "    |
| ER-99/ER-100     | 4    | A325T | 1/2" |
| ER-100/ER-101    | 2    | "     | "    |
| ER-101/ER-102    | 4    | A325T | 1/2" |
| ER-102/ER-103    | 2    | "     | "    |
| ER-103/ER-104    | 4    | A325T | 1/2" |
| ER-104/ER-105    | 2    | "     | "    |
| ER-105/ER-106    | 4    | A325T | 1/2" |
| ER-106/ER-107    | 2    | "     | "    |
| ER-107/ER-108    | 4    | A325T | 1/2" |
| ER-108/ER-109    | 2    | "     | "    |
| ER-109/ER-110    | 4    | A325T | 1/2" |
| ER-110/ER-111    | 2    | "     | "    |
| ER-111/ER-112    | 4    | A325T | 1/2" |
| ER-112/ER-113    | 2    | "     | "    |
| ER-113/ER-114    | 4    | A325T | 1/2" |
| ER-114/ER-115    | 2    | "     | "    |
| ER-115/ER-116    | 4    | A325T | 1/2" |
| ER-116/ER-117    | 2    | "     | "    |
| ER-117/ER-118    | 4    | A325T | 1/2" |
| ER-118/ER-119    | 2    | "     | "    |
| ER-119/ER-120    | 4    | A325T | 1/2" |
| ER-120/ER-121    | 2    | "     | "    |
| ER-121/ER-122    | 4    | A325T | 1/2" |
| ER-122/ER-123    | 2    | "     | "    |
| ER-123/ER-124    | 4    | A325T | 1/2" |
| ER-124/ER-125    | 2    | "     | "    |
| ER-125/ER-126    | 4    | A325T | 1/2" |
| ER-126/ER-127    | 2    | "     | "    |
| ER-127/ER-128    | 4    | A325T | 1/2" |
| ER-128/ER-129    | 2    | "     | "    |
| ER-129/ER-130    | 4    | A325T | 1/2" |
| ER-130/ER-131    | 2    | "     | "    |
| ER-131/ER-132    | 4    | A325T | 1/2" |
| ER-132/ER-133    | 2    | "     | "    |
| ER-133/ER-134    | 4    | A325T | 1/2" |
| ER-134/ER-135    | 2    | "     | "    |
| ER-135/ER-136    | 4    | A325T | 1/2" |
| ER-136/ER-137    | 2    | "     | "    |
| ER-137/ER-138    | 4    | A325T | 1/2" |
| ER-138/ER-139    | 2    | "     | "    |
| ER-139/ER-140    | 4    | A325T | 1/2" |
| ER-140/ER-141    | 2    | "     | "    |
| ER-141/ER-142    | 4    | A325T | 1/2" |
| ER-142/ER-143    | 2    | "     | "    |
| ER-143/ER-144    | 4    | A325T | 1/2" |
| ER-144/ER-145    | 2    | "     | "    |
| ER-145/ER-146    | 4    | A325T | 1/2" |
| ER-146/ER-147    | 2    | "     | "    |
| ER-147/ER-148    | 4    | A325T | 1/2" |
| ER-148/ER-149    | 2    | "     | "    |
| ER-149/ER-150    | 4    | A325T | 1/2" |
| ER-150/ER-151    | 2    | "     | "    |
| ER-151/ER-152    | 4    | A325T | 1/2" |
| ER-152/ER-153    | 2    | "     | "    |
| ER-153/ER-154    | 4    | A325T | 1/2" |
| ER-154/ER-155    | 2    | "     | "    |
| ER-155/ER-156    | 4    | A325T | 1/2" |
| ER-156/ER-157    | 2    | "     | "    |
| ER-157/ER-158    | 4    | A325T | 1/2" |
| ER-158/ER-159    | 2    | "     | "    |
| ER-159/ER-160    | 4    | A325T | 1/2" |
| ER-160/ER-161    | 2    | "     | "    |
| ER-161/ER-162    | 4    | A325T | 1/2" |
| ER-162/ER-163    | 2    | "     | "    |
| ER-163/ER-164    | 4    | A325T | 1/2" |
| ER-164/ER-165    | 2    | "     | "    |
| ER-165/ER-166    | 4    | A325T | 1/2" |
| ER-166/ER-167    | 2    | "     | "    |
| ER-167/ER-168    | 4    | A325T | 1/2" |
| ER-168/ER-169    | 2    | "     | "    |
| ER-169/ER-170    | 4    | A325T | 1/2" |
| ER-170/ER-171    | 2    | "     | "    |
| ER-171/ER-172    | 4    | A325T | 1/2" |
| ER-172/ER-173    | 2    | "     | "    |
| ER-173/ER-174    | 4    | A325T | 1/2" |
| ER-174/ER-175    | 2    | "     | "    |
| ER-175/ER-176    | 4    | A325T | 1/2" |
| ER-176/ER-177    | 2    | "     | "    |
| ER-177/ER-178    | 4    | A325T | 1/2" |
| ER-178/ER-179    | 2    | "     | "    |
| ER-179/ER-180    | 4    | A325T | 1/2" |
| ER-180/ER-181    | 2    | "     | "    |
| ER-181/ER-182    | 4    | A325T | 1/2" |
| ER-182/ER-183    | 2    | "     | "    |
| ER-183/ER-184    | 4    | A325T | 1/2" |
| ER-184/ER-185    | 2    | "     | "    |
| ER-185/ER-186    | 4    | A325T | 1/2" |
| ER-186/ER-187    | 2    | "     | "    |
| ER-187/ER-188    | 4    | A325T | 1/2" |
| ER-188/ER-189    | 2    | "     | "    |
| ER-189/ER-190    | 4    | A325T | 1/2" |
| ER-190/ER-191    | 2    | "     | "    |
| ER-191/ER-192    | 4    | A325T | 1/2" |
| ER-192/ER-193    | 2    | "     | "    |
| ER-193/ER-194    | 4    | A325T | 1/2" |
| ER-194/ER-195    | 2    | "     | "    |
| ER-195/ER-196    | 4    | A325T | 1/2" |
| ER-196/ER-197    | 2    | "     | "    |
| ER-197/ER-198    | 4    | A325T | 1/2" |
| ER-198/ER-199    | 2    | "     | "    |
| ER-199/ER-200    | 4    | A325T | 1/2" |
| ER-200/ER-201    | 2    | "     | "    |
| ER-201/ER-202    | 4    | A325T | 1/2" |
| ER-202/ER-203    | 2    | "     | "    |
| ER-203/ER-204    | 4    | A325T | 1/2" |
| ER-204/ER-205    | 2    | "     | "    |
| ER-205/ER-206    | 4    | A325T | 1/2" |
| ER-206/ER-207    | 2    | "     | "    |
| ER-207/ER-208    | 4    | A325T | 1/2" |
| ER-208/ER-209    | 2    | "     | "    |
| ER-209/ER-210    | 4    | A325T | 1/2" |
| ER-210/ER-211    | 2    | "     | "    |
| ER-211/ER-212    | 4    | A325T | 1/2" |
| ER-212/ER-213    | 2    | "     | "    |
| ER-213/ER-214    | 4    | A325T | 1/2" |
| ER-214/ER-215    | 2    | "     | "    |
| ER-215/ER-216    | 4    | A325T | 1/2" |
| ER-216/ER-217    | 2    | "     | "    |
| ER-217/ER-218    | 4    | A325T | 1/2" |
| ER-218/ER-219    | 2    | "     | "    |
| ER-219/ER-220    | 4    | A325T | 1/2" |
| ER-220/ER-221    | 2    | "     | "    |
| ER-221/ER-222    | 4    | A325T | 1/2" |
| ER-222/ER-223    | 2    | "     | "    |
| ER-223/ER-224    | 4    | A325T | 1/2" |
| ER-224/ER-225    | 2    | "     | "    |
| ER-225/ER-226    | 4    | A325T | 1/2" |
| ER-226/ER-227    | 2    | "     | "    |
| ER-227/ER-228    | 4    | A325T | 1/2" |
| ER-228/ER-229    | 2    | "     | "    |
| ER-229/ER-230    | 4    | A325T | 1/2" |
| ER-230/ER-231    | 2    | "     | "    |
| ER-231/ER-232    | 4    | A325T | 1/2" |
| ER-232/ER-233    | 2    | "     | "    |
| ER-233/ER-234    | 4    | A325T | 1/2" |
| ER-234/ER-235    | 2    | "     | "    |
| ER-235/ER-236    | 4    | A325T | 1/2" |
| ER-236/ER-237    | 2    | "     | "    |
| ER-237/ER-238    | 4    | A325T | 1/2" |
| ER-238/ER-239    | 2    | "     | "    |
| ER-239/ER-240    | 4    | A325T | 1/2" |
| ER-240/ER-241    | 2    | "     | "    |
| ER-241/ER-242    | 4    | A325T | 1/2" |
| ER-242/ER-243    | 2    | "     | "    |
| ER-243/ER-244    | 4    | A325T | 1/2" |
| ER-244/ER-245    | 2    | "     | "    |
| ER-245/ER-246    | 4    | A325T | 1/2" |
| ER-246/ER-247    | 2    | "     | "    |
| ER-247/ER-248    | 4    | A325T | 1/2" |
| ER-248/ER-249    | 2    | "     | "    |
| ER-249/ER-250    | 4    | A325T | 1/2" |
| ER-250/ER-251    | 2    | "     | "    |
| ER-251/ER-252    | 4    | A325T | 1/2" |
| ER-252/ER-253    | 2    | "     | "    |
| ER-253/ER-254    | 4    | A325T | 1/2" |
| ER-254/ER-255    | 2    | "     | "    |
| ER-255/ER-256    | 4    | A325T | 1/2" |
| ER-256/ER-257    | 2    | "     | "    |
| ER-257/ER-258    | 4    | A325T | 1/2" |
| ER-258/ER-259    | 2    | "     | "    |
| ER-259/ER-260    | 4    | A325T | 1/2" |
| ER-260/ER-261    | 2    | "     | "    |
| ER-261/ER-262    | 4    | A325T | 1/2" |
| ER-262/ER-263    | 2    | "     | "    |
| ER-263/ER-264    | 4    | A325T | 1/2" |
| ER-264/ER-265    | 2    | "     | "    |
| ER-265/ER-266    | 4    | A325T | 1/2" |
| ER-266/ER-267    | 2    | "     | "    |
| ER-267/ER-268    | 4    | A325T | 1/2" |
| ER-268/ER-269    | 2    | "     | "    |
| ER-269/ER-270    | 4    | A325T | 1/2" |
| ER-270/ER-271    | 2    | "     | "    |
| ER-271/ER-272    | 4    | A325T | 1/2" |
| ER-272/ER-273    | 2    | "     | "    |
| ER-273/ER-274    | 4    | A325T | 1/2" |
| ER-274/ER-275    | 2    | "     | "    |
| ER-275/ER-276    | 4    | A325T | 1/2" |
| ER-276/ER-277    | 2    | "     | "    |
| ER-277/ER-278    | 4    | A325T | 1/2" |
| ER-278/ER-279    | 2    | "     | "    |
| ER-279/ER-280    | 4    | A325T | 1/2" |
| ER-280/ER-281    | 2    | "     | "    |
| ER-281/ER-282    | 4    | A325T | 1/2" |
| ER-282/ER-283    | 2    | "     | "    |
| ER-283/ER-284    | 4    | A325T | 1/2" |
| ER-284/ER-285    | 2    | "     | "    |
| ER-285/ER-286    | 4    | A325T | 1/2" |
| ER-286/ER-287    | 2    | "     | "    |
| ER-287/ER-288    | 4    | A325T | 1/2" |
| ER-288/ER-289    | 2    | "     | "    |
| ER-289/ER-290    | 4    | A325T | 1/2" |
| ER-290/ER-291    | 2    | "     | "    |
| ER-291/ER-292    | 4    | A325T | 1/2" |
| ER-292/ER-293    | 2    | "     | "    |
| ER-293/ER-294    | 4    | A325T | 1/2" |
| ER-294/ER-295    | 2    | "     | "    |
| ER-295/ER-296    | 4    | A325T | 1/2" |
| ER-296/ER-297    | 2    | "     | "    |
| ER-297/ER-298    | 4    | A325T | 1/2" |
| ER-298/ER-299    | 2    | "     | "    |
| ER-299/ER-300    | 4    | A325T | 1/2" |
| ER-300/ER-301    | 2    | "     | "    |
| ER-301/ER-302    | 4    | A325T | 1/2" |
| ER-302/ER-303    | 2    | "     | "    |
| ER-303/ER-304    | 4    | A325T | 1/2" |
| ER-304/ER-305    | 2    | "     | "    |
| ER-305/ER-306    | 4    | A325T | 1/2" |
| ER-306/ER-307    | 2    | "     | "    |
| ER-307/ER-308    | 4    | A325T | 1/2" |
| ER-308/ER-309    | 2    | "     | "    |
| ER-309/ER-310    | 4    | A325T | 1/2" |
| ER-310/ER-311    | 2    | "     | "    |
| ER-311/ER-312    | 4    | A325T | 1/2" |
| ER-312/ER-313    | 2    | "     | "    |
| ER-313/ER-314    | 4    | A325T | 1/2" |
| ER-314/ER-315    | 2    | "     | "    |
| ER-315/ER-316    | 4    | A325T | 1/2" |
| ER-316/ER-317    | 2    | "     | "    |
| ER-317/ER-318    | 4    | A325T | 1/2" |
| ER-              |      |       |      |

| FLANGE BRACE TABLE |           |
|--------------------|-----------|
| FRAME LINE 1 & B   |           |
| ID                 | MARK      |
| LENGTH             |           |
| 1                  | FB29.B    |
|                    | 2'-6 3/4" |

| CONNECTION PLATES |          |
|-------------------|----------|
| FRAME LINE 1 & 9  |          |
| CL NO             | MARIPARI |
| 1                 | g1       |
| 2                 | g2       |
| 3                 | CL040    |
| 4                 | CL030    |
| 5                 | CL050    |
| 6                 | CL027    |
| 7                 | CL022    |
| 8                 | CL002    |
| 9                 | CL063    |
| 10                | CL061    |
| 11                | CL025    |
| 12                | CL020    |
| 13                | CL156    |

|                 |              |            |              |
|-----------------|--------------|------------|--------------|
|                 |              | Customer   |              |
| City            | State        | City       | State        |
| Dealer          | Date (Y/Y/U) | Dealer     | Date (Y/Y/U) |
| Dealer          | Date (Y/Y/U) | Other      | Job No.      |
| Dealer          | Date (Y/Y/U) | Other      | Product(s)   |
| ENDWALL FRAMING |              | Siz. of lg |              |

**CABLE NOTES:**  
FIELD SLOT GIRTS FOR  
CABLE TO PASS THRU



BUILDING LAYOUT

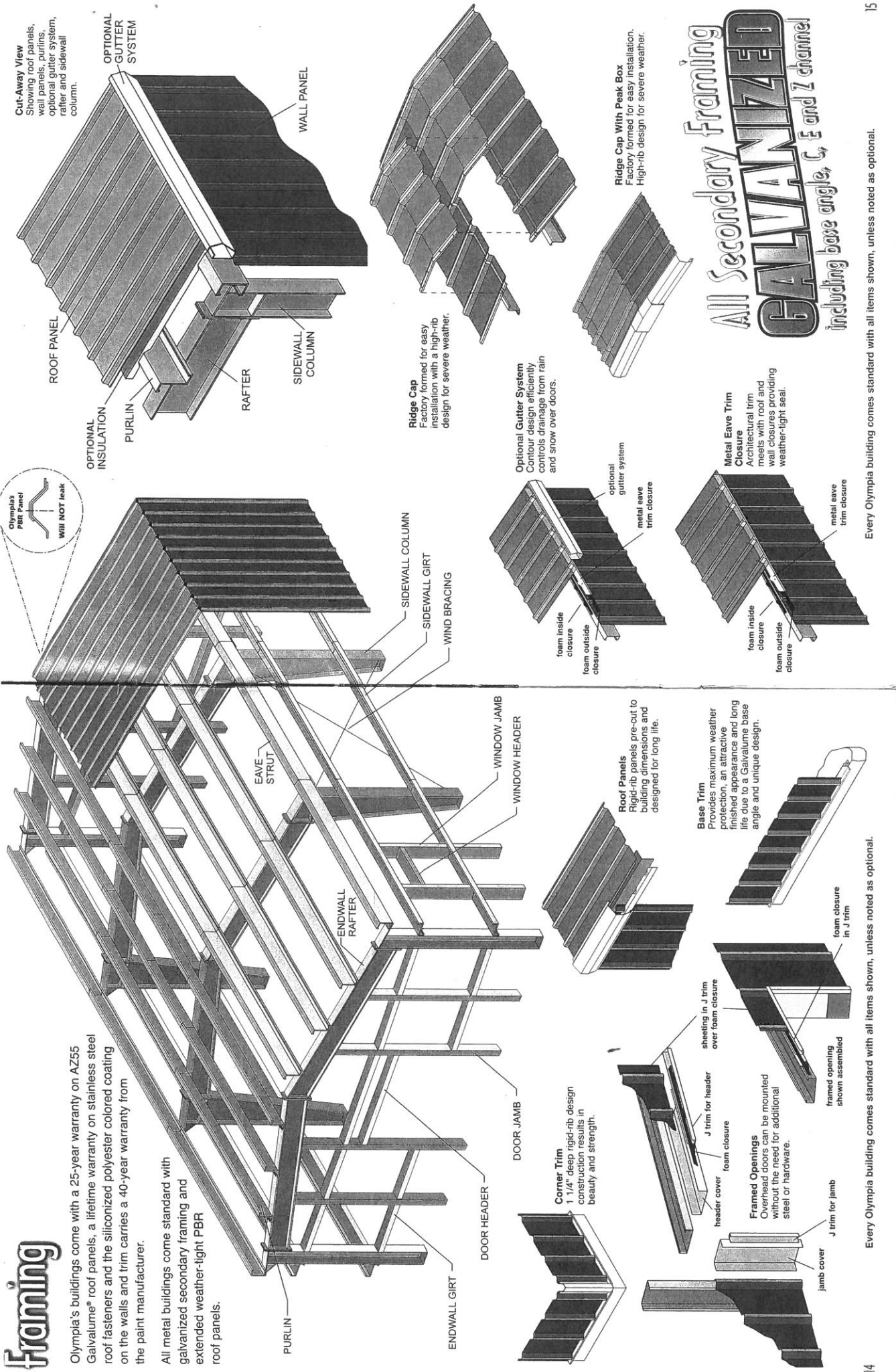
Building For by



# Framing

Olympia's buildings come with a 25-year warranty on AZ55 Galvalume® roof panels, a lifetime warranty on stainless steel roof fasteners and the siliconized polyester colored coating on the walls and trim carries a 40-year warranty from the paint manufacturer.

All metal buildings come standard with galvanized secondary framing and extended weather-tight PBR roof panels.



**Cut-Away View**  
Showing roof panels, wall panels, purlins, optional gutter system, rafter and sidewall column.

**OPTIONAL GUTTER SYSTEM**

ROOF PANEL

OPTIONAL INSULATION

PURLIN

RAFTER

WALL PANEL

SIDEWALL COLUMN

**Ridge Cap**

Factory formed for easy installation with a high-rib design for severe weather.

**Optional Gutter System**

Contour design efficiently controls drainage from rain and snow over doors.

**Ridge Cap With Peak Box**

Factory formed for easy installation. High-rib design for severe weather.

**All Secondary Framing GALVANIZED**  
including base angle, C and Z channel

Olympia's PBR Panels Will NOT leak

SIDEWALL COLUMN

SIDEWALL GIRT

WIND BRACING

EAVE STRUT

ENDWALL RAFTER

WINDOW JAMB

WINDOW HEADER

DOOR JAMB

DOOR HEADER

ENDWALL GIRT

PURLIN

**Corner Trim**

1 1/4" deep rigid-rib design construction results in beauty and strength.

**Roof Panels**

Rigid-rib panels pre-cut to building dimensions and designed for long life.

**Base Trim**

Provides maximum weather protection, an attractive finished appearance and long life due to a Galvalume base angle and unique design.

sheeting in J trim over foam closure

J trim for header

foam closure

**Framed Openings**

Overhead doors can be mounted without the need for additional steel or hardware.

foam closure in J trim

framed opening shown assembled

J trim for jamb

jamb cover

Every Olympia building comes standard with all items shown, unless noted as optional.

Every Olympia building comes standard with all items shown, unless noted as optional.

# Panel Colors

Olympia buildings are precision coated with Akzo Nobel paints, a leading producer of paint, finishes and synthetic resins for industrial applications. Choose from 12 panel and trim colors.



**POLAR WHITE**



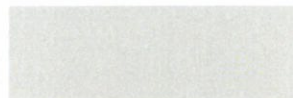
**PEARL GRAY**



**SLATE GRAY**



**BURNISHED SLATE**



**LIGHTSTONE**



**SAHARA TAN**



**BRITE RED**



**RUSTIC RED**



**HAWAIIAN BLUE**



**GALLERY BLUE**



**COLONY GREEN**



**FERN GREEN**

## Olympia Offers the Highest Standards in the Industry

- **25-Year Perforation Warranty**

Olympia's roof coating is AZ55 Galvalume® and requires no maintenance or painting to retain its original luster. It is comprised of 55% aluminum, 44% zinc and 1% silicone with the greater aluminum content creating a higher resistance to rust. There is a 25-year rust-perforation warranty on the roof backed by the steel mills.

- **40-Year Warranty Paint Warranty**

The paint manufacturer and Olympia offer a 40-year warranty on wall panel paint against chipping, cracking, peeling or blistering. The paint is siliconized polyester over a substrate-galvanized coating providing further protection against rust.

- **50-Year Structural Frame Warranty**

There is a 50-year warranty on the main and secondary structural frames including galvanized girts and purlins, eave struts and base angles.

- **Lifetime Stainless Steel Fastener Warranty**

Engineered for rapid drilling, Olympia's self-drilling stainless steel capped roof fasteners are supplied with an assembled neoprene washer and carry a lifetime warranty against rust. The fasteners provide a watertight seal, are composed of 18 parts chrome and eight parts nickel and will not rust, tarnish, turn gray or black.

- **Complete Trim Package**

Olympia provides a complete trim package to enhance the beauty of the building. This package includes "J" trim to cover cut edges of wall panels around door openings, jamb covers for the galvanized jambs and a header cover for the galvanized header.

- **Base Trim Package**

Olympia's base trim package completely seals the bottom of the building against all leaks. The trim on the bottom of the building matches the trim on the rest of the building creating a beautiful structure and is included at no additional charge.

- **Galvanized Secondary Framing**

A zinc coating (not a primer) is applied on all secondary framing for protection against rust and corrosion. This consists of purlins, girts, base angles, eave struts, overhead doorframes (jams and headers of overhead doorframes) and all C-sections.



[www.olympiabuildings.com](http://www.olympiabuildings.com)

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Joe Martens  
Commissioner

# New York State Department of Environmental Conservation

## Division of Environmental Permits, Region 3

21 South Putt Corners Road, New Paltz, NY 12561-1620

Phone: (845)256-3054 • Fax: (845) 255-4659

Website: [www.dec.ny.gov](http://www.dec.ny.gov)

### IMPORTANT NOTICE TO ALL PERMITTEES

The permit you requested is enclosed. Please read it carefully and note the conditions that are included in it. The permit is valid for only that activity expressly authorized therein; work beyond the scope of the permit may be considered a violation of law and be subject to appropriate enforcement action. Granting of this permit does not relieve the permittee of the responsibility of obtaining any other permission, consent or approval from any other federal, state or local government which may be required.

Please note the expiration date of the permit. Application for permit renewal should be made well in advance of the expiration date (minimum of 30 days) and submitted to the Regional Permit Administrator at the above address. For SPDES, Solid Waste and Hazardous Waste Permits, renewals must be made at least 180 days prior to the expiration date.

- ☐ Applicable only if checked. Please note all work authorized under this permit is prohibited during trout spawning season commencing October 1 and ending April 30.

The DEC permit number & program ID number noted on page 1 under "Permit Authorization" of the permit are important and should be retained for your records. These numbers should be referenced on all correspondence related to the permit, and on any future applications for permits associated with this facility/project area.

If a permit notice sign is enclosed, you must post it at the work site with appropriate weather protection, as well as a copy of the permit per General Condition 1.

If the permit is associated with a project that will entail construction of new water pollution control facilities or modifications to existing facilities, plan approval for the system design will be required from the appropriate Department's regional Division of Water or delegated local Health Department, as specified in the State Pollutant Discharge Elimination System (SPDES) permit.

If you have any questions on the extent of work authorized or your obligations under the permit, please contact the staff person indicated below or the Division of Environmental Permits at the above address.

*ASHLEY WILSON*

Division of Environmental Permits, Region 3

Telephone (845)256-3050

- ☐ Applicable only if checked for **STORMWATER SPDES INFORMATION**: We have determined that your project qualifies for coverage under the General Stormwater SPDES Permit. You must now file a Notice of Intent to obtain coverage under the General Permit. This form can be downloaded at: <http://www.dec.ny.gov/chemical/43133.html>
- ☒ Applicable only if checked for **MS4 Areas**: This site is within a MS4 area (Municipal Separate Storm Sewer System), therefore the SWPPP must be reviewed and accepted by the municipality. The MS-4 Acceptance Form must be submitted in addition to the Notice of Intent.

Send the completed form(s) to: NYS DEC, Stormwater Permitting, Division of Water, 625 Broadway, Albany, NY 12233-3505

In addition, DEC requests that you provide one electronic copy of the approved SWPPP directly to Natalie Brown, NYS DEC, 100 Hillside Avenue, Suite 1W, White Plains, NY 10603-2860





**PERMIT**  
**Under the Environmental Conservation Law (ECL)**

**Permittee and Facility Information**

**Permit Issued To:**  
MACDONALD MARINE INC

PO BOX 766  
MAHOPAC, NY 10541-0766

**Facility:**  
MACDONALD MARINA STORAGE  
BUILDING  
681 UNION VALLEY RD  
CARMEL, NY

**Facility Location:** in CARMEL in PUTNAM COUNTY

**Facility Principal Reference Point:** NYTM-E: 608.99      NYTM-N: 4579.53

Latitude: 41°21'35.7" Longitude: 73°41'49.1"

**Authorized Activity:** Disturbance of approx 43,522 SF (.9991 ac) within the 100-foot adjacent area of NYS Freshwater Wetland CF-4 (class 3) for the construction of a 20,000 SF boat storage facility with landscaping, and removal of abandoned boats (historic dumping) from upland, adjacent area, and within FW CF-4.

**The Permittee shall notify Doug Gaugler of the intent to commence work at least 48 hours prior to undertaking the activities authorized by this Permit, and within 48 hours of the completion of boat removal, as specified in Natural Resources Conditions #3 & 4.**

**Permit Authorizations**

**Freshwater Wetlands - Under Article 24**

Permit ID 3-3720-00413/00001

New Permit

Effective Date: 1/23/2013

Expiration Date: 12/31/2016

**NYSDEC Approval**

**By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.**

**Permit Administrator:** JAMES J ELDRED, Deputy Regional Permit Administrator

**Address:** NYSDEC REGION 3 HEADQUARTERS  
21 SOUTH PUTT CORNERS RD  
NEW PALTZ, NY 12561 -1620

**Authorized Signature:**

**Date** 1/23/2013



### Distribution List

Daniel J. Donahue, P.E.  
T/Carmel  
DOUGLAS C GAUGLER

### Permit Components

#### NATURAL RESOURCE PERMIT CONDITIONS

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

### NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: FRESHWATER WETLANDS

- 1. Conformance With Plans** All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Daniel J. Donahue, P.E., entitled "Erosion Control Plan", dated 8/5/2011, last revised 9/21/2012; and "Boat Removal Plan", dated 9/20/2012, no revisions.
- 2. Post Permit Sign** The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.
- 3. Notify DEC of Commencement of Work and Completion of Boat Removal** The permittee shall notify Doug Gaugler, at 845-256-3057 or [dggauge@gw.dec.state.ny.us](mailto:dggauge@gw.dec.state.ny.us), of the intent to begin work at least 48 hours prior to project commencement, and within 48 hours of the completion of boat removal.
- 4. Complete Junk Boat Removal Within 3 Months of Start of Construction** The permittee shall initiate the mitigation work (removal of junked boats) at the same time as construction of the storage building, and complete the mitigation work within 3 months of the start of construction, in accordance with approved plans referenced in Natural Resource Condition#1. Inspection by DEC Bureau of Habitat staff is required at completion of work.
- 5. Fence and Sign Limits of Disturbance** Silt fence shall be provided on the limit of disturbance line prior to construction. Additionally, this limit of disturbance shall be conspicuously marked by the installation of orange construction fencing on the wetland side of the limits of disturbance, and the area beyond shall be posted or signed as protected area to prevent the intrusion of equipment into the protected area. The fence shall be maintained until project completion.



**6. Disturbance Within Regulated Area Limited to Area Shown on Work Plan** Disturbance to the wetland and its regulated adjacent area shall be strictly limited to the work area identified in the work plan. The permittee is not authorized under this permit to fill, excavate, grade, or clear vegetation in any additional areas not already in use for its commercial operations.

**7. Seed, Mulch Disturbed Areas** All areas of soil disturbance resulting from this project shall be seeded with an appropriate perennial grass, and mulched with straw immediately upon completion of the project, within two days of final grading, or by the expiration of the permit, whichever is first.

**8. No Disturbance for Removal of Boats or Structures** Removal of junk boats shall be accomplished by simple retrieval by machine; Removal of structures shall not disturb building foundations. Removal of boats or structures shall not involve grading, excavation, or filling.

**9. Restoration Area to Revegetate** The portions of wetland and 100-foot adjacent area from which junked boats and structures have been removed shall be allowed to revegetate naturally.

**10. Disposal of Construction and Demolition Materials and Junked Boats** Any excess construction materials, or debris generated by demolition, construction, or removal of existing structures or junked boats from the wetland or adjacent area, shall be immediately and completely disposed of on an upland site more than 100 feet from any regulated freshwater wetland. These materials shall be suitably stabilized so as not to re-enter any water body, wetland, or wetland adjacent area; and must be disposed of in accordance with all local, state, and federal statutes, regulations, or ordinances.

**11. SPDES Construction Stormwater GP** The permittee must obtain coverage under the NYSDEC SPDES General Permit for Storm Water Discharges From Construction Activity by filing a Notice of Intent (NOI) form with the Department and complying with all provisions and conditions of the permit. This form and other information on this General Permit are available from the Department's website (<http://www.dec.ny.gov/chemical/43133.html>).

**12. State Not Liable for Damage** The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

**13. State May Order Removal or Alteration of Work** If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.



**14. State May Require Site Restoration** If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

**15. Precautions Against Contamination of Waters** All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.

**GENERAL CONDITIONS - Apply to ALL Authorized Permits:**

**1. Facility Inspection by The Department** The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71-0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.

A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

**2. Relationship of this Permit to Other Department Orders and Determinations** Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

**3. Applications For Permit Renewals, Modifications or Transfers** The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator  
NYSDEC REGION 3 HEADQUARTERS  
21 SOUTH PUTT CORNERS RD  
NEW PALTZ, NY 12561 -1620

**4. Submission of Renewal Application** The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Freshwater Wetlands.



**5. Permit Modifications, Suspensions and Revocations by the Department** The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

- a. materially false or inaccurate statements in the permit application or supporting papers;
- b. failure by the permittee to comply with any terms or conditions of the permit;
- c. exceeding the scope of the project as described in the permit application;
- d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;
- e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

**6. Permit Transfer** Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.

## NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

### **Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification**

The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

### **Item B: Permittee's Contractors to Comply with Permit**

The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

### **Item C: Permittee Responsible for Obtaining Other Required Permits**

The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.



**Item D: No Right to Trespass or Interfere with Riparian Rights**

This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

**Item E: SEQR Unlisted Action, No Lead Agency, No Significant Impact** Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as an Unlisted Action and the Department of Environmental Conservation has determined that it will not have a significant effect on the environment. Other involved agencies may reach an independent determination of environmental significance for this project.





**Environmental  
Protection**

**New York City  
Department of  
Environmental Protection**

## **VARIANCE DETERMINATION**

Pursuant to the authority granted under:

Article 11 of the New York State Public Health Law;  
*Rules and Regulations for the Protection From Contamination, Degradation and  
Pollution of The New York City Water Supply and Its Sources (Watershed Regulations)*,  
15 Rules of the City of New York Chapter 18, 10 New York Codes, Rules and  
Regulations Part 128.

New York City Department of Environmental Protection (DEP) makes the following determination with respect to the application for approval of a variance from Section 18-39(a)(1) of the Watershed Regulations. Under Section 18-39(a)(1), the construction of new impervious surfaces within 100 feet of a DEP designated watercourse or a New York State regulated wetland is prohibited.

**Name of Project:** MacDonald Marine, a.k.a., Union Valley Corporation (Project)

**Location:** 681 Union Valley Road (T) Carmel  
Tax Map Parcel 76.20-1-13

**Owner:** Ken MacDonald

**Applicant:** Ken MacDonald

**Address:** P.O. Box 766  
Mahopac, NY 10541

**Drainage Basin:** Croton Falls Reservoir

### **General Description:**

The Applicant proposes to construct a 20,000 square foot building for boat storage, all of which would be new impervious surface constructed on the site. Most of the proposed building will be situated within 100 feet of New York State regulated freshwater wetland CF-4. Since the proposed building would require construction of a new impervious surface, it is prohibited within

100 feet of a wetland under Section 18-39(a)(1) of the Watershed Regulations. The Applicant seeks a variance from this section of the Watershed Regulations in order to construct the building. The Applicant proposes to mitigate impacts from the proposed impervious surfaces by capturing and treating stormwater runoff from such new impervious surfaces by removing deteriorating boats currently stored on-site, and by ceasing the outdoor storage of boats in the future. The proposed stormwater management practices and boat storage restrictions will be maintained by the applicant in accordance with a restrictive deed covenant filed against the Property. The Variance shall be implemented in accordance with the following report and plans prepared by Daniel J. Donahue, P.E., Consulting Engineers for MacDonald Marine:

- Request for Variance, dated December 2012;
- Stormwater Pollution and Prevention Plan, dated October 2012, last revised June 3, 2013;
- Site Plan, dated August 5, 2011, last revised January 8, 2013;
- Erosion Control Plan, dated August 5, 2011, last revised June 4, 2013;
- Boundary Lines, Limit of Disturbance & Soil Types, dated September 27, 2012, last revised November 3, 2012;
- Boat Removal Plan, dated September 20, 2012.

**Date(s) of site inspection:**

October 3, 2012

**VARIANCE DETERMINATION**

Variance from Section 18-39(a)(1) of the Watershed Regulations, which prohibits the construction of an impervious surface within the limiting distance of 100 feet of a watercourse.

( XX ) Approved

( ) Denied

**Reasons supporting this Determination:**

The Applicant meets all of the criteria set forth in the Watershed Regulations Section 18-61(a)(1) for granting variances, as demonstrated by the plans and supporting document prepared by Daniel J. Donahue, P.E., cited above. In particular:

- 1) Variance requested is the minimum necessary to afford relief: (Section 18-61(a)(1)(ii)): The Applicant has demonstrated that the variance sought is the minimum variance necessary to afford relief. There are 170 to 220 boats stored outdoors on trailers at the site. 72 of these boats are in disrepair and will be removed. The Applicant has demonstrated that the proposed building is sized to store 200 boats on individual trailers. A smaller building would not accommodate the number of boats and trailers currently stored on-site. Therefore, the Applicant meets this requirement for a variance.
- 2) Adequate mitigation (Section 18-61(a)(1)(iii)): The Applicant has demonstrated that the proposed activity includes adequate mitigation. Runoff generated by the proposed impervious surfaces will be captured and treated in a stormwater planter surrounding the proposed

building. The stormwater planter is designed in accordance with the New York State Stormwater Management Design Manual and will be maintained by the applicant pursuant to the restrictive deed covenant. In addition, the applicant will remove all boats currently stored outdoors on-site and will file a restrictive covenant against the property that prohibits future owners from storing boats outdoors. Removal of such boats will minimize the potential impacts from pollutants that may be generated by the deteriorating boats and ultimately conveyed via runoff to on-site wetlands. Therefore, the Applicant meets this requirement for a variance.

- 3) Substantial hardship (Section 18-61(a)(1)(iv)): The Applicant has demonstrated that compliance with the prohibition concerning the construction of new impervious surfaces within the 100-foot limiting distance would create a substantial hardship due to site conditions or limitations. The site is predominantly defined by the presence of New York State regulated wetlands. There are no accessible portions of the property of adequate size to accommodate boat storage that are entirely beyond the 100 foot adjacent area of the wetlands. Additionally, there are no adjacent parcels that are available to the applicant for boat storage; also, a smaller building would not accommodate the current intensity of use for boat and trailer storage.

For the reasons stated herein, DEP approves the variance sought in connection with Variance Application No. 2012-CF-0214-VA.1 subject to the following conditions:

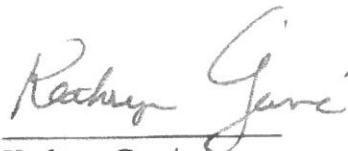
1. Prior to the commencement of any construction, the Applicant must provide at least 48 hours actual notice to DEP (Attention: Mary Galasso at (914) 773-4440).
2. The Project shall be implemented in accordance with the final DEP approved stormwater pollution prevention report and plans for MacDonald Marine Boat Storage Facility, Town of Carmel, prepared by Daniel J. Donahue, P.E.
3. This Variance Determination is issued solely to the Applicant and may not be transferred by the Applicant without written approval of DEP. Prior to the sale or transfer of title for the Property, the Applicant shall notify DEP in writing of such intended sale or transfer and shall provide the potential successor owner of the Property with a copy of both the Variance Approval and the associated stormwater pollution prevention plan/report. In order to construct the Project pursuant to this Variance Determination, the potential successor owner shall submit to DEP an application to transfer the Variance Determination and must receive written approval for such transfer for Variance Determination from DEP, a condition of such transfer being agreement to the terms and conditions herein. Absent such express approval from DEP, this Variance Determination shall only be valid and applicable to the Applicant.
4. Prior to the commencement of any construction, the Applicant shall file with the appropriate town and county offices a copy of the executed "Declaration of Covenants, Conditions, and Restrictions for Union Valley Corporation," a copy of which is included as Appendix A hereto. Compliance with all covenants and conditions included therein

shall be a condition of this Variance Determination and shall be binding on any future owners of the Property.

Please confirm your acceptance of the terms for this Variance Determination by countersigning below and returning the countersigned Determination to DEP (Attention: Mary Galasso at DEP, 465 Columbus Avenue, Valhalla, NY 10595) within fifteen (15) days of the date hereof.

Date: July      , 2013

Determination made by:

A handwritten signature in cursive script, appearing to read "Kathryn Garcia", written over a horizontal line.

Kathryn Garcia  
Chief Operating Officer

AGREED AND ACCEPTED THIS

\_\_\_\_\_ day of \_\_\_\_\_, 2013

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

**Appendix A**

**Declaration of Covenants, Conditions, and Restrictions for Union Valley Corporation**

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR \_\_\_\_\_  
UNION VALLEY CORP**

DECLARATION made as of the \_\_\_\_ day of \_\_\_\_, 20\_\_, by \_\_\_\_\_ with  
an address at 95 Cherry Hill Rd (hereinafter referred to as the "Declarant").

Carmel NY 10512

WITNESSETH:

WHEREAS, Declarant is the owner of all that certain lot, piece or parcel of land situate, lying and being in the Town of Carmel, County of Putnam and State of New York, being designated as more accurately bounded and described in the attached deed (the "Property"); and

WHEREAS, Declarant plans to undertake or is undertake the construction of a 20,000 sq. ft. building for the purpose of storing boats for MacDonald Marine. The building will be located within 100 feet of a New York State Department of Environmental Conservation ("NYSDEC") wetland. The construction of an impervious surface requires a variance from Sec 18-39(a)(1) of the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources*, 15 RCNY Chapter 18, 10 NYCRR Part 128 ("Watershed Regulations"); and

WHEREAS, Section 18-61(a)(1) of the Watershed Regulations requires an applicant for a variance to demonstrate the activity as proposed includes adequate mitigation measures to avoid contamination to or degradation of the water supply which are at least as protective of the water supply as the standards for regulated activities set forth in these rules and regulations ; and

WHEREAS, Declarant has submitted a variance application to DEP for the Property described above, UNION VALLEY Corp. 2012-cf-02-80.1 and received an approval from DEP for such variance by a Variance Determination dated July 17, 2013, such variance Determination being attached hereto as Exhibit 1; and

WHEREAS, Declarant desires to declare the following covenants, conditions and restrictions to govern the future development, use and maintenance of the property that may be conveyed to future owners, including the Declarant's respective heirs, successors, and assigns, and to subject any deed of conveyance of the property to this Declaration, by reference thereto, to the covenants, conditions and restrictions described herein,

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, conveyed, transferred and occupied subject to the following covenants, conditions, and restrictions which are for the benefit of the consumers of the New York City drinking water supply system as well as for the owners of the Property and which shall be perpetual so long as the provisions of the Variance Determination continue to be required by the Watershed Regulations, shall run with the Property and be binding on the Declarant, its heirs, successors and assigns and be binding upon each successive owner of the Property. and the heirs, successors and assigns of each subsequent party having or acquiring any right, title or interest in the Property or any part thereof.

1. Declarant hereby acknowledges, covenants, warrants, and represents that it shall install and maintain any and all erosion and sediment controls and stormwater management practices on the Property in accordance with the Stormwater Pollution



Prevention Plan dated \_\_\_\_\_ (SWPPP) submitted to demonstrate that the activity includes adequate mitigation in accordance with Section 18-61 (a) (1) (iii) as part of the variance application approved by DEP and any and all amendments that may be required and that DEP may approve.

2. Declarant's installation and maintenance of the erosion and sediment controls and stormwater management practices shall be for the benefit of the consumers of the New York City drinking water supply system as well as for the owners of the Property.
3. Declarant's obligation to install and maintain any and all erosion and sediment controls and stormwater management practices on the Property in accordance with the SWPPP submitted as part of the DEP-approved variance and any and all amendments to the variance that DEP may approve shall be perpetual so long as the provisions of the variance continue to be required by the Watershed Regulations.
4. Declarant hereby acknowledges, covenants and warrants that this Property shall be subject to the maintenance obligations set forth and described in the SWPP submitted as part of the variance approved by DEP and any and all conditions in the Variance Determination, including, but not limited to, regular inspection and maintenance of the stormwater planters provided as mitigation for the new impervious surfaces shall occur as detailed in the SWPPP. \_\_\_\_\_.
5. Declarant hereby acknowledges, covenants and warrants that in accordance with the Variance Determination, all boats must be stored indoors, and may not be stored outdoors, for so long as the provisions of the Watershed Regulations are applicable to the Property.
6. Declarant hereby covenants, warrants, and represents that any lease, mortgage, subdivision, or other transfer of the Property, or any interest therein, shall be subject to the restrictive covenants contained herein pertaining to the installation and maintenance of erosion and sediment control and stormwater management practices, and any deed, mortgage, or other instrument of conveyance shall be subject to and, specifically refer to, the SWPPP included as part of the attached variance approval and shall specifically state that the interest thereby conveyed is subject to the covenants and restrictions contained herein and therein.
7. These covenants, conditions and restrictions shall run with the land and shall apply to, inure to the benefit of, and bind the Declarant and all subsequent heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF, Declarant has executed this document this \_\_\_\_\_ day of \_\_\_\_\_,

~~2012~~  
2013

\_\_\_\_\_  
Signature

STATE OF NEW YORK )

)

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 20<sup>13</sup>~~12~~, before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his/her capacity, and that by his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

\_\_\_\_\_  
Notary Public

SUBJECT to a restrictive covenant, to be placed in the deed to be delivered, that the purchaser, its successors and assigns, will not build or suffer to be built any buildings or structures on that portion of the premises to be conveyed which lies between the present structures on the premises.

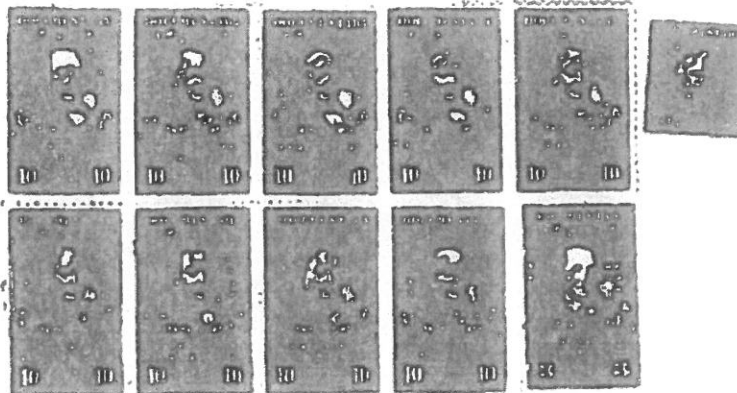
ALSO, another parcel of land in said town, with the buildings thereon, bounded NORTH by the highway running past the Union Valley Church; EAST and SOUTH by lands now or formerly of Lloyd Archer and West by a line described as follows: COMMENCING at a point in the southerly side of the said highway distant 25 feet westerly measured at right angles from the center line of the roadway leading into the premises hereby conveyed and running thence southerly through the premises keeping 25 feet westerly from the center line of said roadway at its most westerly point and continuing southerly in a straight line in the same course to the southerly boundary of the premises.

EXCEPTING from said parcel of land a piece opposite the present residence of John Cargain to a depth of 200 feet, having an easterly side line, which is a prolongation of a line parallel to and distant 25 feet easterly from the easterly face of said Cargain house, and a westerly side line, which is a prolongation of a line which is parallel to and distant 25 feet westerly from the westerly face of said Cargain house, the southerly line to be at right angles to the side lines.

Premises

Being 681.  
Union Valley Rd  
Carmel N.Y.

TX MAP  
76.20-1-13





July 10, 2013

Mr. Harold Gary  
Town of Carmel  
60 McAlpin Avenue  
Mahopac, NY 10541

RE: Return of Performance Bond

Mr. Gary,

On July 3, 2012, Hudson Valley Federal Credit Union was required to submit a check in the amount of \$606,840.00 payable to Town of Carmel for the performance bond requirements associated with the site work improvements at 2 Terrace Drive, Carmel, New York.

We received our final inspection approval for site improvements from the Engineering Department and our Certificate of Occupancy for the project on April 22, 2013. A copy of the Certificate of Occupancy is attached for your reference.

At this time, we are requesting the return of the Performance Bond funds in the amount of \$606,840.00.

Respectfully,

Tony Rohrmeier, Vice President Operations and Risk Mitigation  
Hudson Valley Federal Credit Union