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TOWN OF CARMEL
PLANNING BOARD



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

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI,
P.E., BCEE
Town Engineer

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

PLANNING BOARD AGENDA
JANUARY 24, 2024 – 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1.	14 Nicole Way, LLC (Zakon) – 1065 Route 6	65.6-1-22	1/24/24	10/29/20	Bond Return
2.	Pani, Fabian – 112 Stillwater Road	75.17-1-52	1/24/24	12/10/23	Regrading Application
3.	G & F Subdivision – Gateway Drive	55.-2-24.5, 6-1, 7-2 & 8-2	1/24/24	12/6/23	Bond Reduction
4.	Carmel Terminals – 79 Old Route 6, Carmel	55.11-1-23,24,27	1/24/24	1/2/24	Amended Site Plan

SITE PLAN

5.	Crecco – DAG Route 6, LLC – 395 Route 6	75.19-1-8 & 75.20-2-5		1/10/24	Site Plan
6.	TTSHR, LLC – 25 & 27 Seminary Hill Road	55.6-1-69 & 70		1/15/24	Residential Site Plan
7.	Rosamilia, Massimo & Robert – 585 Union Valley Rd	87.8-1-2 & 3		1/16/24	Site Plan

MISCELLANEOUS

8.	Doupis, Achilles – 441 Route 6	75.16-1-18		8/21/23	Waiver of Site Plan Application
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January 10, 2024

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

RE: DAG Route 6 LLC
395 US Route 6
Town of Carmel
TM# 75.19-1-8 & 75.20-2-5

Dear Chairman Paepfer and Members of the Board:

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

- Site Plan Application, dated January 10, 2024. (5 copies)
- Site Plan Completeness Certification Form, dated January 10, 2024. (5 copies).
- Disclosure Addendum Statement, dated January 10, 2024. (2 copies)
- Site Plan set, dated January 10, 2024. (5 copies)
- Architectural plans and elevations by William Bersharat.
- SEQR Short EAF, dated October 11, 2023. (5 copies)
- Property Deed. (2 copies)
- List of Property Owners within 500' of the Site Boundary. (2 copies)
- Check number 1273, in the amount of \$4,700, for the application fee.

The applicant is seeking to construct a 10,000 square foot and a 3,240 square foot contractor warehouse and office space on the subject property. The property has frontage on US Route 6 and Bucks Hollow Road. It currently contains a 12,300 square foot building, which houses a dog daycare and boarding business, and an associated 14,000 square foot outdoor play space, which would remain. There is also a 2,800 square foot two family dwelling on site that would be removed. The site also contains approximately 83 parking spaces on the Route 6 side of the existing buildings, and a covered and enclosed outdoor storage area attached to the existing building, which would also remain. There is a well on site which would remain, and a septic that would be replaced.

In addition to the construction of the two proposed buildings, the applicant would pave over the existing millings and gravel that currently exist on the east side of the property. Formalized parking will be provided. Additionally, a proposed septic would be constructed within the existing lawn area within the enclosure mentioned above. Following the installation of the septic, this area would be returned to the dog boarding business for their use. There is an existing well onsite that would remain in use.

While the project is proposing 38,220 s.f.± of disturbance, no new impervious surfaces are being proposed. Therefore, per the Town of Carmel and NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities all that is believed to be required is erosion and sediment controls.

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

We respectfully request to be placed on the January 24, 2024 Planning Board agenda for an initial presentation and discussion of the project with the Board. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By:



Richard D. Williams Jr., PE
Senior Principal Engineer

RDW/adt

Enclosures

cc: (All via email only) Nick Crecco

Insite File No. 16230.100



TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



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

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

No application will be placed on the agenda that is incomplete

Pre-Submission:

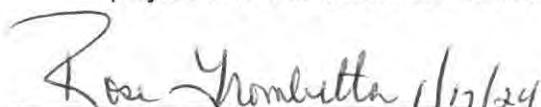
Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

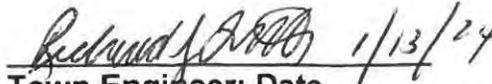
Submission Requirements:

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

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

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


Planning Board Secretary; Date


Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: Crecco - DAG Route 6	Application # 24-0002	Date Submitted: 1/10/24
Site Address: No. 395 Street: US Route 6 Hamlet: Mahopac		
Property Location: (Identify landmarks, distance from intersections, etc.) Between Route 6 and Bucks Hollow Road between Bloomer Road and Astor Drive.		
Town of Carmel Tax Map Designation: Section 75.19&75.20 Block 1&2 Lot(s) 5&8	Zoning Designation of Site: Commercial	
Property Deed Recorded in County Clerk's Office Date Liber 2069 Page 170&175	Liens, Mortgages or other Encumbrances <input checked="" type="radio"/> Yes No Owner has mortgage with PCSB.	
Existing Easements Relating to the Site No <input checked="" type="radio"/> Yes Describe and attach copies: Drainage Easement and Access Easement (Shown on plan)	Are Easements Proposed? No <input checked="" type="radio"/> Yes Describe and attach copies: Access and stormwater through neighboring parcel to the north.	
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="radio"/> Yes No Attached List to this Application Form		
APPLICANT OWNER INFORMATION		
Property Owner: DAG Route Six, LLC	Phone #: 845-628-6600 Fax#:	Email: nickvbr@aol.com
Owners Address: No. Street: PO Box 636 Town: Mahopac State: NY Zip: 10541		
Applicant (if different than owner): Same as Owner	Phone #: Fax#:	Email:
Applicant Address (if different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan: Richard D. Williams, Jr., P.E. Insite Engineering, Surveying & Landscape Architecture, P.C	Phone #: 845-225-9690 Fax#: 845-225-9717	Email: rwilliams@insite-eng.com
Address: No. 3 Street: Garrett Place Town: Carmel State: NY Zip: 10512		
Other Representatives:	Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: The applicant is seeking to construct a 10,000 square foot and a 3,240 square foot contractor warehouse and office space on the subject property. The property has frontage on US Route 6 and Bucks Hollow Road. It currently contains a 12,300 square foot building, which houses a dog daycare and boarding business, and an associated 14,000 square foot outdoor play space, which would remain. There is also a 2,800 square foot two family dwelling on site that would be removed. The site also contains approximately 83 parking spaces on the Route 6 side of the existing buildings, and a covered and enclosed outdoor storage area attached to the existing building, which would also remain. There is a well on site which would remain, and a septic that would be replaced. In addition to the construction of the two proposed buildings, the applicant would pave over the existing millings and gravel that currently exist on the east side of the property. Formalized parking will be provided. Additionally, a proposed septic would be constructed within the existing lawn area within the enclosure mentioned above. Following the installation of the septic, this area would be returned to the dog boarding business for their use. There is an existing well onsite that would remain in use.		

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: 4.8	210,171sf Square Feet:	Square footage of all existing structures (by floor): 15,100 sf +-	
# of existing parking spaces: 83	# of proposed parking spaces: 110		
# of existing dwelling units: 2	# of proposed dwelling units: 0		
<p>Is the site served by the following public utility infrastructure:</p> <ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>No</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? _____ Out-of district connection? _____ ▶ What is the total sewer capacity at time of application? _____ ▶ What is your anticipated average and maximum daily flow _____ <p>For Town of Carmel Town Engineer</p> <ul style="list-style-type: none"> ▶ What is the sewer capacity <u>Not applicable</u> 			
▪ Water Supply	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
If Yes:	<ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▶ What is the total water capacity at time of application? _____ ▶ What is your anticipated average and maximum daily demand _____ 		
▪ Storm Sewer	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
▪ Electric Service	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
▪ Gas Service	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
• Telephone/Cable Lines	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
For Town of Carmel Town Engineer			
Water Flows	TBD (Obtaining flow data from owner for existing use.)		
Sewer Flows	TBD (Obtaining flow data from owner for existing use.)		
<p><u>for 1/13/24 NA</u> } NOT Applicable - Not in Town Water of Sewer District 1/13/24 ASD</p>			
Town Engineer; Date			
What is the predominant soil type(s) on the site? Uf Urban Land	What is the approximate depth to water table? 1.5' - 6+'		
Site slope categories:	15-25% ² %	25-35% ^{0±} %	>35% ^{0±} %
Estimated quantity of excavation:	Cut (C.Y.) TBD	Fill (C.Y.) TBD	
Is Blasting Proposed	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	Unknown: <input type="checkbox"/>	
Is the site located in a designated Critical Environmental Area?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	What is the sight distance? Left <u>No Change</u> Right <u>No Change</u>	
Is the site located within 500' of:			
• The boundary of an adjoining city, town or village			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
• The boundary of a state or county park, recreation area or road right-of-way			Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
• A county drainage channel line.			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
• The boundary of state or county owned land on which a building is located			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

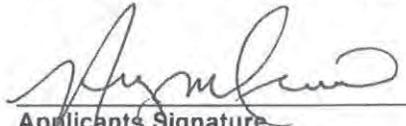
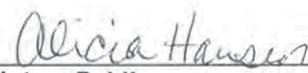
TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Will the project require coverage under the Current NYCDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 5,000 sq ft	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the site disturb more than 1 acre	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site contain freshwater wetlands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/>	
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>	
Are encroachments in regulated wetlands or wetland buffers proposed?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does this application require a referral to the Environmental Conservation Board?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does the site contain waterbodies, streams or watercourses?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Are any encroachments, crossings or alterations proposed?	Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A
Is the site located adjacent to New York City watershed lands?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input checked="" type="checkbox"/>	
Has this application been referred to the Fire Department?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
What is the estimated time of construction for the project? 5/24 - 5/25	

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 s.f.	4.8 ac ± (210, 171±)	4.8 ac ± (95,973 s.f. ±)
Lot Coverage	30%	7.2%	12.2%
Lot Width	200'	417'±	417'±
Lot Depth	200'	511'±	511'±
Front Yard	40'	103.5'	45.1'
Side Yard	25'	8.9'	7'
Rear Yard	30'	N/A	N/A
Minimum Required Floor Area	5,000 s.f.	15,110 s.f. ±	25,540 s.f. ±
Floor Area Ratio	N/A	-	-
Height	35'	<35'	<35'
Off-Street Parking	27	0	27
Off-Street Loading	2	0	2

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances: <i>SIDE YARD SETBACK (18' SOUGHT 7' PROVIDED)</i>
PROPOSED BUILDING MATERIALS	
Foundation	Reinforced Concrete
Structural System	Steel
Roof	Metal
Exterior Walls	Metal
APPLICANTS ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<i>NICK CRECCO</i> _____ Applicants Name	 _____ Applicants Signature
Sworn before me this <u>9th</u> day of <u>January</u> 20 <u>24</u>	
 _____ Notary Public	Alicia Hansen Notary Public, State of New York Reg. # 01HA6086470 Qualified in Dutchess County Commission Expires January 21, 20 <u>27</u>



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
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 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	TO BE PROVIDED <input type="checkbox"/> w/ FUTURE SUBMISSION	<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, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/>	<input type="checkbox"/>

missing
air strength
on south

No TV
Shows

?

~~XXXX~~
~~XXXX~~



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



Requirement Data	Is it Completed by the Applicant	Wiped by the Town
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"/> 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 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"/>

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

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

Signature - Applicant

1/10/24
Date

Signature - Owner

1/10/24
Date



Professionals Seal



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Yrombetta
Signature - Planning Board Secretary

1/17/24
Date

[Signature]
Signature - Town Engineer

1/17/24
Date

Short Environmental Assessment Form

Part 1 - Project Information

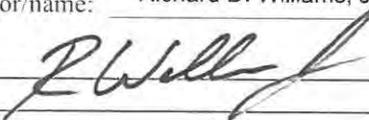
Instructions for Completing

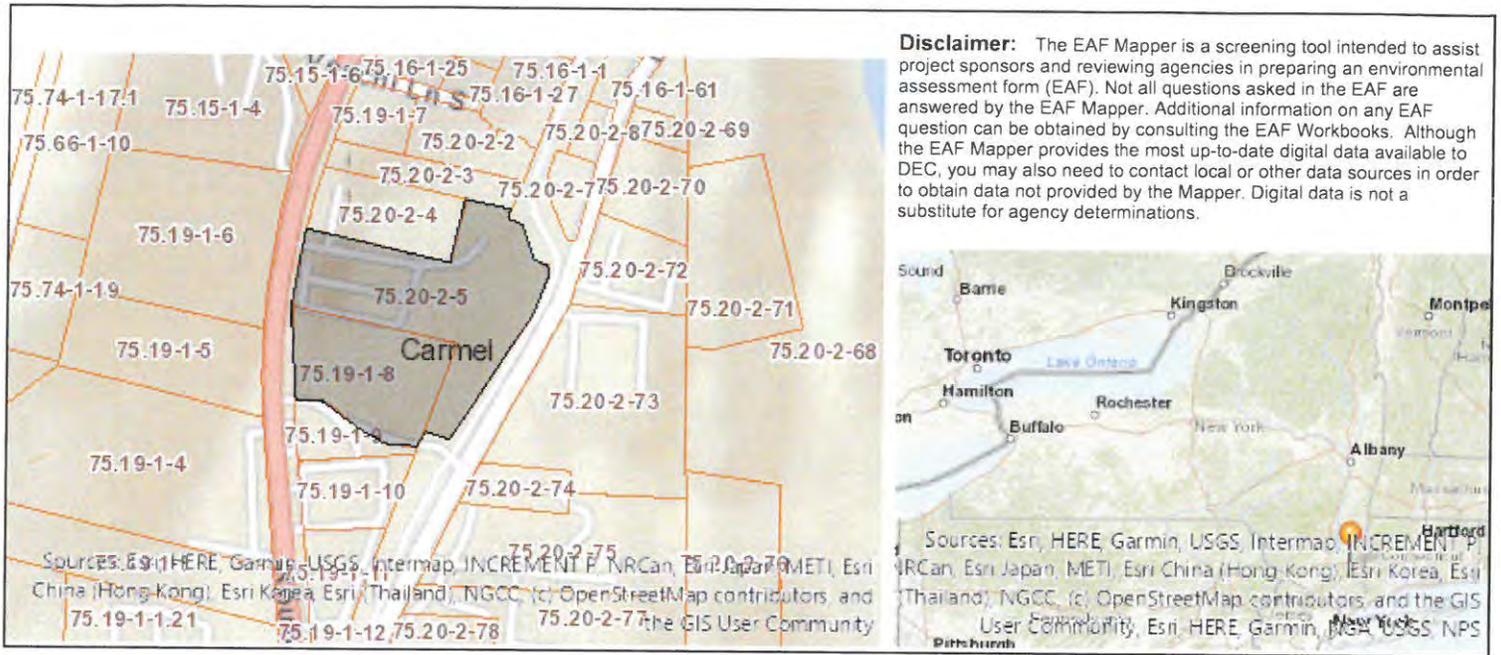
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

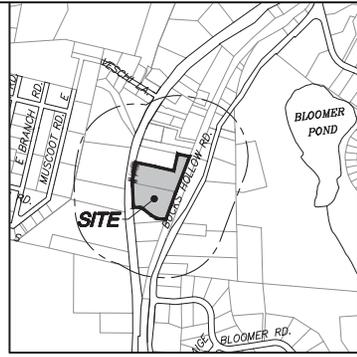
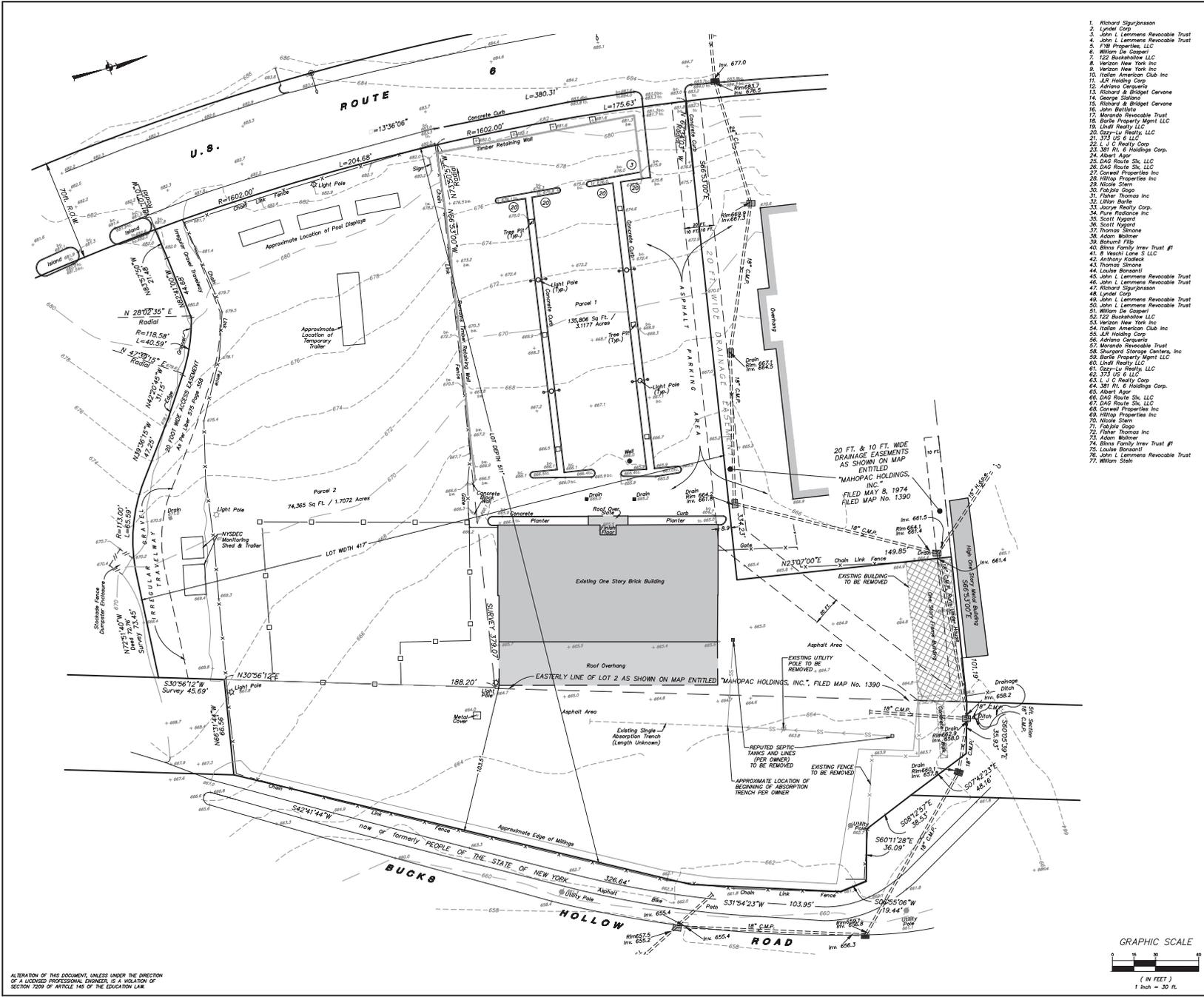
Part 1 – Project and Sponsor Information			
Name of Action or Project: DAG Route 6			
Project Location (describe, and attach a location map): Between Route 6 and Bucks Hollow Road between Bloomer Road and Astor Drive.			
<p>Brief Description of Proposed Action: The applicant is seeking to construct a 10,000 square foot and a 3,240 square foot contractor warehouse and office space on the subject property. The property has frontage on US Route 6 and Bucks Hollow Road. It currently contains a 12,300 square foot building, which houses a dog daycare and boarding business, and an associated 14,000 square foot outdoor play space, which would remain. There is also a 2,800 square foot two family dwelling on site that would be removed. The site also contains approximately 83 parking spaces on the Route 6 side of the existing buildings, and a covered and enclosed outdoor storage area attached to the existing building, which would also remain. There is a well on site which would remain, and a septic that would be replaced. In addition to the construction of the two proposed buildings, the applicant would pave over the existing millings and gravel that currently exist on the east side of the property. Formalized parking will be provided. Additionally, a proposed septic would be constructed within the existing lawn area within the enclosure mentioned above. Following the installation of the septic, this area would be returned to the dog boarding business for their use. There is an existing well onsite that would remain in use.</p>			
Name of Applicant or Sponsor: Nick Crecco	Telephone: 845-628-6600		
	E-Mail: nickvbr@aol.com		
Address: PO Box 636			
City/PO: Mahopac	State: NY	Zip Code: 10541	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Carmel Building Permit, Site Plan Approval NYSDEC GP-0-20-001 Erosion & Sediment Control, PCDOH, NYCDEP Septic Approval, ZBA Area Variance		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?	<u>4.8</u>	acres	
b. Total acreage to be physically disturbed?	<u>38,220 sf</u>	acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>4.8</u>	acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input checked="" type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Onsite well</u> _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Proposed on site septic</u> _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: Drainage from Route 6 is conveyed through an existing system through the site. The applicant proposes to improve the system with larger HDPE piping.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Richard D. Williams, Jr. P.E. (Insite Engineering)</u> Date: <u>1/10/24</u> Signature: <u></u> Title: <u>Senior Principal Engineer</u>		



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



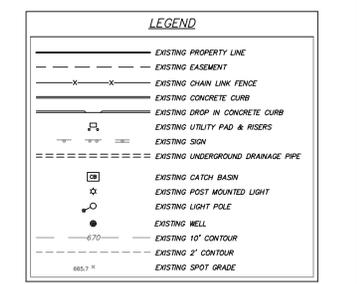
LOCATION MAP SCALE: 1" = 500'±

OWNER/APPLICANT: DAG ROUTE SIX, LLC
 PO BOX 638
 MAHOPAC, NY 10541

SITE DATA: Zone: C
 Total Acreage: 4.84 AC ±
 Top Map No.: 7510-1-B
 75-00-2-3

GENERAL NOTES:

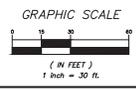
- Boundary and topographic info shown hereon are taken from a survey entitled, "Topographic Survey of Property," prepared by Link Land Surveys, P.C., dated January 2, 2013.
- The approximate locations of the pool displays and temporary trailer are taken from aerial orthorectified.



- Richard Sturjansson
- Link Land
- John L. Lemmas Revocable Trust
- F.Y.B. Properties, LLC
- William De Goopt
- 129 Buckshollow LLC
- Verizon New York Inc
- Verizon New York Inc
- Hollan American Club Inc
- J.R. Holding Corp
- Armina Corp
- Richard & Bridget Carvone
- John Battaglia
- Moranda Revocable Trust
- Starke Property Mgmt LLC
- Link Realty LLC
- Greer-Lis Realty LLC
- 373 US 6 LLC
- J.C. Realty Corp
- 381 Rt. 6 Holdings Corp.
- Albert Apple
- DAG Route Six, LLC
- DAG Route Six, LLC
- Conwell Properties Inc
- Conwell Properties Inc
- Nicole Stern
- Robbie Cooper
- Fisher Thomas Inc
- Adam Walker
- Acure Realty Corp.
- Pure Residence Inc
- Scott Nygard
- Scott Nygard
- Thomas Simone
- Adam Walker
- Behuniak Filip
- Bina Family Inv Trust #1
- A Veschi Lane S LLC
- Anthony Scuderi
- Thomas Simone
- Louise Branson
- John L. Lemmas Revocable Trust
- John L. Lemmas Revocable Trust
- Richard Sturjansson
- Link Land
- John L. Lemmas Revocable Trust
- William De Goopt
- 129 Buckshollow LLC
- Hollan American Club Inc
- Verizon New York Inc
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- Robbie Cooper
- Fisher Thomas Inc
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- Scott Nygard
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- Thomas Simone
- Adam Walker
- Behuniak Filip
- Bina Family Inv Trust #1
- Louise Branson
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- William De Goopt

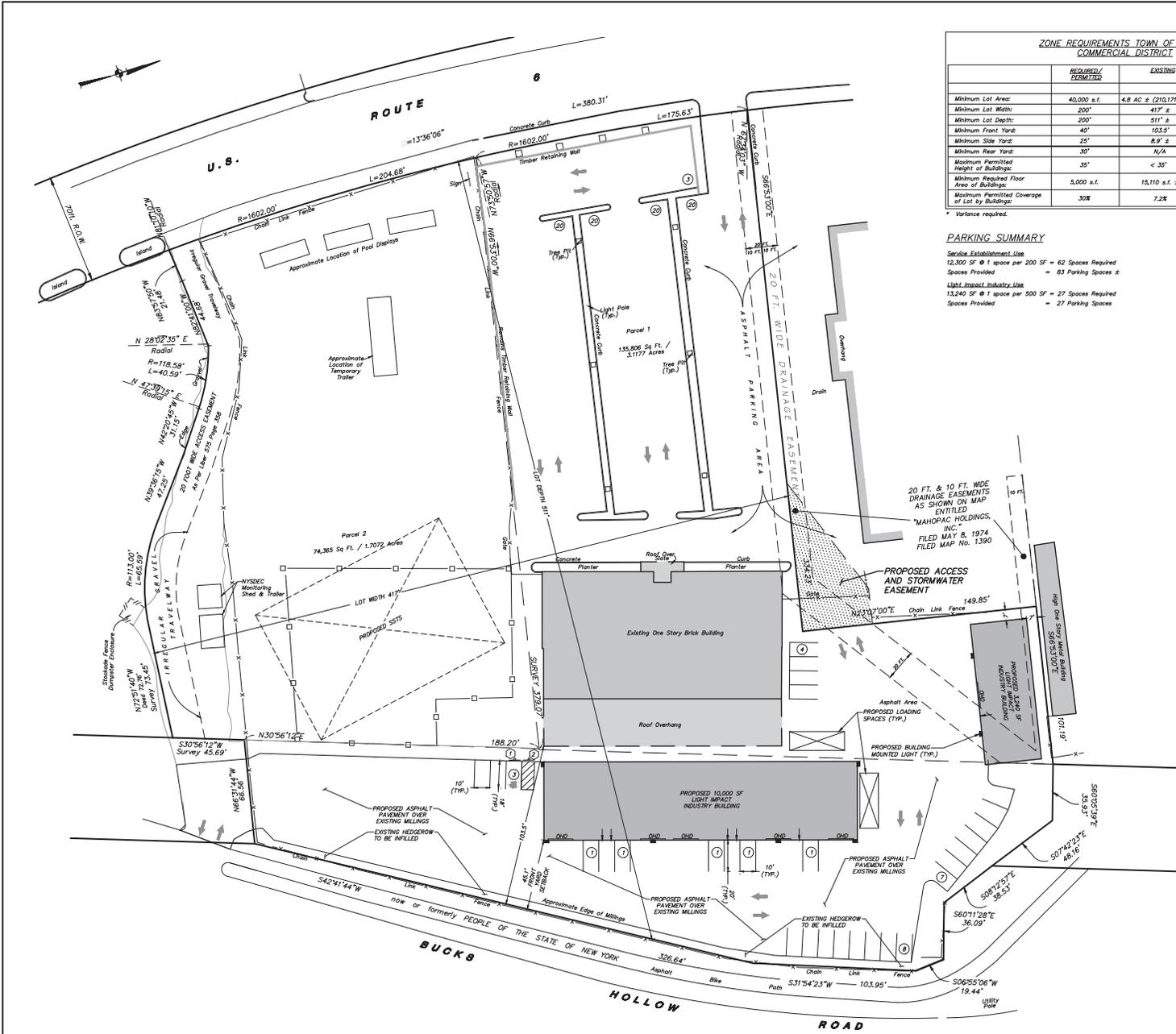
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

NO.	DATE	REVISION	BY
PROJECT: CRECCO DAG RT 6			
385 US ROUTE 6, TOWN OF CAMEL, PUTNAM COUNTY, NY			
DRAWING: EXISTING CONDITIONS AND REMOVALS PLAN			
PROJECT NUMBER	16230.100	PROJECT MANAGER	R.D.W.
DATE	1-17-24	DRAWN BY	K.J.K.
SCALE	1" = 30'	CHECKED BY	A.D.T.



3 Corbett Place
 Carmel, NY 10512
 (845) 225-9690
 (845) 225-9777 fax
 www.insite-eng.com

EX-1 1/4



ZONE REQUIREMENTS TOWN OF CARMEL COMMERCIAL DISTRICT

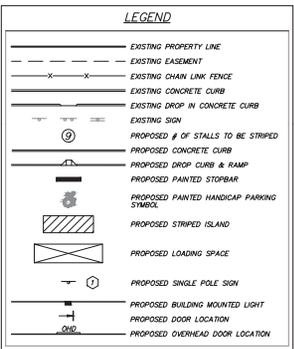
	REQUIRED/PERMITTED	EXISTING	PROPOSED
Minimum Lot Area:	40,000 s.f.	4.8 AC ± (210,171 s.f. ±)	4.8 AC ± (85,973 s.f. ±)
Minimum Lot Width:	200'	417' ±	417' ±
Minimum Lot Depth:	200'	511' ±	511' ±
Minimum Front Yard:	40'	103.5'	45.1'
Minimum Side Yard:	25'	8.9' ±	7' ±
Minimum Rear Yard:	30'	N/A	N/A
Maximum Permitted Height of Buildings:	35'	< 35'	< 35'
Minimum Required Floor Area of Buildings:	5,000 s.f.	15,110 s.f. ±	25,540 s.f. ±
Maximum Permitted Coverage of Lot by Buildings:	30%	7.2%	12.2%

* Variance required.

PARKING SUMMARY

Service Establishment Use
 12,300 SF @ 1 space per 200 SF = 62 Spaces Required
 Spaces Provided = 63 Parking Spaces ±

Light Impact Industry Use
 13,240 SF @ 1 space per 500 SF = 27 Spaces Required
 Spaces Provided = 27 Parking Spaces



SIGN DATA TABLE

LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (S.I.)	DESCRIPTION
1	RED ON WHITE	R7-1	12" x 18"	Red on White
2	BLUE ON WHITE	R7-8	12" x 18"	Blue on White

USE TABLE TOWN OF CARMEL COMMERCIAL ZONE

	USE	AREA	STORIES/EMPLOYEES
Existing Primary Structure To Be Retained:	Existing Dog Daycare / Boarding	12,300 SF ±	1-3
Proposed Building:	Contractor Storage / Office	10,000 SF	5-10
Proposed Building:	Contractor Storage / Office	3,240 SF	3-6

LUMINAIRE SCHEDULE

Sym	City Catalog Number	Description	Lamp	Mounting Height	Watts
■	LDM-FC-38-ED-7040	LUMARK WALPAK CUTOFF 2LED 4000K	LED	12'-0"	27.2

PROPOSED MATERIALS

Item	Description	Quantity	Notes
Asphalt	Asphalt Area Proposed Loading Spaces (TYP.)	10,000 SF	
Concrete	Proposed Concrete Curb	100 LF	
Lighting	Proposed Building Mounted Light (TYP.)	1	
Signage	Proposed Signs	2	

- LIGHTING NOTES:**
- All lighting shall be as noted on the plan or approved equal.
 - Style and finish of all luminaires to be selected by owner.
 - Proposed lights will run on photocells.
 - Type, location, and shading of all proposed lighting shall prevent the spillover of light onto adjacent residential properties.
 - All light fixtures to be full cutoff to comply with dark sky guidelines.

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

3 Corbett Place
 Carmel, NY 10512
 (845) 225-8630
 (845) 225-9177 fax
 www.insite-emp.com

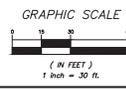
PROJECT: CRECCO DAG RT 6

385 US ROUTE 6, TOWN OF CARMEL, PUTNAM COUNTY, NY

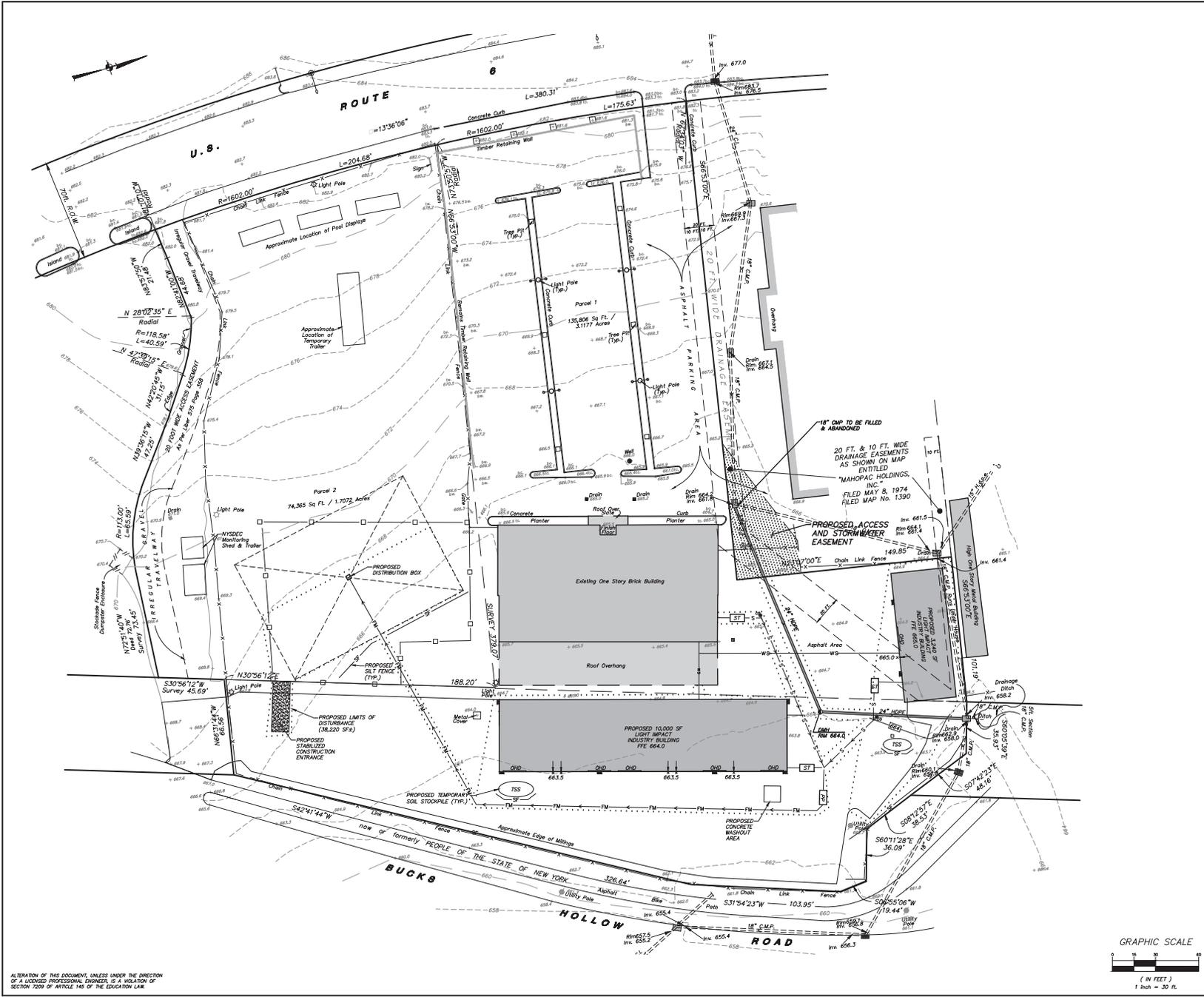
DRAWING: LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER	PROJECT MANAGER	R.D.W.	DRAWING NO.	SHEET
16230.100	K.J.K.		SP-1	2

DATE: 1-17-24
 SCALE: 1" = 30'



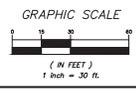
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



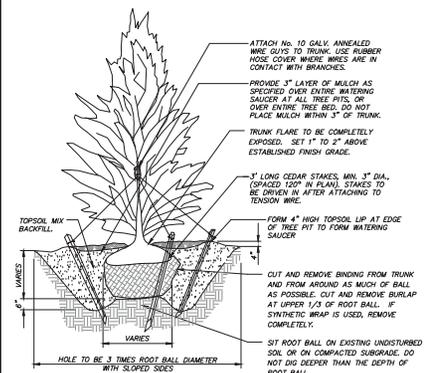
LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING CHAIN LINK FENCE
	EXISTING CONCRETE CURB
	EXISTING DROP IN CONCRETE CURB
	EXISTING UNDERGROUND DRAINAGE PIPE
	EXISTING CATCH BASIN
	EXISTING POST MOUNTED LIGHT
	EXISTING LIGHT POLE
	EXISTING WELL
	EXISTING 10' CONTOUR
	EXISTING 2' CONTOUR
	EXISTING SPOT GRADE
	PROPOSED 10' CONTOUR
	PROPOSED 2' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED SEWER MANHOLE
	PROPOSED DRAINAGE MANHOLE
	PROPOSED WATER SHUT OFF VALVE
	PROPOSED DRAINAGE PIPE
	PROPOSED SEWER MAIN
	PROPOSED SEWER FORCE MAIN
	PROPOSED SEWER SERVICE LINE
	PROPOSED DOMESTIC WATER SERVICE LINE
	PROPOSED SILT FENCE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED TEMPORARY SOIL STOCKPILE
	PROPOSED STABILIZED CONSTRUCTION ENTRANCE
	PROPOSED STONE RIP-RAP

NO.	DATE	REVISION	BY
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.			3 Corbett Place Corvett, NY 10512 (845) 225-9690 (845) 225-9717 fax www.insite-emp.com
PROJECT: CRECCO DAG RT 6			
385 US ROUTE 6, TOWN OF CAMEL, PUTNAM COUNTY, NY			
DRAWING: GRADING, UTILITIES, & EROSION CONTROL PLAN			
PROJECT NUMBER: 16230.100	PROJECT MANAGER: R.D.W.	DRAWING NO.: SP-2	SHEET: 3
DATE: 1-17-24	DRAWN BY: K.J.K.	CHECKED BY: A.D.T.	BY: 4
SCALE: 1" = 30'			



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



GENERAL PLANTING NOTES:

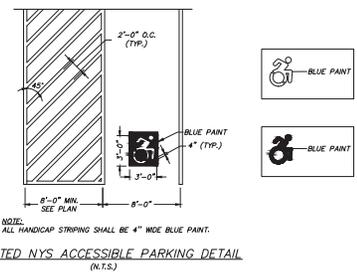
- All proposed planting beds to receive a 12" min. depth of topsoil. Soil amendments and fertilizer application rates shall be determined based on specific testing of topsoil material.
- Any new soils added will be amended as required by results of soil testing and placed using a method that will not cause compaction.
- No fertilizer shall be added in stormwater basin plantings. Nutrient requirements to be met by incorporation of acceptable organic matter.
- All plant material to be nursery grown.
- Plants shall conform with ANSI Z601 American Standard for Nursery Stock in all major dimensioning.
- Plant material shall be taken from healthy nursery stock.
- All plants shall be grown under climate conditions similar to those in the locality of the project.
- Plants shall be planted in all locations designed on the plan or as stated in the field by the Landscape Architect.
- The location and layout of landscape plants shown on the site plan shall take precedence in any discrepancies between the quantities of plants shown on the plans and the quantity of plants in the Plant List.
- Provide a 3" layer of shredded pine bark mulch (or as specified) over entire wetting area of all live plants or over entire planting bed. Do not place mulch within 3" of tree or shrub trunks.
- All landscape plantings shall be maintained in a healthy condition at all times. Any dead or diseased plants shall immediately be replaced "in kind" or the synthetic wrap is used, remove completely.
- Set root ball on existing undisturbed soil or on compacted substrate. Do not dig deeper than the depth of root ball.
- See Drawing D-9 "Site Details" for Stormwater Basin plantings.

EROSION & SEDIMENT CONTROL NOTES:

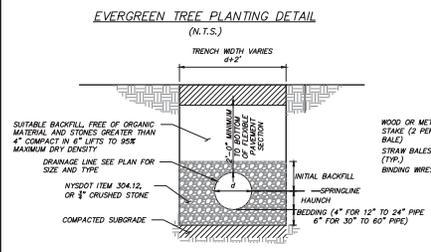
- The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
- All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications for Erosion and Sediment Control."
- Wherever feasible, natural vegetation shall be retained and protected. Disturbance shall be minimized in the areas required to perform construction. No more than 5 acres of unprotected vegetation of any one type.
- When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil erosion control measures shall be implemented as shown on the plans and completed within seven (7) days from the date the current soil disturbance activity ceases. Disturbance shall be in the areas required to perform the construction.
- Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
- All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Pygrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. "Arizona" Winter Ryegrass (perennial) shall be used for temporary seeding in late fall and winter.
- Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in consultation with a suitable match within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
 - Seed mixture to be planted between March 21 and May 23, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
 - Kentucky Bluegrass 20%
 - Creeping Ryegrass 20%
 - Perennial Ryegrass 20%
 - Annual Ryegrass 20%
 - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1,000 S.F. or 2 tons/acre, to be applied and maintained in accordance with "New York Standards and Specifications for Erosion and Sediment Control," latest edition.
- Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYSDOT Standard Specifications, Construction and Materials, Section 610-2.02, Method No. 1." Hydroseeding shall be performed using materials and methods as approved by the site engineer.
- Cut or fill slopes steeper than 3:1 shall be stabilized immediately after grading with Curlex I Single Roll Erosion Control Blanket, or approved equal.
- Powered roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is directed to soil erosion and sediment control facilities.
- All storm drainage outlets shall be stabilized, as required, before the discharge points become operational.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. to ensure that channels, temporary and permanent ditches and pipes are clear of debris that embankments and berms have not been breached and that all straw bales and silt fences are intact. Any failure of erosion and sediment control measures shall be immediately reported by the contractor and inspected for approval by the O.F.R. and/or site engineer.
- Dust shall be controlled by applying or other approved methods as necessary, or as directed by the O.F.R.
- Cut and fill shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.

REQUIRED SWPPP CONTENTS PER GP-0-20-001:

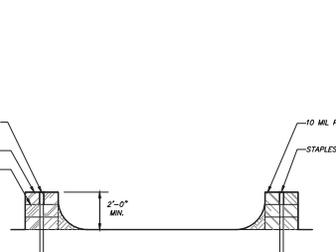
- Pursuant to the NYSDCP "SPDES General Permit for Stormwater Discharges from Construction Activity" (GP-0-20-001) and Stormwater Pollution Prevention Plan's (SWPPP) shall include erosion and sediment control practices designed in conformance with the most current version of the technical standard, "New York Standards and Specifications for Erosion and Sediment Control," where erosion and sediment control practices are not designed in conformance with this technical standard, the owner or generator must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part III.B.1.a-i of General Permit GP-0-20-001.
 - Background information: The subject project consists of removal of an existing building and the construction of two new buildings (totaling 13,240 SF) and the associated paving, parking and utilities, including a new septic system.
 - Site map / construction drawing: These plans serve to satisfy this SWPPP requirement.
 - Description of the soils present at the site: Soils shall be located within the proposed limits of disturbance consist of Urban Land (U) and Woodbridge loam (Wd), which is rated in the C/D hydrologic group.
 - Construction phasing plan / sequence of operations: The Construction Sequence and phasing found on these plans provide the required phasing. A Construction Sequence and Erosion and Sediment Control Maintenance Schedule has been provided. The Sedimentation and Erosion Control Notes contained herein outline a general sequence of operations for the proposed project. In general all erosion and sediment control facilities shall be installed prior to commencement with land disturbing activities, and areas of disturbance shall be limited to the shortest period of time as practicable.
 - Description of erosion and sediment control practices: This plan, and details / notes shown herein serve to satisfy this SWPPP requirement.
 - Temporary and permanent soil stabilization plans: The Sedimentation and Erosion Control Notes and Details provided herein identify temporary and permanent stabilization measures to be employed with respect to specific elements of the project, and at the various stages of development.
 - Site map / construction drawing: This plan serves to satisfy this SWPPP requirement.
 - The dimensions, material specifications, installation details, and operation and maintenance requirements for all erosion and sediment control practices: The details, Erosion and Sediment Control Notes, and Erosion and Sediment Control Maintenance Schedule serve to satisfy this SWPPP requirement.
 - An inspection schedule: Inspections are to be performed once weekly and by a qualified professional as required by the General Permit GP-0-20-001. In addition the NYSDCP Trained Contractor shall perform additional inspections as cited in the Sedimentation and Erosion Control Notes.
 - A description of pollution prevention measures that will be used to control litter, construction chemicals and construction debris: In general, all construction litter / debris shall be collected and removed from the site. The general contractor shall supply either waste barrels or dumpster for proper waste disposal. Any construction chemicals utilized during construction shall either be removed from site daily by the contractor or stored in a structurally sound and weatherproof building. No hazardous waste shall be disposed of onsite, and shall ultimately be disposed of in accordance with all federal, state and local regulations. Material Safety Data Sheets (MSDS), material inventory, and emergency contact numbers shall be maintained by the general contractor for all construction chemicals utilized onsite. Finally, temporary sanitary facilities (portable toilets) shall be provided onsite during the entire length of construction, and inspected weekly for evidence of leaking holding tanks.
 - A description and location of any stormwater discharge associated with industrial activity other than construction at the site: There are no known industrial stormwater discharges present or proposed at the site.
 - Identification of any elements of the design that are not in conformance with the technical standard, "New York Standards and Specifications for Erosion and Sediment Control.": All proposed elements of this SWPPP have been designed in accordance with the "New York Standards and Specifications for Erosion and Sediment Control."



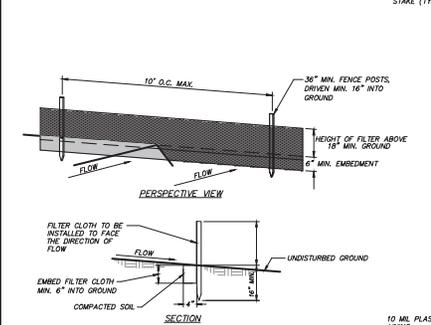
PAINTED NYS ACCESSIBLE PARKING DETAIL (N.T.S.)



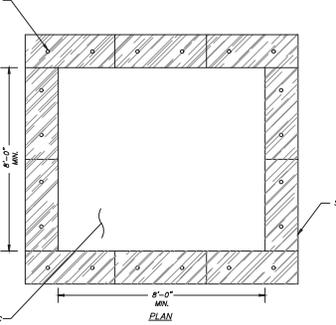
EVERGREEN TREE PLANTING DETAIL (N.T.S.)



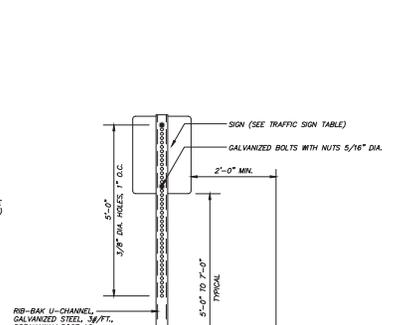
DRAINAGE LINE TRENCH DETAIL (N.T.S.)



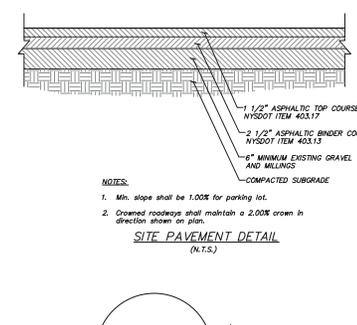
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE



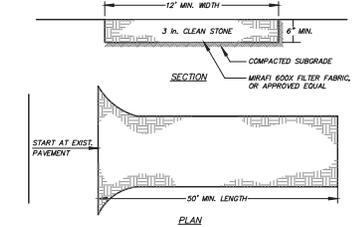
CONCRETE TRUCK WASHOUT DETAIL (N.T.S.)



TRAFFIC SIGN DETAIL (N.T.S.)



SITE PAVEMENT DETAIL (N.T.S.)



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

- Woven wire fence to be fastened securely to fence posts with wire ties or staples. Posts shall be steel either "T" or "U" type or hardwood.
- Filter cloth to be installed to face the direction of flow.
- When two sections of filter cloth adjoin each other they shall be overlapped by six inches and folded. Filter cloth shall be either filter X, MIRAFIT 1000, STABILUNA THIN, OR APPROVED EQUIVALENT.
- Pre-fabricated units shall be geotext, Enviroseal, or approved equivalent.
- Maintenance shall be performed as needed and material removed when "bulges" develop in the silt fence.

STANDARD SILT FENCE DETAIL (N.T.S.)

- Temporary concrete washout type above grade will be constructed as shown above, with recommended minimum length and minimum width of 8' FT.
- The washout will be minimum of 100' FT FROM DRAINAGE SWALES, STORM DRAIN INLETS, BERM/DITCHES, STREAMS AND OTHER SURFACE WATERS.
- PLASTIC LINING WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
- IF THE CONCRETE WASHOUT AREA IS NOT SHOWN ON THE SITE PLANS, THE CONTRACTOR SHALL CHOOSE THE LOCATION OF THE WASHOUT AREA.

- Area chosen for stockpile location shall be dry and stable.
- Maximum slope of stockpile shall be 2:1.
- Upon completion of soil stockpiling, each pile shall be immediately covered with 1.5" PERMANENT FULL FESSE.
- All stockpiles shall be protected with silt fencing installed on the downgradient side.

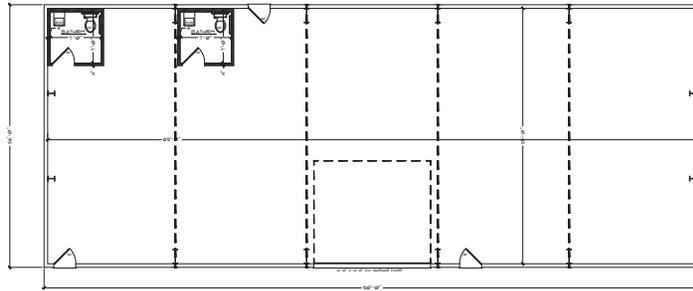
TEMPORARY SOIL STOCKPILE DETAIL (N.T.S.)

- INSTALLATION NOTES**
- STONE SIZE - USE 3" STONE
 - LENGTH - AS REQUIRED, BUT NOT LESS THAN 30 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY)
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INLETTERS OR EGRESS OCCUR. TWENTY FOUR (24) FOOT IF SINGLE ACCESS TO SITE.
 - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PAVED ACROSS THE ENTRANCE. IF PAVING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRAFFIC OR FLOWING OF SEDIMENT ON PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MESHES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
 - WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

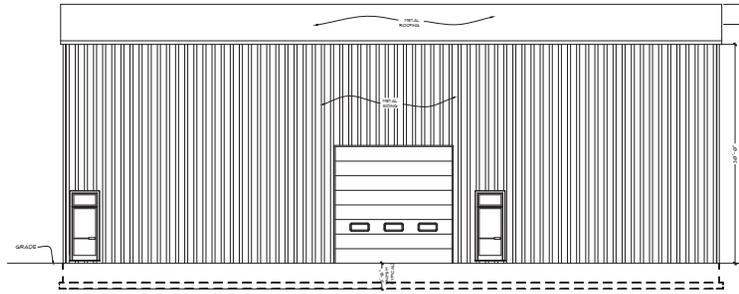
STABILIZED CONSTRUCTION ACCESS DETAIL (N.T.S.)

NO.	DATE	REVISION	BY
PROJECT: CRECO DAG RT 6			3 Garrett Place Coram, NY 10512 (845) 225-9693 (845) 225-9717 fax www.insite-eng.com
DRAWING: DETAILS			
PROJECT NUMBER: 16230.100	PROJECT MANAGER: R.D.W.	DRAWING NO.: D-1	SHEET: 4
DATE: 1-17-24	DRAWN BY: K.J.K.	CHECKED BY: A.D.T.	
SCALE: N.T.S.			

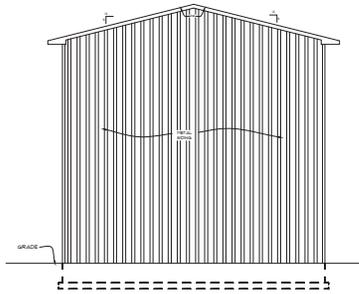
ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 1209 OF ARTICLE 145 OF THE EDUCATION LAW.



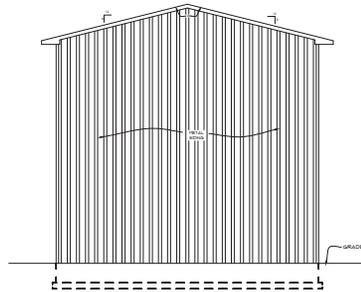
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



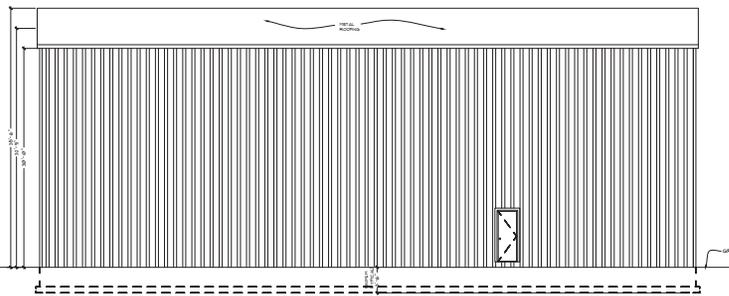
FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



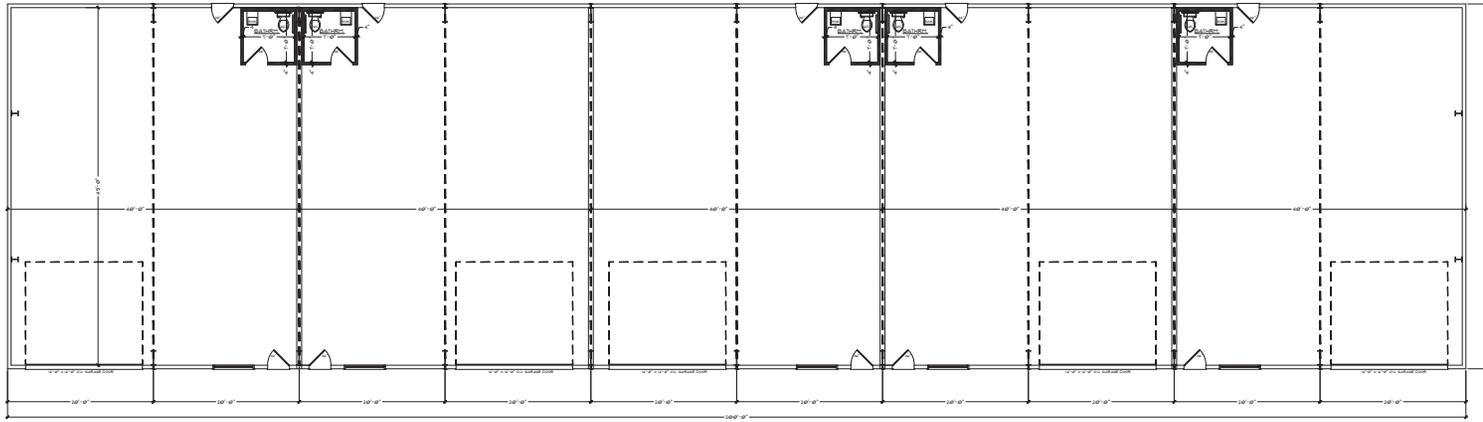
ROY A. FREDRIKSEN, PE
DESIGN • PLANNING • CONSULTING ENGINEERING
286 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-621-4000
RAYEXDESIGN@GMAIL.COM

OWNER: DAG ROUTE SIX, LLC (BUILDING 2)	JOB #
PROJECT: NEW INDUSTRIAL BUILDING TO BE BUILT ON 385 ROUTE 6 IN MAHOPAC, TOWN OF GARHIL NY.	DRN BY:
	CHKD BY:
	TAX MAP #:

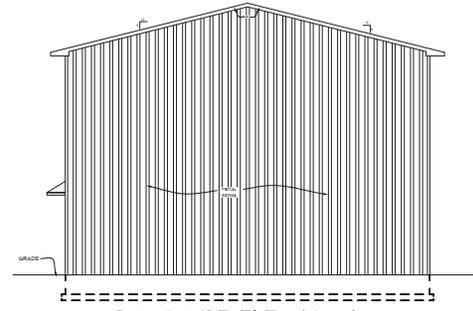
SHEET TITLE: FLOOR PLAN AND ELEVATIONS
2 OF 2

REVISIONS: _____ DATE: 1/16/2024

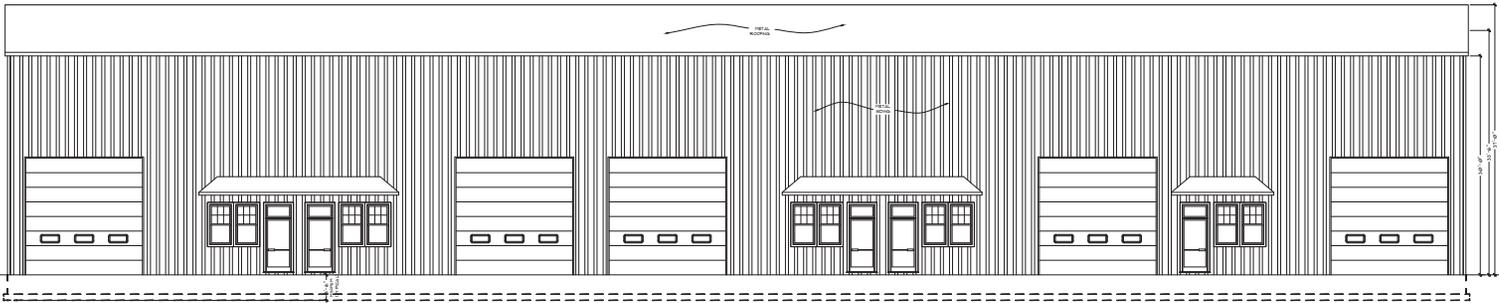




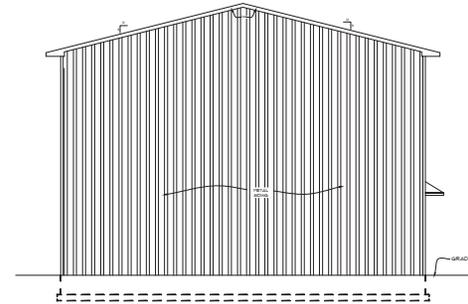
FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



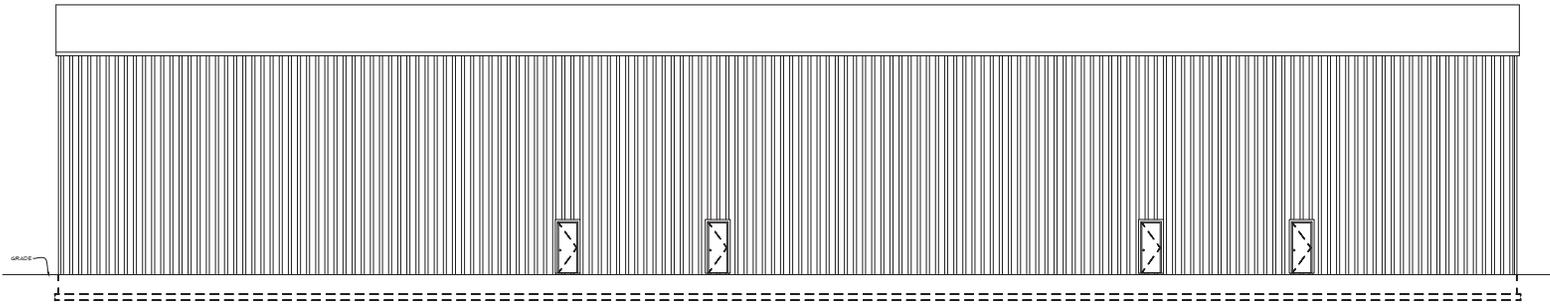
RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



ROY A. FREDRIKSEN, PE
DESIGN • PLANNING • CONSULTING ENGINEERING
286 SHEAR HILL RD. • MAHOPAC, NY 10541 • 845-621-4000
RAYEXDESIGN@GMAIL.COM

OWNER: DAG ROUTE SIX, LLC (BUILDING 1)	JOB #
PROJECT: NEW INDUSTRIAL BUILDING TO BE BUILT ON 385 ROUTE 8 IN MAHOPAC, TOWN OF CARHILL, NY.	DRN BY:
	CHKD BY:
	TAX MAP #:

SHEET TITLE: FLOOR PLAN AND ELEVATIONS
1 OF 2

REVISIONS: _____ DATE: 1/16/2024



JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK, 12563
845-878-7894 FAX 845 878 4939
jack4911@yahoo.com

January 15, 2024

To: Rich Franzetti, Pat Cleary and Mike Carnazza

Re: **RESPONSE TO CONSULTANT COMMENTS**
TTSHR LLC, formerly Lamorte
25 & 27 Seminary Hill Road, TM # 55.6-1- 69 & 70

Michael Carnazza, January 109, 2024

1. Parking calculations were shown on the previous plan. Per Mr. Carnazza the calculations were moved to the area of the Bulk Zoning Table.
2. Variances are required as follows:
 - a. Front 40 ft..2 story 38.7 ft ,1.3 ft variance needed
 - b. Front 40 feet., 3 story 33.6 ft., 6.4 ft. variance needed
 - c. Side 24 ft., 2 story 10.4 ft, 14.6 ft variance needed
 - d. Rear 20 ft., garage 6.6 ft., 13.4 ft. variance needed
 - e. Side 20 ft., Garage 4 ft., 16 ft. Variance needed
 - f. Rear 40 ft., 2 family (deck) 5 ft., 35 ft. variance needed.

Pat Cleary, January 10, 2024

PROPOSED PROJECT

- The two lots have been legally merged, new deed previously submitted.

SITE PLAN COMMENTS

- Use variance required since the multi family house does not meet the eligibility criteria in section 156-28. Variance required.
- Variance is required, lot area is 1.1 acre, 3 acres is required.
- Variances required per Mike Carnazza. See above.
- Noted relative to fire code compliance.
- 24 parking spaces are required, 20 are provided outside, 2 in the 2 car garage. Variance required for 2 spaces. It is noted that many tenants have only one car and that the existing condition is not a parking problem.
- Section 156-42 - Parking spaces have been revised to 10 x 20 feet. It is noted that to comply with Code 2 feet of pavement needs to be added to the parking area. The parking spaces will be striped.
- Section 156-42 A.4 - The off street parking has been existing since stormwater regulations were enacted by the Town and DEC. Drainage off the site is discharged to paved areas on the site eventually to drainage in Seminary Hill Road. Sight

drainage is existing and satisfactory.

- Landscaping is existing and satisfactory. .
- The driveway access has been evaluated as follows::
 - a. Existing 24 feet wide at the entrance.
 - b. Calculation below, required 220 feet to the south, 190 feet to the north along Seminary Hill Road.

SIGHT DISTANCE CACULATIONS:

Seminary Hill Road Slope 4.2%

DOWNHILL TO THE DRIVEWAY

4-6% downhill adjustment plus 10%

$200 + 20 = 220$ feet

UPHILL TO THE DRIVEWAY

4-6% uphill adjustment minus 10 %

$200 - 20 = 190$ feet

- Illumination readings were taken at each light fixture. The black circles represent the extent of light at 1 foot candle. Beyond the red circle the light is less than 1 footcandle. It is evident based upon the illumination reading that lighting does not exceed one foot candle at the property line.
- Water usage has been identified and compared to Health Department design requirements as follows:

Meter readings were obtained from Michelle Russel in the Town Controllers office. Based upon the readings for 25 Seminary Hill Road a daily water usage and therefore sewage discharge to Carmel Sewer District # 2 of 514 gallons per day based upon a 6 month period and for 27 Seminary Hill Road of 140 gallons per day based upon a 6 month period or 654 gallons per day . It is unknown what the maximum daily flows, however a normal maximum flow is two times the average or 1300 gallons per day. It is again noted that no changes are proposed to this property and the water and sewer flows are and have been accommodated in Water District # 1 and Sewer District #1. The complex contains 20 bedrooms. The Health Department design standard per bedroom is 150 gallons per day for a total design flow of 3000 gallons per day. Both the average daily usage and calculated maximum daily usage are significantly less than the design flow.
- The open space has been evaluated with respect to the standard of 300 square feet per dwelling unit. Based upon 12 units, the required open space is 3600 square feet. The box on the “Lighting Plan Map” indicates 11,400 square feet.

SEQRA REVIEW

Noted relative to the intent to declare lead agency.

Richard Franzetti, January 8, 2024

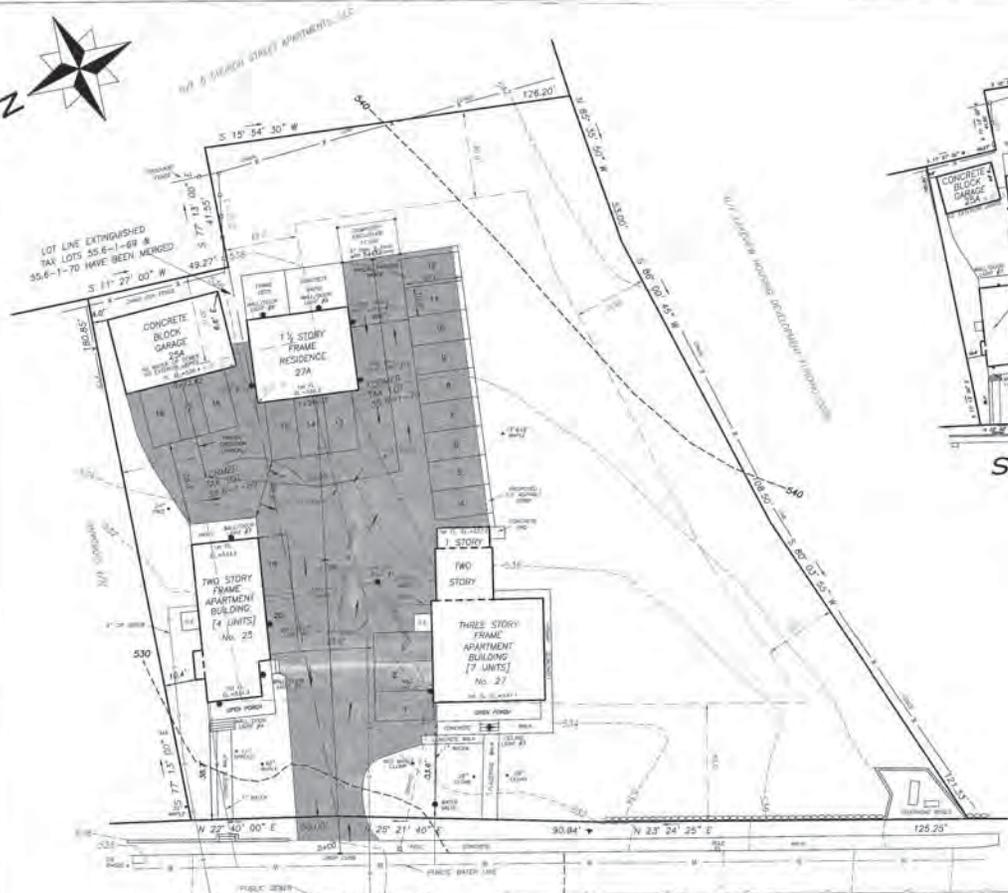
Font, what does that mean

1. Designated Main Street area. NYCDEP has been contacted, Document attached from Daniel Shedlo, P.E. dated October 5, 2023
2. Lighting spill plan is provided on the plan.
3. Traffic movements
 - Sight distance calculations provided

- Driveway profile provided
- Slopes at the entrance provided in the profile, 8% for first 25 feet
- 5.7% for the main driveway on the site.

4. Existing Conditions plan

- Survey identifies as Lamorte because the survey was done for Lamorte, the previous owner, however the present owner is TTSHR
- The survey does not show parking spaces. There are no spaces striped at this time. The site plan shows parking spaces.
- It is not proposed to construct anything relative to parking, just striping.
- Noted relative to public improvements however none is proposed at this time.
- Noted relative to bonding and maintenance guarantees.

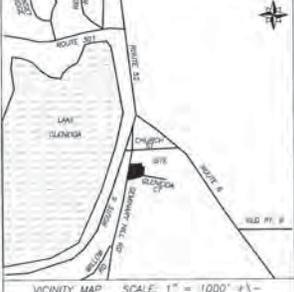
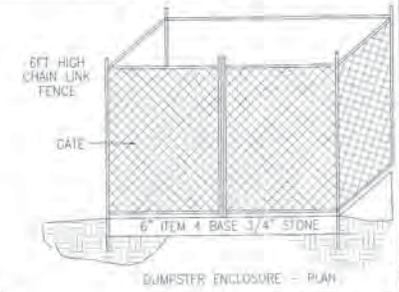


SEMINARY HILL ROAD
LIGHTING PLAN
1" = 40'

EXISTING EXTERIOR LIGHTING

LOCATION	TYPE	HEIGHT	WATTAGE
STREET LIGHT	STREET LIGHT	10 FT	100 W
BUILDING LIGHT	BUILDING LIGHT	10 FT	100 W
PARKING LIGHT	PARKING LIGHT	10 FT	100 W
...

The complex has been in existence since the 1960's. Currently there are eleven units which date back from the early 1960's and a residential unit above the former commercial building which has been in existence since 1972. This applicant seeks to legalize the twelve units. The two tax lots have been merged into one lot.



ADJOINING OWNERS MAP SCALE: 1" = 200'

LOT NO.	OWNER	ADDRESS	DATE
55-1-1
55-1-2
55-1-3
55-1-4
55-1-5
55-1-6
55-1-7
55-1-8
55-1-9
55-1-10
55-1-11
55-1-12

SEMINARY HILL ROAD

ZONING SCHEDULE

R - RESIDENTIAL	REQUIRED	PROPOSED			
		4 APTS	7 APTS	1 APT	GARAGE
MIN LOT AREA (SF)	40,000	25	27	25A	25B
MIN LOT WIDTH (FT)	200				
MIN LOT DEPTH (FT)	200				
MIN YARD DIMENSIONS (FT)	PRINCIPAL / ACCESSORY				
FRONT	40 40	38.7'	33.6'	140	140
SIDE	25 20	10.4'	91	50	4'
REAR	30 20	82	140	15'	7'
MAX BUILDING HEIGHT (FT)	35	22.8	31	18.5	17.5
MIN FRONTAGE (FT)	100				
MAX LOT COVERAGE (%)	30				

SITE PLAN
1" = 20'

*variance required
 Parking required: Apartment - Two spaces per apartment, 12 apartments 24 spaces Proposed 22 spaces

1. Variances are required as follows:
 a. Front 40 ft., 2 story 32.7 ft., 1.3 ft. variance needed
 b. Front 40 feet., 3 story 33.8 ft., 6.9 ft. variance needed
 c. Side 24 ft., 2 story 33.4 ft., 9.4 ft. variance needed
 d. Rear 30 ft., garage 8 ft., 21.4 ft. variance needed
 e. Side 20 ft., garage 4 ft., 16 ft. variance needed
 f. Rear 40 ft., 2 family (each) 5 ft., 15 ft. variance needed

Lot coverage:
 Building 27 - 3224 SF Building 27A - 952 SF
 Building 25 - 1131 SF Garage 952 SF TOTAL 5265 / 43560 = 12%

UNIT AND BEDROOM COUNT

BUILDING	UNIT	BEDROOMS
BUILDING 27	1	2
	2	1
	3	2
	4	2
	5	1
	6	1
	7	2
BUILDING 25	1	2
	2	1
	3	2
BUILDING 27A	1	1
	2	1
GARAGE		No bedrooms

SIGHT DISTANCE CALCULATIONS:

Seminary Hill Road Slope: 4.2%
 DOWNHILL TO THE DRIVEWAY
 4.4% downhill adjustment plus 10%
 200 + 20 = 220 feet
 UPHILL TO THE DRIVEWAY
 4.4% uphill adjustment minus 10%
 200 - 20 = 180 feet

TOPOGRAPHIC SURVEY PREPARED BY DAVID DELL, P.L.S. DATED NOVEMBER 9, 2022.
 ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL SIGNATURE AND DATE OF ALTERATION.

NO.	DATE	REVISION
1	11-15-2022	EXISTING EXTERIOR LIGHTING
2	12-15-2022	REVISION
3	12-15-2022	EXISTING EXTERIOR LIGHTING
4	12-15-2022	EXISTING EXTERIOR LIGHTING

JOHN KARELL, JR. P.E.
 121 CUSHMAN ROAD
 PATTERSON, NEW YORK 12563

OWNER: TTSHR LLC
 25 & 27 SEMINARY HILL RD
 CARMEL (T)

SCALE: 1" = 20'

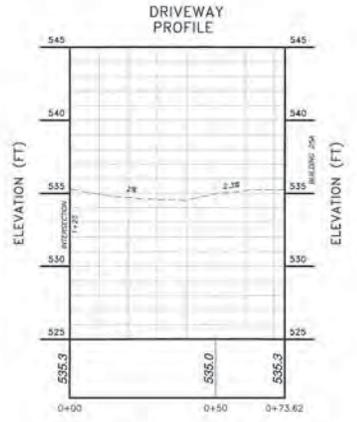
DATED: DECEMBER 7, 2022
 TAX MAP: 55-6-1-89 & 70

LATEST REVISION:
 SHEET NO: S-1

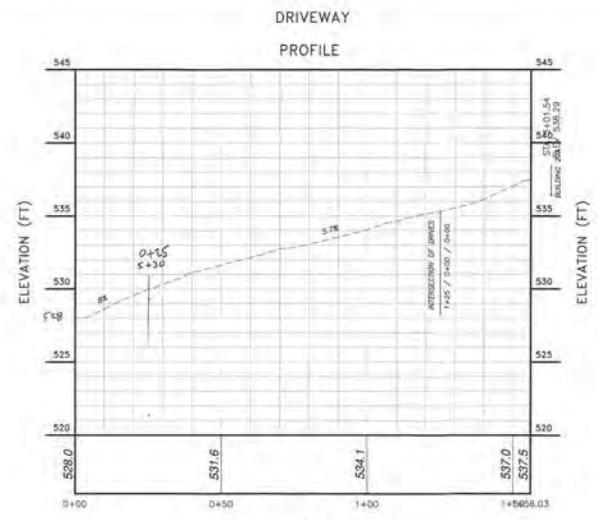




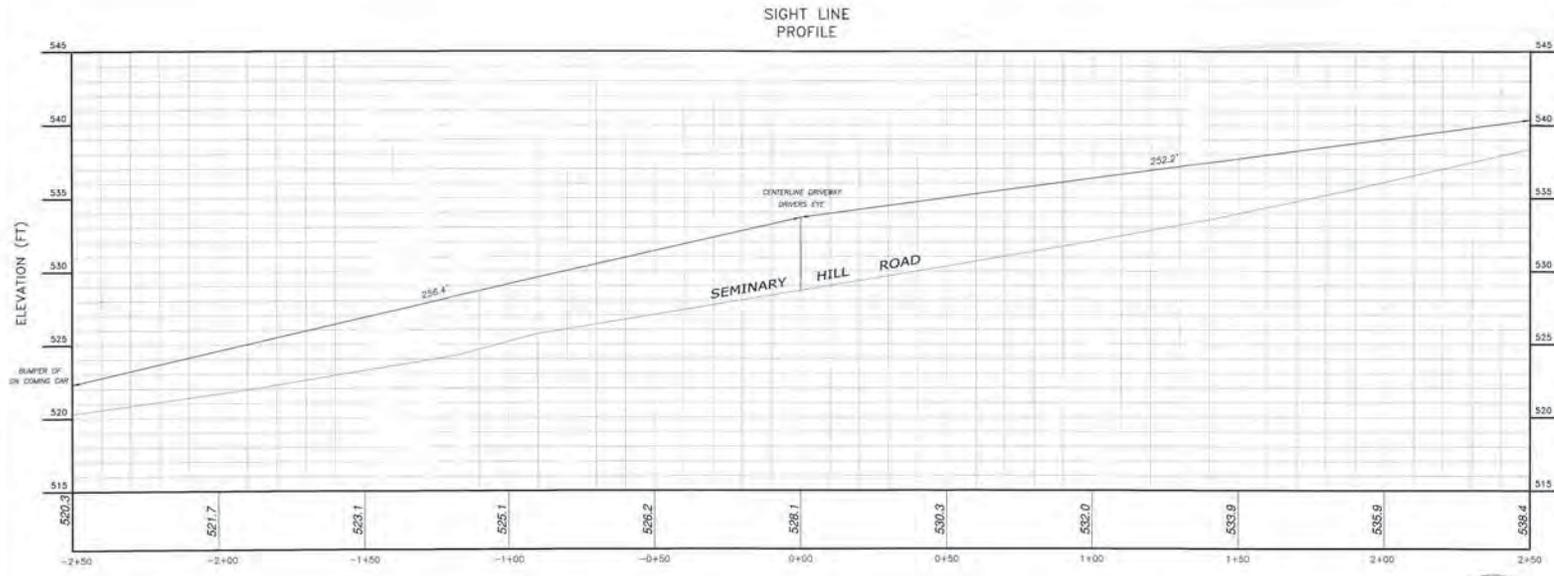
TO BLOCK GARAGE
 PROFILE SCALE:
 HORIZ: 1"=20'
 VERT: 1"=4'



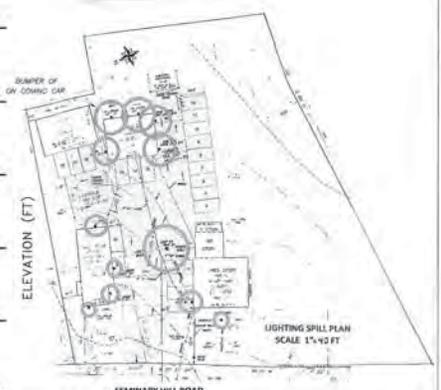
TO DUMPSTER AREA
 PROFILE SCALE:
 HORIZ: 1"=20'
 VERT: 1"=4'



DRIVEWAY PROFILE
 PROFILE SCALE:
 HORIZ: 1"=20'
 VERT: 1"=4'



PROFILE SCALE:
 HORIZ: 1"=20'
 VERT: 1"=4'

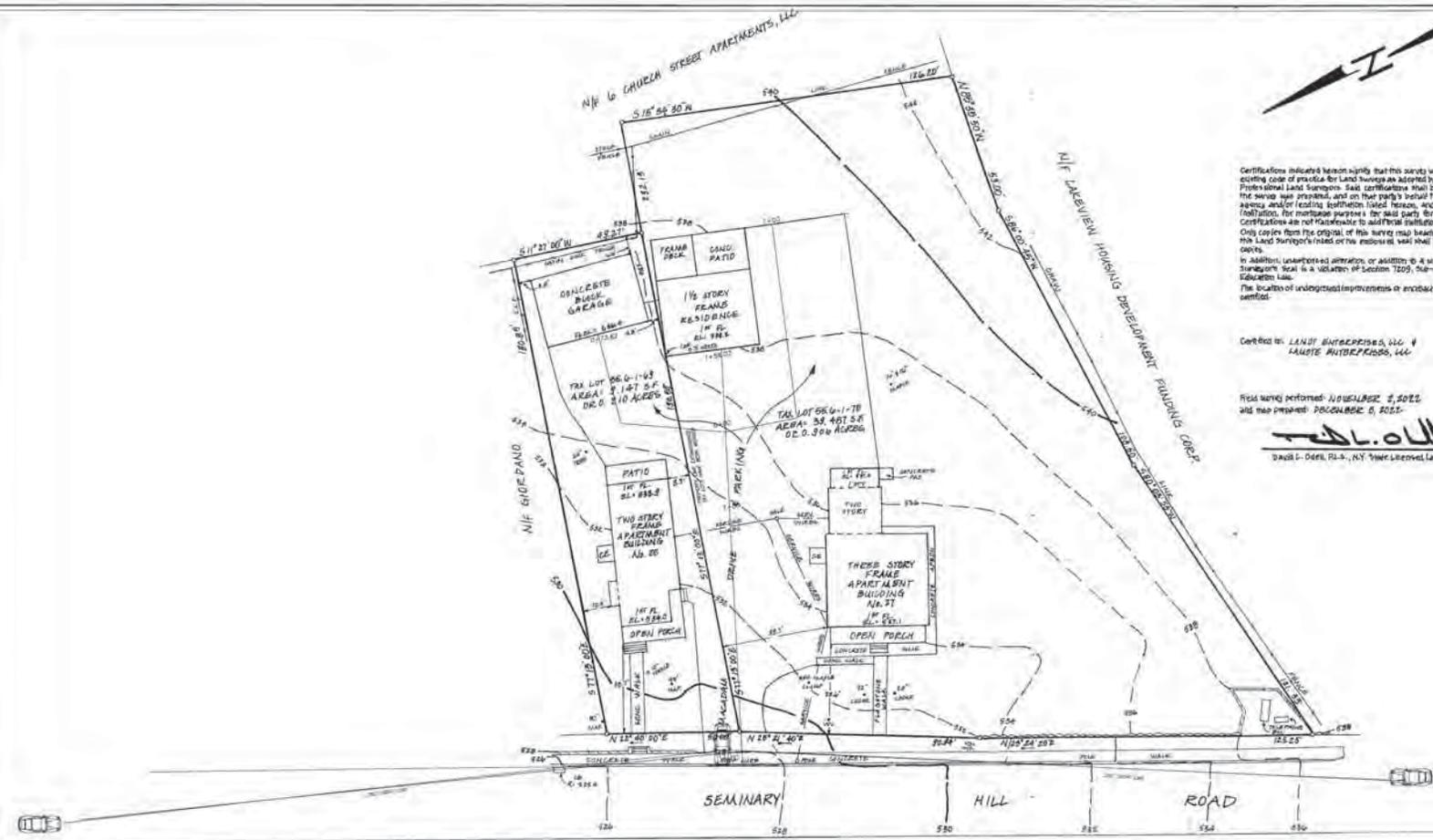


SEMINARY HILL ROAD
 TOPOGRAPHIC SURVEY PREPARED BY DAVID COEHL PLS, DATED NOVEMBER 2, 2022.
 ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL.
 ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL, SIGNATURE AND DATE OF ALTERATION.

NO.	DATE	REVISION
1	12-07-2022	PLACING CURB IN AN AREA
2	10-10-2022	RELINQUISH
3	07-01-2022	LIGHTING PLAN
4	04-02-2022	SEWER & WATER LINES ADDED
5	03-10-2022	



JOHN KARELL, JR., P.E. 121 CUSHMAN ROAD PATTERSON, NEW YORK 12563			
OWNER:	TISHR, LLC 25 & 27 SEMINARY HILL RD CARMEL (T)	SCALE: 1" = 20'	LATEST REVISION: SHEET NO. P-1
PROFILES	DATED: DECEMBER 7, 2022 TAX MAP: 55.6-1-66 & 70		



Certifications indicated herein signify that this survey was prepared in accordance with the current code of practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors. Such certification shall be valid only to the party for whom the survey was prepared, and on that party's behalf to the title company, governmental agency and/or lending institution listed herein, and to the assignees of the liability (if any), for mortgage purposes for said party for whom this survey was prepared. Certifications are not made to add third parties or subsequent owners. Only copies from the original of this survey map bearing the signature and seal of this Land Surveyor's title or the person it was made to be true and valid shall be valid. In addition, unapproved alterations or additions to a survey map bearing a Licensed Land Surveyor's Seal is a violation of Section 7209, Sub-division 2, of the New York State Education Law. The location of unapproved improvements or encroachments herein, if any exist, are not certified.

Contract to: LAMOT ENTERPRISES, LLC & LAUSTE ENTERPRISES, LLC

Field survey performed: NOVEMBER 2, 2022
and map prepared: DECEMBER 5, 2022

D.L. OLL
DAVID L. OLL, P.L.S., N.Y. LICENSED LAND SURVEYOR NO. 190714



SURVEY OF PROPERTY
PREPARED FOR
LAMOT ENTERPRISES, LLC
&
LAUSTE ENTERPRISES, LLC
SITUATE IN THE
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK
SCALE: 1" = 20'

© 2022 Copyright © David L. Oll, P.L.S.
Land Surveying Company
121 Cushman Road
Patterson, N.Y. 12563
607-255-6100

THIS GRAPHIC SURVEY PREPARED BY DAVID OLL, P.L.S. DATED NOVEMBER 2, 2022.
ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL.
ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED ON THE DRAWING BY THE SIGNATURE AND DATE OF ALTERATION.

1	DATE	REVISION
2	DATE	REVISION
3	DATE	REVISION
4	DATE	REVISION
5	DATE	REVISION

JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK 12563

OWNER:	TISHR, LLC 25 & 27 SEMINARY HILL RD CARMEL, NY	SCALE:	1" = 20'	LATEST REVISION
		DATED:	DECEMBER 7, 2022	SHEET NO.
		TAX MAP:	55-6-1-06-870	EC-1





January 2, 2024
Revised January 17, 2024

Craig Paepreer Chairman & Members Of The Carmel Planning Board
Town of Carmel
60 McAlpin Ave
Mahopac, NY 10541

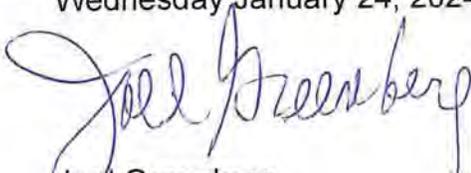
RE: Rosamilia
585 Union Valley Rd
Mahopac, NY 10541
TM# 87.8-1-3

Dear Mr Paepreer & Members of the Planning Board

The applicant wishes to continue parking his 12 Tree Service Trucks and parking for 8 employees at the above mentioned property. My clients understand that Site Pan approval is required from the Planning Board and approval of a use variance is required from the Zoning Board Of Appeals. In addition approval from the Conservation Board may also be required due to the location of wetlands.

The wetlands boundary is located on the Site Plan. A remediation plan will be submitted when we apply to the Conservation Board. The attached Site Plan shows the contours as they exist today and no change in grading is proposed. In addition I have attached the Soil Testing Report and I have updated the Site Plan (Easement noted) and the Planning Board Application and the short EAF.

We look forward to discussing the project at your next Planning Board Meeting on Wednesday January 24, 2024


Joel Greenberg





TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



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

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

No application will be placed on the agenda that is incomplete

Pre-Submission:

Prior to the formal submission of the site plan, a pre-submission conference may be requested by the applicant to be conducted with representatives from the Town, which may include the Town Planner, Town Engineer, Director of Code Enforcement and/or the Planning Board Attorney. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete site plan application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (845) 628-1500 extension 190.

Submission Requirements:

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

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

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

done submitted

Rose Sambolita 1/17/24

 Planning Board Secretary; Date

Rudolph 1/17/24

 Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: Massimo Rosamilia & Robert Rosamilia	Application # 24-0003	Date Submitted: 1/8/2024
Site Address: No. 585 + 589 Street: Union Valley Road Hamlet: Mahopac, NY 10541		
Property Location: (Identify landmarks, distance from intersections, etc.) 585 Union Valley Road		
Town of Carmel Tax Map Designation: Section 87.8 Block 1 Lot(s) 2 & 3	Zoning Designation of Site: R-120	
Property Deed Recorded in County Clerk's Office Date Liber Page	Liens, Mortgages or other Encumbrances Yes No <input checked="" type="checkbox"/>	
Existing Easements Relating to the Site No <input checked="" type="checkbox"/> Yes Describe and attach copies:	Are Easements Proposed? No Yes <input checked="" type="checkbox"/> Describe and attach copies: Cross easements between lots 2&3	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input checked="" type="checkbox"/> No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: Massimo Rosamilia	Phone #: Fax#: 914-507-6587	Email: massimorosamilia@gmail.com
Owners Address: No. 585 Street: Union Valley Road Town: Mahopac State: NY Zip: 10541		
Applicant (If different than owner):	Phone #: Fax#:	Email:
Applicant Address (If different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan: Joel Greenberg	Phone #: 845-628-6613 Fax#: 845-628-2807	Email: joel.greenberg@arch-visions.com
Address: No. 2 Street: Muscoot Road North Town: Mahopac State: NY Zip: 10541		
Other Representatives: None	Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Remove debris from Wetlands & permit trucks for tree service business to park on existing gravel area on Lot # 3 & 8 employees to park on Lot # 2 There are 8 employees		

TOWN OF CARMEL SITE PLAN APPLICATION

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

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

Will the project require coverage under the Current NYSDEC Stormwater Regulations
 Yes: No:

Will the project require coverage under the Current NYCDEP Stormwater Regulations
 Yes: No:

Does the site disturb more than 5,000 sq ft
 Yes: No:

Does the site disturb more than 1 acre
 Yes: No:

Does the site contain freshwater wetlands?
 Yes: No:

Jurisdiction:
 NYSDEC: Town of Carmel:

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

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

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

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

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

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

Is the project funded, partially or in total, by grants or loans from a public source?
 Yes: No:

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

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

What is the estimated time of construction for the project?
 3 Months

ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	120,000SF	71,381 SF	71,381 SF
Lot Coverage	65%	6%	6%
Lot Width	200 FT	92 FT	92 FT
Lot Depth	200FT	384 FT	384 FT
Front Yard	40Ft	62 Ft	62 FT
Side Yard	25 Ft	25 FT	25 FT
Rear Yard	40 Ft	200 Ft	200 FT
Minimum Required Floor Area	N/A		
Floor Area Ratio	N/A		
Height	35 FT	30 FT	30 Ft
Off-Street Parking	2	3	3
Off-Street Loading Truck Parking	N/A	8	8



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
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 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	N/A <input 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 type="checkbox"/> None	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input checked="" type="checkbox"/>	<input type="checkbox"/>



CERTIFICATION FORM

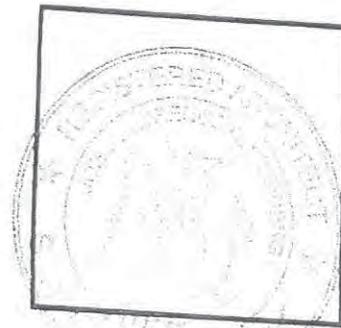
Requirement Data		To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	N/A <input type="checkbox"/>	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	N/A <input 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"/>

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

I Joel Greenberg 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:

Joel Greenberg
 Signature - Applicant 1/8/2024
 Date

Paul Rosamilia
 Signature - Owner 1/8/2024
 Date



Professionals Seal



CERTIFICATION FORM

Town Certification (to be completed by the Town)

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

Rose Tomblitta

Signature - Planning Board Secretary

1/17/24
Date

[Signature]

Signature - Town Engineer

1/17/24
Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Massimo Rosamilia and Robert Rosamilia			
Project Location (describe, and attach a location map): 585 Union Valley Road Mahopac, NY 10541			
Brief Description of Proposed Action: Remove debris from Wetlands & Permit trucks for Tree Service Business to park on existing gravel area behind existing garage. 8 Employees			
Name of Applicant or Sponsor: Massimo Rosamilia and Robert Rosamilia		Telephone: 914-507-6587	
		E-Mail: massimorosamilia@gmail.com	
Address: 585 Union Valley Road			
City/PO: Mahopac		State: NY	Zip Code: 10541
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: ZBA & ECB & Building Department			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.8 acres			
b. Total acreage to be physically disturbed? _____ 0.2 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.8 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>NA</u> _____ _____		<input type="checkbox"/>	<input type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>NA - Existing Wells</u> _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>NA</u> _____		<input type="checkbox"/>	<input type="checkbox"/>	NO YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	

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

- Shoreline
 Forest
 Agricultural/grasslands
 Early mid-successional
 Wetland
 Urban
 Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

NO YES

NO YES

16. Is the project site located in the 100-year flood plan?

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?

NO YES

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

NO YES

If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

NO YES

If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO YES

If Yes, describe:

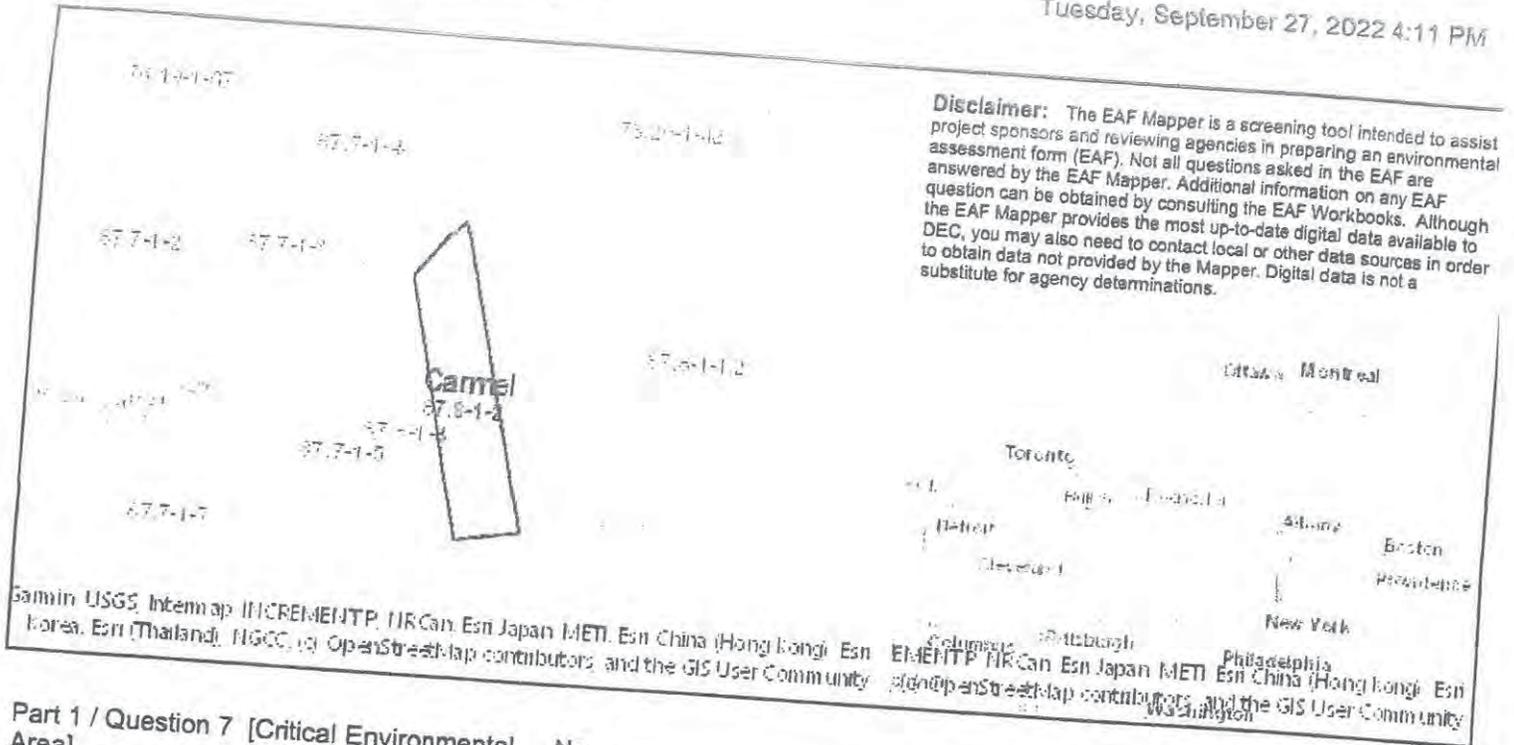
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Joel Greenberg

Date: 1/8/2024

Signature: *Joel Greenberg*

Title: Project architect



Garmin, USGS, Intermap, INCREMENTP, IIR Can, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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

TED KOZLOWSKI
136 BIG ELM ROAD
BREWSTER, NY 10509

July 15, 2021

Mr. Massimo Rosamila
PO Box 716
Mahopac, NY

RE: Wetland Delineation, 585 Union Valley Road
Mahopac, NY

Dear Mr. Rosamila:

As per your request I delineated the estimated wetland areas with pink survey flags on the above site on July 12, 2021. As you are aware, this site has been disturbed with a tree processing operation in which portions of the wetland have been covered by a deep layer of wood chips and other debris associated with this operation. I placed 10 survey flags along the delineation boundary.

My delineation is an educated estimate of the wetland area affected. I based this delineation upon the enclosed soil survey indicating approximate boundaries of two hydric soil types within the area, Udorthents (Uc) and Catden Muck (Ce), and by estimating the delineation from existing wetland indicator trees (red maple) that have wood chips piled upon their root zones. The wetland areas to the west and east of the disturbance are unaffected and the delineation there is exact.

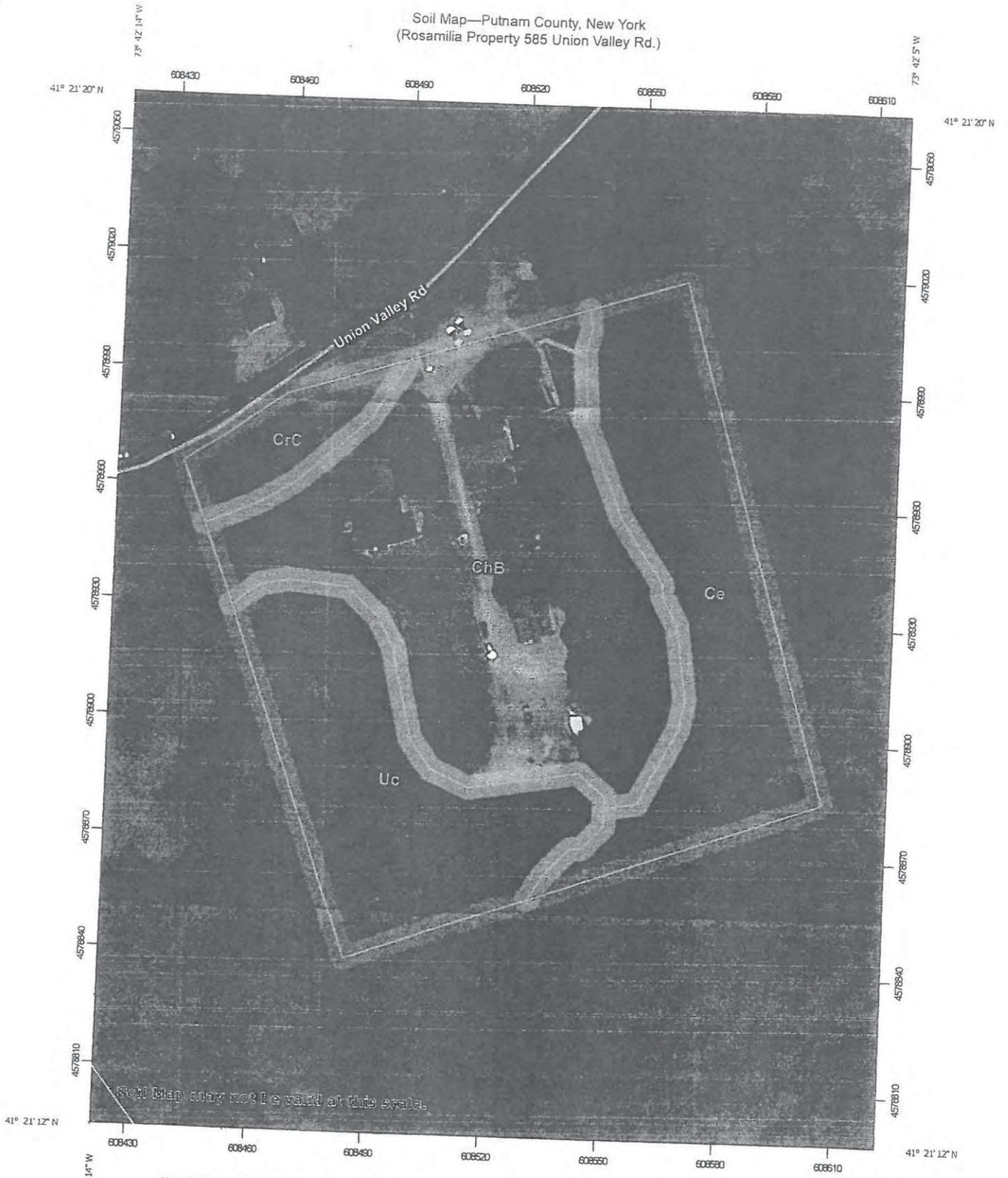
This wetland is associated with State Wetland F-1 and is likely regulated by both the Town of Carmel and the NYSDEC. You will need to discuss this with the Town and proceed from there.

Please contact me if you have any questions.

Sincerely,


Ted Kozłowski, Certified Wetland Delineator

Soil Map—Putnam County, New York
(Rosamilia Property 585 Union Valley Rd.)



Map Scale: 1:1,290 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Soil Map—Putnam County, New York
(Rosamilla Property 585 Union Valley Rd.)

MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout	Streams and Canals	
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Putnam County, New York
Survey Area Data: Version 17, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 5, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ce	Catden muck, 0 to 2 percent slopes	1.2	25.7%
ChB	Chariton fine sandy loam, 3 to 8 percent slopes	2.1	45.8%
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	0.2	5.3%
Uc	Udorthents, wet substratum	1.1	23.3%
Totals for Area of Interest		4.6	100.0%



Technical Report

prepared for:

Architectural Visions
2 Muscoot Rd North
Mahopac NY, 10541
Attention: Joel Greenberg

Report Date: 07/06/2023
Client Project ID: Metals Testing
York Project (SDG) No.: 23F0674

CT Cert. No. PH-0723

New Jersey Cert. No. CT005 and NY037



New York Cert. Nos. 10854 and 12058

PA Cert. No. 68-04440

120 RESEARCH DRIVE
www.YORKLAB.com

STRATFORD, CT 06615
(203) 325-1371

132-02 89th AVENUE
FAX (203) 357-0166

RICHMOND HILL, NY 11418
ClientServices@yorklab.com

Report Date: 07/06/2023
Client Project ID: Metals Testing
York Project (SDG) No.: 23F0674

Architectural Visions
2 Muscoot Rd North
Mahopac NY, 10541
Attention: Joel Greenberg

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on June 12, 2023 and listed below. The project was identified as your project: **Metals Testing**.

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the customary acceptance requirements for environmental samples except those indicated under the Sample and Analysis Qualifiers section of this report.

All analyses met the method and laboratory standard operating procedure requirements except as indicated by any data flags, the meaning of which are explained in the Sample and Data Qualifiers Relating to This Work Order section of this report and case narrative if applicable.

The results of the analyses, which are all reported on dry weight basis (soils) unless otherwise noted, are detailed in the following pages.

Please contact Client Services at 203.325.1371 with any questions regarding this report.

<u>York Sample ID</u>	<u>Client Sample ID</u>	<u>Matrix</u>	<u>Date Collected</u>	<u>Date Received</u>
23F0674-01	1	Soil	06/08/2023	06/12/2023
23F0674-02	2	Soil	06/08/2023	06/12/2023
23F0674-03	3	Soil	06/08/2023	06/12/2023

General Notes for York Project (SDG) No.: 23F0674

1. The RLs and MDLs (Reporting Limit and Method Detection Limit respectively) reported are adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. The RL(REPORTING LIMIT) is based upon the lowest standard utilized for the calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All analyses conducted met method or Laboratory SOP requirements. See the Sample and Data Qualifiers Section for further information.
6. It is noted that no analyses reported herein were subcontracted to another laboratory, unless noted in the report.
7. This report reflects results that relate only to the samples submitted on the attached chain-of-custody form(s) received by York.
8. Analyses conducted at York Analytical Laboratories, Inc. Stratford, CT are indicated by NY Cert. No. 10854; those conducted at York Analytical Laboratories, Inc., Richmond Hill, NY are indicated by NY Cert. No. 12058.

Approved By:



Cassie L. Mosher
Laboratory Manager

Date: 07/06/2023





Sample Information

Client Sample ID: 1

York Sample ID: 23F0674-01

York Project (SDG) No.
23F0674

Client Project ID
Metals Testing

Matrix
Soil

Collection Date/Time
June 8, 2023 3:00 pm

Date Received
06/12/2023

Metals, Target Analyte

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3050B

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7440-36-0	Antimony	ND	M-CCV 1	mg/kg dry	2.19	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/14/2023 14:07	06/19/2023 18:49	CEG
7440-38-2	Arsenic	ND		mg/kg dry	1.31	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/14/2023 14:07	06/19/2023 18:49	CEG
7440-39-3	Barium	53.6		mg/kg dry	2.19	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/14/2023 14:07	06/19/2023 18:49	CEG
7440-41-7	Beryllium	ND		mg/kg dry	0.044	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/14/2023 14:07	06/19/2023 18:49	CEG
7440-43-9	Cadmium	0.349		mg/kg dry	0.263	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/14/2023 14:07	06/19/2023 18:49	CEG
7440-47-3	Chromium	14.6		mg/kg dry	0.438	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/14/2023 14:07	06/19/2023 18:49	CEG
7440-50-8	Copper	34.7		mg/kg dry	1.75	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/14/2023 14:07	06/19/2023 18:49	CEG
7439-92-1	Lead	24.0		mg/kg dry	0.438	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/14/2023 14:07	06/19/2023 18:49	CEG
7440-02-0	Nickel	14.5		mg/kg dry	0.872	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/14/2023 14:07	06/19/2023 18:49	CEG
7782-49-2	Selenium	ND		mg/kg dry	2.19	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/14/2023 14:07	06/19/2023 18:49	CEG
7440-22-4	Silver	ND		mg/kg dry	0.441	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/14/2023 14:07	06/19/2023 18:49	CEG
7440-62-2	Vanadium	37.2		mg/kg dry	0.872	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/14/2023 14:07	06/19/2023 18:49	CEG
7440-66-6	Zinc	35.4		mg/kg dry	2.18	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/14/2023 14:07	06/19/2023 18:49	CEG

Mercury by 7470/7471

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA SW846-7471B

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7439-97-6	Mercury	0.144		mg/kg dry	0.0347	1	EPA 7471B Certifications: CTDOH-PH-0723,NJDEP,NELAC-NY10854,PADEP	06/16/2023 10:28	06/19/2023 00:00	AA

Total Solids

Log-in Notes:

Sample Notes:

Sample Prepared by Method: % Solids Prep

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
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Sample Information

Client Sample ID: 1

York Sample ID: 23F0674-01

York Project (SDG) No.
23F0674

Client Project ID
Metals Testing

Matrix
Soil

Collection Date/Time
June 8, 2023 3:00 pm

Date Received
06/12/2023

Total Solids

Log-in Notes:

Sample Notes:

Sample Prepared by Method: % Solids Prep

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
solids	* % Solids	95.1		%	0.100	1	SM 2540G	06/19/2023 15:18	06/20/2023 08:50	S_S
							Certifications:	CTDOH-PH-0723		

Sample Information

Client Sample ID: 2

York Sample ID: 23F0674-02

York Project (SDG) No.
23F0674

Client Project ID
Metals Testing

Matrix
Soil

Collection Date/Time
June 8, 2023 3:00 pm

Date Received
06/12/2023

Metals, Target Analyte

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3050B

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7440-36-0	Antimony	ND	M-CCV 1	mg/kg dry	2.30	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:40	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7440-38-2	Arsenic	2.57		mg/kg dry	1.38	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:40	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7440-39-3	Barium	37.4		mg/kg dry	2.29	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:40	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7440-41-7	Beryllium	ND		mg/kg dry	0.046	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:40	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7440-43-9	Cadmium	ND		mg/kg dry	0.276	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:40	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7440-47-3	Chromium	11.0		mg/kg dry	0.460	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:40	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7440-50-8	Copper	21.8		mg/kg dry	1.84	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:40	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7439-92-1	Lead	23.3		mg/kg dry	0.460	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:40	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7440-02-0	Nickel	12.9		mg/kg dry	0.915	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:40	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7782-49-2	Selenium	15.7		mg/kg dry	2.30	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:40	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7440-22-4	Silver	ND		mg/kg dry	0.463	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:40	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7440-62-2	Vanadium	27.2		mg/kg dry	0.915	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:40	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		



Sample Information

Client Sample ID: 2

York Sample ID: 23F0674-02

York Project (SDG) No.
23F0674

Client Project ID
Metals Testing

Matrix
Soil

Collection Date/Time
June 8, 2023 3:00 pm

Date Received
06/12/2023

Metals, Target Analyte

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3050B

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7440-66-6	Zinc	27.8		mg/kg dry	2.29	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:40	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		

Mercury by 7470/7471

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA SW846-7471B

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7439-97-6	Mercury	0.121		mg/kg dry	0.0364	1	EPA 7471B	06/16/2023 10:28	06/19/2023 00:00	AA
							Certifications:	CTDOH-PH-0723,NJDEP,NELAC-NY10854,PADEP		

Total Solids

Log-in Notes:

Sample Notes:

Sample Prepared by Method: % Solids Prep

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
solids	* % Solids	90.7		%	0.100	1	SM 2540G	06/19/2023 15:18	06/20/2023 08:50	S_S
							Certifications:	CTDOH-PH-0723		

Sample Information

Client Sample ID: 3

York Sample ID: 23F0674-03

York Project (SDG) No.
23F0674

Client Project ID
Metals Testing

Matrix
Soil

Collection Date/Time
June 8, 2023 3:00 pm

Date Received
06/12/2023

Metals, Target Analyte

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3050B

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7440-36-0	Antimony	ND	M-CCV 	mg/kg dry	2.10	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:42	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7440-38-2	Arsenic	5.75		mg/kg dry	1.26	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:42	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7440-39-3	Barium	71.3		mg/kg dry	2.10	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:42	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7440-41-7	Beryllium	ND		mg/kg dry	0.042	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:42	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		
7440-43-9	Cadmium	ND		mg/kg dry	0.252	1	EPA 6010D	06/15/2023 14:03	06/19/2023 17:42	CEG
							Certifications:	CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP		



Sample Information

Client Sample ID: 3

York Sample ID: 23F0674-03

York Project (SDG) No.
23F0674

Client Project ID
Metals Testing

Matrix
Soil

Collection Date/Time
June 8, 2023 3:00 pm

Date Received
06/12/2023

Metals, Target Analyte

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3050B

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7440-47-3	Chromium	19.0		mg/kg dry	0.421	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/15/2023 14:03	06/19/2023 17:42	CEG
7440-50-8	Copper	32.7		mg/kg dry	1.68	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/15/2023 14:03	06/19/2023 17:42	CEG
7439-92-1	Lead	26.4		mg/kg dry	0.421	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/15/2023 14:03	06/19/2023 17:42	CEG
7440-02-0	Nickel	23.0		mg/kg dry	0.837	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/15/2023 14:03	06/19/2023 17:42	CEG
7782-49-2	Selenium	ND		mg/kg dry	2.10	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/15/2023 14:03	06/19/2023 17:42	CEG
7440-22-4	Silver	ND		mg/kg dry	0.424	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/15/2023 14:03	06/19/2023 17:42	CEG
7440-62-2	Vanadium	54.5		mg/kg dry	0.837	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/15/2023 14:03	06/19/2023 17:42	CEG
7440-66-6	Zinc	46.2		mg/kg dry	2.09	1	EPA 6010D Certifications: CTDOH-PH-0723,NELAC-NY10854,NJDEP,PADEP	06/15/2023 14:03	06/19/2023 17:42	CEG

Mercury by 7470/7471

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA SW846-7471B

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7439-97-6	Mercury	0.0501		mg/kg dry	0.0333	1	EPA 7471B Certifications: CTDOH-PH-0723,NJDEP,NELAC-NY10854,PADEP	06/16/2023 10:28	06/19/2023 00:00	AA

Total Solids

Log-in Notes:

Sample Notes:

Sample Prepared by Method: % Solids Prep

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
solids	* % Solids	99.1		%	0.100	1	SM 2540G Certifications: CTDOH-PH-0723	06/19/2023 15:18	06/20/2023 08:50	S_S





Sample and Data Qualifiers Relating to This Work Order

- QM-07 The spike recovery was outside acceptance limits for the MS and/or MSD. The batch was accepted based on acceptable LCS recovery.
- M-CCV1 The recovery for this element in the Continuing Calibration Verification (CCV) exceeded 110% of the expected value. Positive detections may be biased high.

Definitions and Other Explanations

- * Analyte is not certified or the state of the samples origination does not offer certification for the Analyte.
- ND NOT DETECTED - the analyte is not detected at the Reported to level (LOQ/RL or LOD/MDL)
- RL REPORTING LIMIT - the minimum reportable value based upon the lowest point in the analyte calibration curve.
- LOQ LIMIT OF QUANTITATION - the minimum concentration of a target analyte that can be reported within a specified degree of confidence. This is the lowest point in an analyte calibration curve that has been subjected to all steps of the processing/analysis and verified to meet defined criteria. This is based upon current NELAC/TNI Standards and applies to all analyses.
- LOD LIMIT OF DETECTION - a verified estimate of the minimum concentration of a substance in a given matrix that an analytical process can reliably detect. This is based upon NELAC 2009 Standards and applies to all analyses conducted under the auspices of EPA SW-846.
- MDL METHOD DETECTION LIMIT - a statistically derived estimate of the minimum amount of a substance an analytical system can reliably detect with a 99% confidence that the concentration of the substance is greater than zero. This is based upon 40 CFR Part 136 Appendix B and applies only to EPA 600 and 200 series methods.
- Reported to This indicates that the data for a particular analysis is reported to either the LOD/MDL, or the LOQ/RL. In cases where the "Reported to" is located above the LOD/MDL, any value between this and the LOQ represents an estimated value which is "J" flagged accordingly. This applies to volatile and semi-volatile target compounds only.
- NR Not reported
- RPD Relative Percent Difference
- Wet The data has been reported on an as-received (wet weight) basis
- Low Bias Low Bias flag indicates that the recovery of the flagged analyte is below the laboratory or regulatory lower control limit. The data user should take note that this analyte may be biased low but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
- High Bias High Bias flag indicates that the recovery of the flagged analyte is above the laboratory or regulatory upper control limit. The data user should take note that this analyte may be biased high but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
- Non-Dir. Non-dir. flag (Non-Directional Bias) indicates that the Relative Percent Difference (RPD) (a measure of precision) among the MS and MSD data is outside the laboratory or regulatory control limit. This alerts the data user where the MS and MSD are from site-specific samples that the RPD is high due to either non-homogeneous distribution of target analyte between the MS/MSD or indicates poor reproducibility for other reasons.

If EPA SW-846 method 8270 is included herein it is noted that the target compound N-nitrosodiphenylamine (NDPA) decomposes in the gas chromatographic inlet and cannot be separated from diphenylamine (DPA). These results could actually represent 100% DPA, 100% NDPA or some combination of the two. For this reason, York reports the combined result for n-nitrosodiphenylamine and diphenylamine for either of these compounds as a combined concentration as Diphenylamine.

If Total PCBs are detected and the target aroclors reported are "Not detected", the Total PCB value is reported due to the presence of either or both Aroclors 1262 and 1268 which are non-target aroclors for some regulatory lists.

2-chloroethyvinyl ether readily breaks down under acidic conditions. Samples that are acid preserved, including standards will exhibit breakdown. The data user should take note.

Certification for pH is no longer offered by NYDOH ELAP.

Semi-Volatile and Volatile analyses are reported down to the LOD/MDL, with values between the LOD/MDL and the LOQ being "J" flagged as estimated results.



For analyses by EPA SW-846-8270D, the Limit of Quantitation (LOQ) reported for benzidine is based upon the lowest standard used for calibration and is not a verified LOQ due to this compound's propensity for oxidative losses during extraction/concentration procedures and non-reproducible chromatographic performance.



YORK
ANALYTICAL LABORATORIES INC.

Field Chain-of-Custody Record

York Analytical Laboratories, Inc. (YORK)'s Standard Terms & Conditions are listed on the back side of this document. This document serves as your written authorization for YORK to proceed with the analyses requested below. Your signature binds you to YORK's Standard Terms & Conditions.

YORK Project No.
231-0674

120 Research Drive Stratford, CT 06615 132-02 8986 Ave Queens, NY 11418 56 Church Hill Rd. #2 Newtown, CT 06470 clientservices@yorklab.com www.yorklab.com 800-308-YORK

YOUR Information	Report To:	Invoice To:	YOUR Project Number	Turn-Around Time RUSH - Next Day RUSH - Two Day RUSH - Three Day RUSH - Four Day RUSH - Five Day Standard (6-9 Day) PFAS Standard (7-10 Days)
Architectural Visions 2 Museum + 10 North Mansfield, N.Y. 1054 845-628-6613 Jodi	York Analytical Labs 120 Research Drive Stratford, CT 06615	Architectural Visions 2 Museum + 10 North Mansfield, N.Y. 1054 845-628-6613 Jodi	YOUR Project Name	
Administrative back activities	J.P. H. Bergman		YOUR PO#:	

Please print clearly and legibly. All information must be complete. Samples will not be logged in and the turn-around-time clock will not begin until any questions by YORK are resolved.

Matrix Codes	S - soil / solid	New York	Summary Report	CT RCP	EQUIS (Standard)	YORK Reg. Comp. Compared to the following Regulation(s) (please fill in):
	GW - groundwater	New Jersey	QA Report	CT RCP DQ/DUE	NYSDEC EQUIS	
	DW - drinking water	Connecticut	CMDP	NJDEP Reduced	NJDKCP	
	WW - wastewater	Pennsylvania	Standard Excel EDD	Deliverables	NJDEP SRP HazSite	
	O - Oil Other	Other:	NY ASP B Package	Other		

Sample Identification	Sample Matrix	Date/Time Sampled	Analyses Requested	Container Type	No.
1	Soil		Metals		
2	Soil		Metals		
3	Soil		Metals		

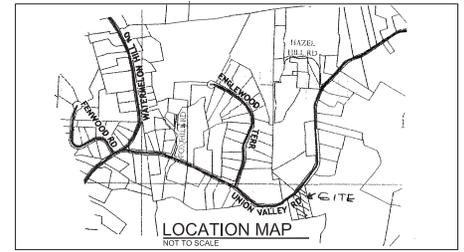
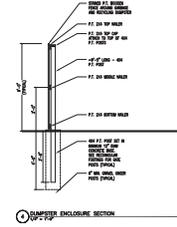
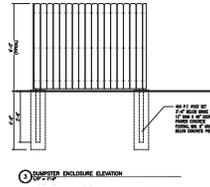
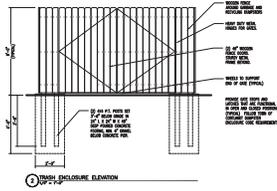
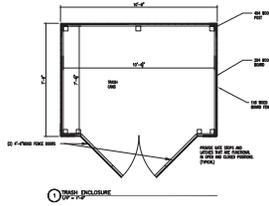
Comments:

Preservation: (check all that apply)
 HCl ___ MeOH ___ HNO3 ___ H2SO4 ___ NaOH ___
 ZnAc ___ Ascorbic Acid ___ Other ___

Special Instruction
 Field Filtered ___
 Lab to Filter ___

Samples collected at time of lab pickup? (circle Yes or No)

Andrew S. York - 6/12/25 12:25 Andrew S. York 6/12/25 6:40
 J.S.
 6/11/23 1640



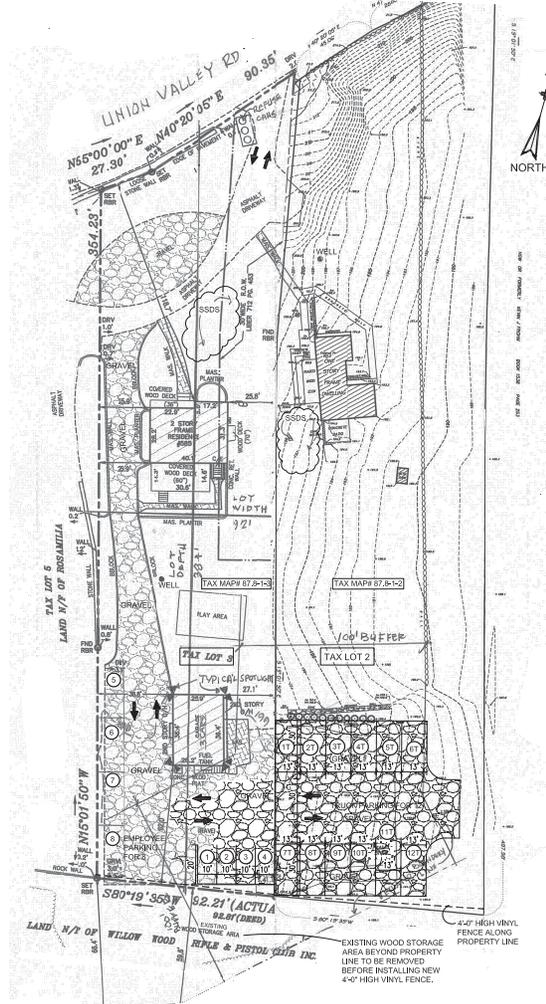
ZONING CHART

OWNER: MASSIMO & ROBERT ROSAMILIA
 585 UNION VALLEY ROAD
 MALDEN, NY 10541

ZONE: P-120
 TAX MAPS 87-8-1 & 83

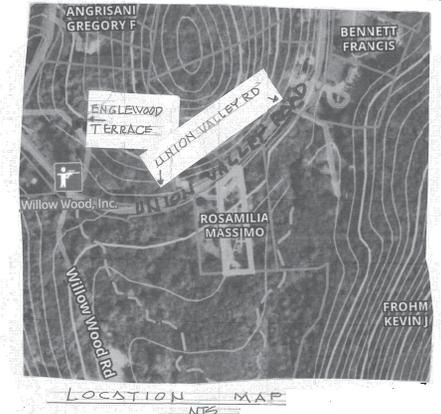
Zoning Provision	ZONING			VARIANCE
	Required	Existing	Proposed	
Lot Area	120,000 SF	71,381 SF	71,381 SF	NO
Lot Coverage	65%	65%	65%	NO
Lot Width	200 FT	82 FT	38 FT	NO
Lot Depth	200 FT	382 FT	382 FT	NO
Front Yard	40 FT	82 FT	38 FT	NO
Side Yard	25 FT	25 FT	25 FT	NO
Rear Yard	40 FT	25 FT	25 FT	NO
Minimum Required Floor Area	N/A	200 FT	200 FT	N/A
Floor Area Ratio	N/A	0.3	0.3	N/A
Height	35 FT	30 FT	30 FT	N/A
Off-Street Parking	4 PS	4 PS	8 PS	NO
Off-Street	12	0	12	N/A

- NOTE:
1. THE SITE INCLUDES TWO PARCELS, LOTS 2 & 3, TAX MAPS 87-8-1-2 AND TAX MAPS 87-8-1-3.
 2. CROSS EASEMENTS REQUIRED AS APPROVED BY THE PLANNING BOARD ATTORNEY.
 3. PARKING PROVIDED FOR 8 EMPLOYEES FOR TREE CUTTING SERVICE BUSINESS.
 4. OUTDOOR LIGHTING - DOUBLE SPOT LIGHTS AT 8'-0" ABOVE GRADE LOCATED ON CORNERS OF EXISTING GARAGE.
 5. REFUSE ENCLOSURE AT CURB CUT AT UNION VALLEY ROAD.
 6. NO BUSINESS SEWAGE IS PROPOSED FOR THE SITE.



PROPERTY OWNERS WITHIN 500 FT.

87-3-1-2 Nelson Yari Pacha 540 Union Valley Rd MalDEN, NY 10541	87-3-1-7 Willow Wood Rifle & Pistol Club PO BOX 181 Lindcolnsh, NY 10540018	87-3-1-3 Alden Molokato 566 Union Valley Rd MalDEN, NY 10541
87-3-1-4 Steven Depp 582 Union Valley Rd MalDEN, NY 10541	87-3-1-5 Massimo Rosamilia 79 Steiner Dr MalDEN, NY 10541	87-3-1-3 Massimo Rosamilia 585 Union Valley Rd MalDEN, NY 10541
87-3-1-2 Massimo Rosamilia 585 Union Valley Rd MalDEN, NY 10541	87-3-1-2 Kevin Frohm 397 Union Valley Rd MalDEN, NY 10541	76-20-1-42 Owen McCannell 683 Union Valley Rd MalDEN, NY 10541
76-20-1-24 The 2022 Bennett Family Irrevocable Trust 611 Union Valley Rd MalDEN, NY 10541	76-20-1-1 Michael Grippo 616 Union Valley Rd MalDEN, NY 10541	76-19-1-67 Tandee McCreary 630 Union Valley Rd MalDEN, NY 10541



ARCHITECTURAL VISIONS LLC
 2 MUSCODOOT ROAD NORTH
 MALDEN, NY 10541
 P: 845-428-4613
 F: 845-428-2807

PROJECT: MASSIMO & ROBERT ROSAMILIA
 PROJECT ADDRESS: 585 UNION VALLEY RD, MALDEN, NY 10541
 MAILING ADDRESS: MASSIMO & ROBERT ROSAMILIA, MALDEN, NY 10541
 TAX MAP NO.: 87-8-1-2 & 83

SITE PLAN

SCALE: AS NOTED
 DRAWN BY: CHD BY S.C. MASSIMO
 PROJECT NO.: 11-21212

S-100

IF BY A REGISTERED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR OTHER PROFESSIONAL, TO THE EXTENT OF THEIR PROFESSIONAL LIABILITY INSURANCE COVERAGE, AND IF BY AN UNREGISTERED PROFESSIONAL, TO THE EXTENT OF THEIR PROFESSIONAL LIABILITY INSURANCE COVERAGE, AND IF BY AN UNREGISTERED PROFESSIONAL, TO THE EXTENT OF THEIR PROFESSIONAL LIABILITY INSURANCE COVERAGE, AND IF BY AN UNREGISTERED PROFESSIONAL, TO THE EXTENT OF THEIR PROFESSIONAL LIABILITY INSURANCE COVERAGE.



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

WAIVER OF SITE PLAN APPLICATION

To: Town of Carmel Planning Board

I would like to request a waiver of the site plan requirements in connection with a ^{NO} change of use on the property located at: (NO CHANGE OF USE)

441 Route 6, Mahopac NY 10541

Tax Map # 75.16-1-18 in the Commercial Zone.

For the following reasons: Spore Frong Removal

I do ~~not~~ plan to make any exterior changes to the building.

My proposed use of the site is Retail (NO CHANGE)

The present use of the site is Retail (NO CHANGE)

I will employ 0 people (number).

There is (is not) a loading dock to receive my supplies.

Signs will conform to the code.

Special Comments _____

- In support of my request, I have attached the following:
 Requirements: 5 copies of this waiver request.
 5 copies of a floor layout drawn to scale.
 5 copies of a parking layout drawn to scale on your survey.
 5 copies of a location map.

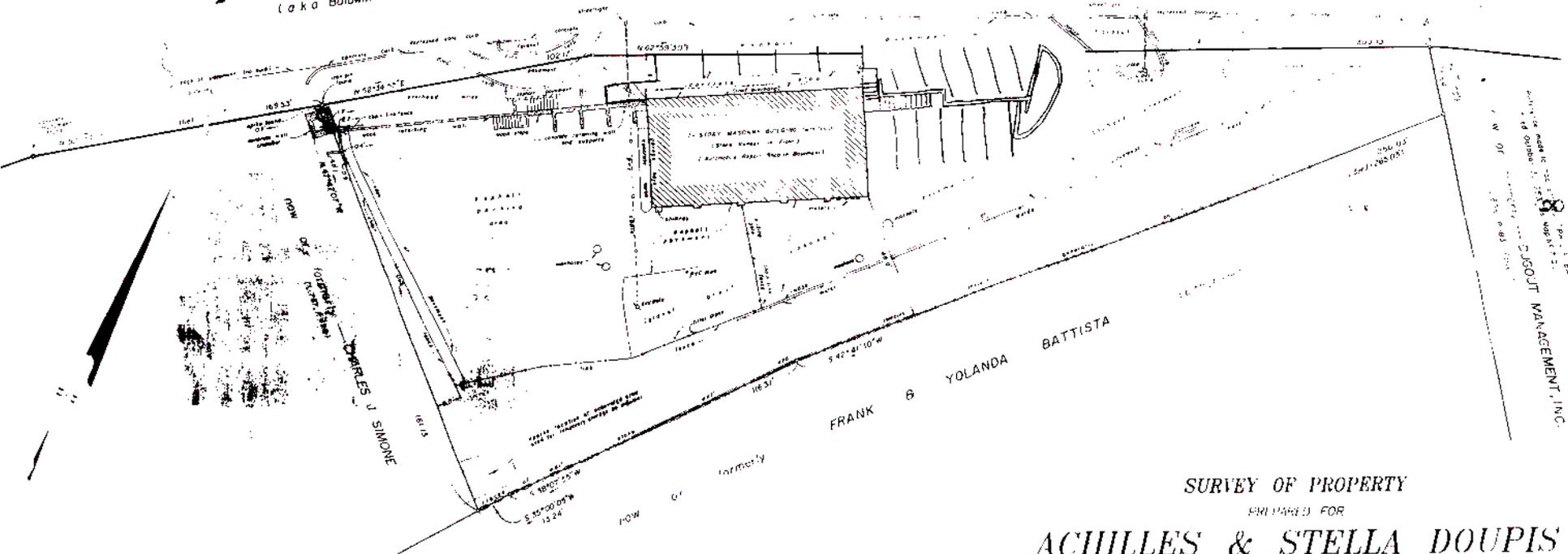
Acquillaes Doups, 441 Route 6 Mahopac, NY 10541
 Print Applicant's Name, Address & Telephone Number 845-621-2509

Acquillaes Doups
 Applicant's Signature & Date

(or k a "Baldwin Place-Mahopac Highway")

U. S. ROUTE 6

(State Highway No. 563)



8
 JESUIT MANAGEMENT, INC.
 1000 US
 1000 US
 1000 US

FRANK 6 YOLANDA BATTISTA
 5 42° 01' 10" W
 116.57
 5 18° 00' 00" W
 12.24

AREA = 0.8641 ACRE

SURVEY OF PROPERTY
 PREPARED FOR
ACHILLES & STELLA DOUPIS
 PROPERTY SITUATE IN
TOWN OF CARMEL
COUNTY OF PUTNAM
STATE OF NEW YORK

SCALE: 1" = 15'

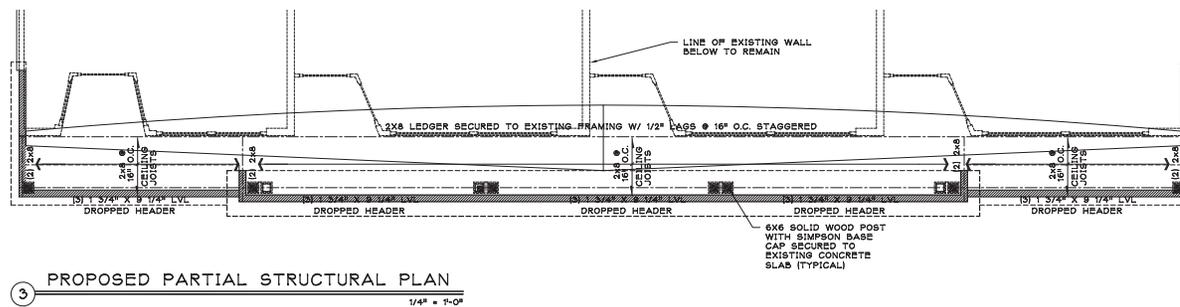
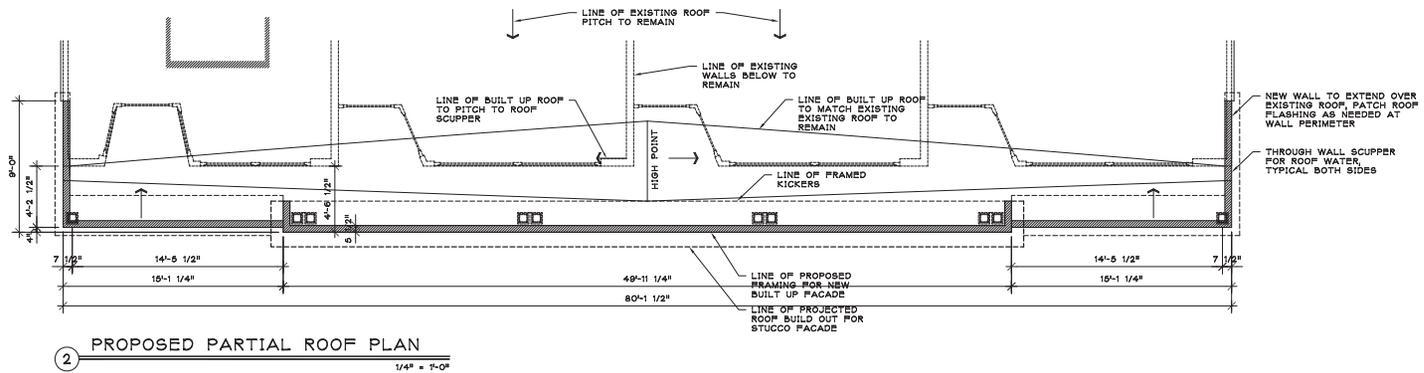
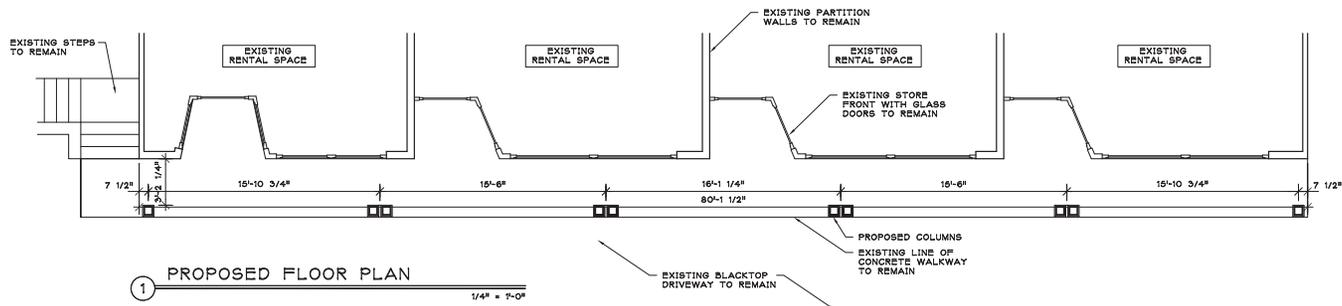
DATE: NOVEMBER 27, 1991

The purchaser should herein verify their identity in Liber 250,
 Page 429 of deeds ("Deeds") to "Deeds". Subject to any
 other facts appearing by or accurate examination of the

I, the undersigned, being a duly qualified and licensed
 Surveyor, do hereby certify that the foregoing is a true and
 correct copy of the original of the survey marked into the
 Surveyor's books and my signature in red ink shall be
 considered to be in full of this report.

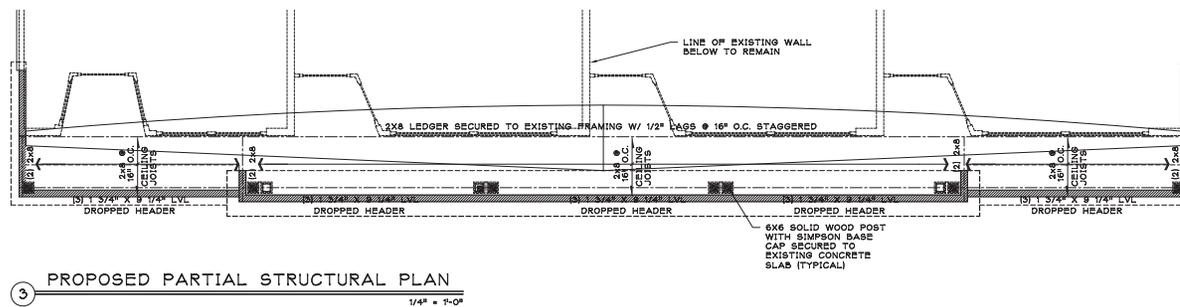
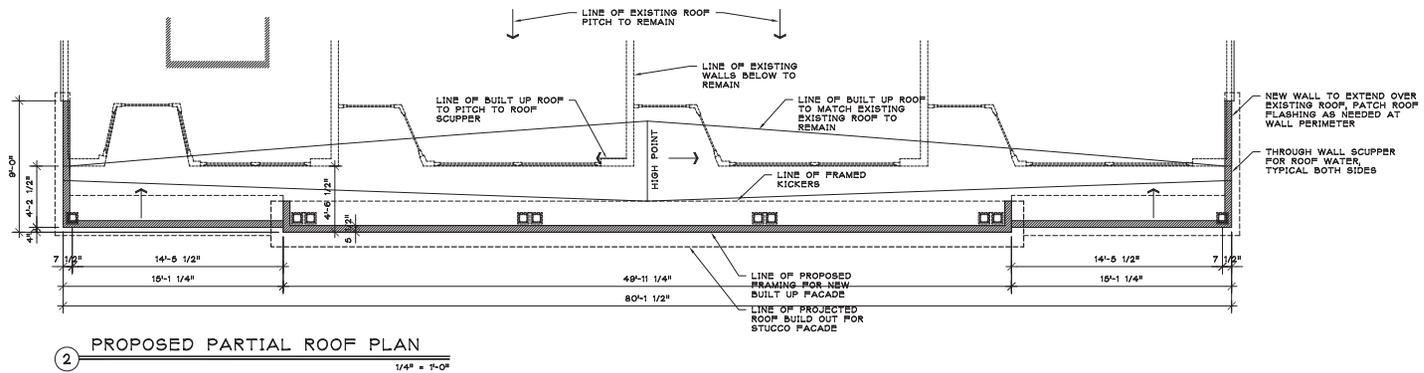
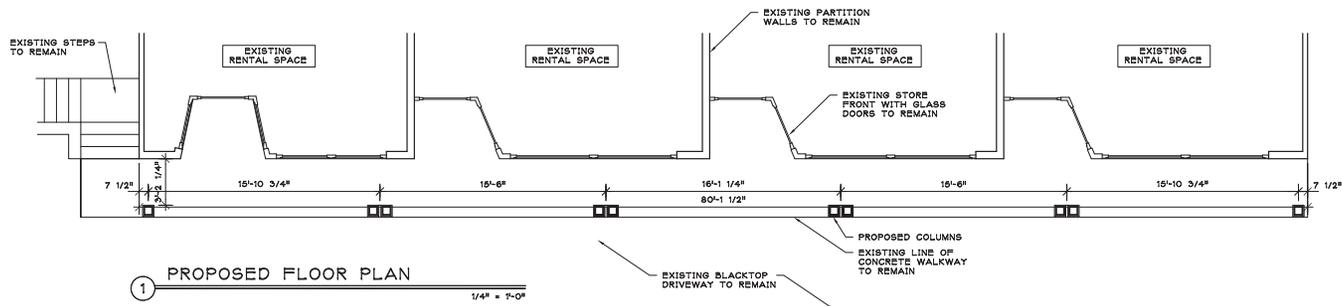
The surveyor's signature, seal and any certification appearing hereon
 signify that, to the best of his knowledge and belief, the survey
 was performed and prepared in accordance with the minimum standards
 for land survey set forth in the Code of Practice adopted by the
 New York State Association of Professional Land Surveyors, Inc.

[Handwritten signature and seal area]



DATE	ISSUED
08/21/23	BUILDING PERMIT

PROPOSED PLANS	Drawn by DD	drawing number
PROJECT: FRONT FACADE RENOVATION: ACHILLES DOUPIS 441 ROUTE 6 MAHOPAC, NY 10541	Scale NOTED	A
	Date 08/21/23	101
	Project no. 441RT6	



DATE	ISSUED
08/21/23	BUILDING PERMIT

PROPOSED PLANS	Drawn by DD	drawing number
PROJECT: FRONT FACADE RENOVATION: ACHILLES DOUPIS 441 ROUTE 6 MAHOPAC, NY 10541	Scale NOTED	A 101
	Date 08/21/23	
	Project No. 441RT6	