

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice-Chair

BOARD MEMBERS
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER
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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.
Town Engineer

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

VINCENT FRANZE
Architectural Consultant

PLANNING BOARD AGENDA
JANUARY 25, 2017

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

RESOLUTION

1. Harman Holdings – 3 Garrett Place, Carmel	44.14-1-31&32	12/06/16	Amended Site Plan
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SITE PLAN

2. Putnam County Savings Bank – 150 Route 6	86.11-1-1	01/11/17	Amended Site Plan
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SUBDIVISION

3. Baldwin Subdivision -150 Route 6	86.11-1-1 & 86.6-1-4	01/11/17	Subdivision/Merger
4. Infantino, Thomas & Lori – 453 North Lake Blvd	64.12-1-56	01/19/16	Sketch Plan
5. Western Bluff Subdivision – 350 West Shore Drive	64.14-1-20	01/13/17	Preliminary Subdivision Plat

MISC.

6. Wixon Pond Estates – 243 Wixon Pond Road	53.20-1-19	01/11/16	Extension of Preliminary Subdivision Approval
7. Minutes – 12/21/16			



January 11, 2017

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

RE: PCSB Amended Site Plan
Route 6
Tax Map No. 86.11-1-1 – Proposed Lot 1

Dear Chairman Gary and Members of the Board:

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

- Eight (8) sheet Site Plan Set, dated January 11, 2017. (5 copies)
- Site Plan Application, January 11, 2017. (11 copies)
- SEQR Short EAF (11 copies).
- Disclosure Addendum Statement. (2 copies)
- Site Plan Completeness Certification Form, January 11, 2017. (11 copies)
- Drawing EO1 Photometric Plan. (5 copies)
- Deed for property. (2 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)
- A \$3,000.00 check for the Amended Site Plan Application Fee.

The applicant seeks amended site plan approval for the new 2,683 s.f. commercial building with drive-up lanes and associated parking, already under construction on Lot 1 of Baldwin Subdivision, also under review by the Board.

We trust the enclosed information will be found adequate. Please place the project on the agenda for the January 25, 2017 Planning Board meeting for discussion with the Board.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By:


Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/dlm

Enclosures

cc: Robert Farrier, w/enclosures
Fred Koelsch, w/enclosures

Insite File No. 15130.100

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

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TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



The Town of Carmel Planning Board meetings are held twice a month, on the second and fourth Wednesday's, 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:

- ☒ 11 copies of the Site Plan Application Form, signed and notarized.
- ☒ 11 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
- ☒ 11 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*.

Roe T. [Signature] 1/19/27
Planning Board Secretary; Date

B. [Signature] 1/19/27
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: Amended Site Plan for PCSB/Mahopac Branch	Application # 17-0001	Date Submitted: 1/11/17
Site Address: No. 150 Street: Route 6 Hamlet: Mahopac		
Property Location: (Identify landmarks, distance from intersections, etc.) 500' ± North of Intersection of Route 6 and Baldwin Place Road		
Town of Carmel Tax Map Designation: Section 86.11 Block 1 Lot(s) 1	Zoning Designation of Site: C/BP	
Property Deed Recorded in County Clerk's Office Date Liber 1730 Page 394	Liens, Mortgages or other Encumbrances Yes No	
Existing Easements Relating to the Site <input checked="" type="radio"/> No Yes Describe and attach copies:	Are Easements Proposed? No <input checked="" type="radio"/> Yes Describe and attach copies: Access and Utility Easement on Adjacent Lot	
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: Baldwin Hills Realty, LLC	Phone #: 845-228-1400 Fax#: 845-228-5400	Email: crillc@comcast.net
Owners Address: No. 1699 Street: Route 6, Suite 1 Town: Carmel State: NY Zip: 10512		
Applicant (If different than owner): PCSB Bank	Phone #: 845-279-7101 Fax#: 845-279-97175	Email: robertf@mypcsb.com
Applicant Address (If different than owner): No. Street: P.O. Box 417 Town: Brewster State: NY Zip: 10509		
Individual/ Firm Responsible for Preparing Site Plan: Jeffrey J. Contelmo, P.E. Insite Engineering, Surveying & Landscape Architecture, P.C.	Phone #: 845-225-9690 Fax#: 845-225-9717	Email: jcontelmo@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: Proposed amendment to the previously approved site plan for the retail bank establishment on proposed 2.05 acre Lot 1 of the Baldwin Subdivision.		

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: <u>2.05 ac ±</u> Square Feet: _____		Square footage of all existing structures (by floor): approved building currently under construction _____	
# of existing parking spaces: <u>21</u>		# of proposed parking spaces: <u>0</u>	
# of existing dwelling units: <u>0</u>		# of proposed dwelling units: <u>0</u>	
Is the site served by the following public utility infrastructure:			
▪ Is project in sewer district or will private septic system(s) be installed? <u>Private Septic System</u>			
▪ If yes to Sanitary Sewer answer the following: <div style="margin-left: 40px;"> ▶ 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 _____ </div>			
For Town of Carmel Town Engineer			
▶ What is the sewer capacity <u>NA</u>			
▪ Water Supply Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Private drilled well			
If Yes: ▶ 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 <u>NA</u> 1/19/17 Sewer Flows <u>NA</u> 1/19/17			
Town Engineer; Date			
What is the predominant soil type(s) on the site? PnC, PnD, RdA		What is the approximate depth to water table? 2'+	
Site slope categories: 15-25% <u>25</u> % 25-35% <u>0</u> % >35% <u>0</u> %		Estimated quantity of excavation: Cut (C.Y.) <u>4 000 c y</u> Fill (C.Y.) <u>2 000 c y</u>	
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 type="checkbox"/> No: <input checked="" type="checkbox"/>		Are new curb cuts proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
What is the sight distance? Left <u>7,500'</u> Right <u>7,800'</u>			
Is the site located within 500' of:			
Onto Route 6 from Access Road			
• The boundary of an adjoining city, town or village Yes: <input checked="" type="checkbox"/> No: <input 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 checked="" type="checkbox"/> No: <input 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 Project has coverage Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Will the project require coverage under the Current NYDEP Stormwater Regulations Project has approved SWPPP Yes: <input checked="" type="checkbox"/> No: <input 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 checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Jurisdiction: NYCDEC: <input checked="" type="checkbox"/> Town of Carmel: <input checked="" 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 checked="" type="checkbox"/> No: <input type="checkbox"/>	
Are any encroachments, crossings or alterations proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
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 type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the estimated time of construction for the project? Twelve Months - Project currently under construction			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	3 ac	12.93 ac	2.05 ac **
Lot Coverage		0	N/A
Lot Width	200'		510'
Lot Depth	200'		151' **
Front Yard	50'	N/A	67'
Side Yard	40'	N/A	65'
Rear Yard	40'	N/A	70'
Minimum Required Floor Area	5,000 sf	N/A	2,683 s.f. *
Floor Area Ratio		N/A	
Height	40'	N/A	<40'
Off-Street Parking	14	0	20
Off-Street Loading	1	0	1

* Variance granted for minimum floor area on August 27, 2015.

* Variances granted for minimum lot area and minimum lot depth on December 22, 2016.

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If yes, identify variances: Minimum building floor area variance. Minimum lot size. Minimum lot depth.
Variances have been granted for:	
PROPOSED BUILDING MATERIALS	
Foundation	Concrete
Structural System	
Roof	Architectural Asphalt Shingles
Exterior Walls	Hardie Board Siding with Brick Veneer
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.	
Robert Farrier _____ Applicants Name	 _____ Applicants Signature
Sworn before me this <u>9th</u> day of <u>January</u> 20 <u>17</u>	
<i>Alicia Hansen</i> Notary Public, State of New York Reg. # 01H46086470 Qualified In Dutchess County Commission Expires January 27, 20 <u>19</u>	
 _____ Notary Public	



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

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



TOWN OF CARMEL SITE PLAN COMPLETENESS 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	<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"/> To Be Provided Later	<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"/> To Be Determined	<input type="checkbox"/>

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

I Jeffrey J. Contelmo, 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

1/11/17
Date


Signature - Owner

1-11-17
Date





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:

Rgeo Zambelli
Signature - Planning Board Secretary

7/19/17
Date

[Signature]
Signature - Town Engineer

1/19/17
Date

Short Environmental Assessment Form

Part 1 - Project Information

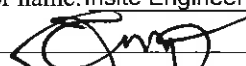
Instructions for Completing

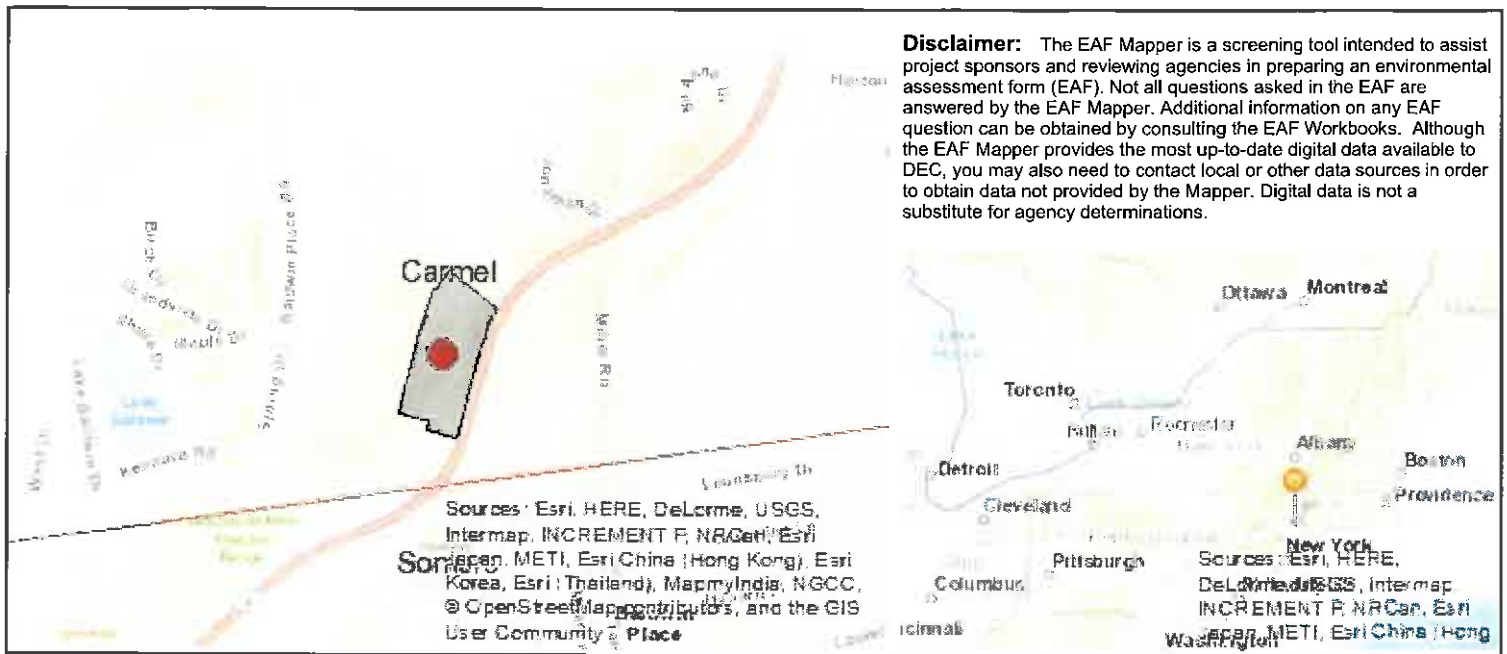
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

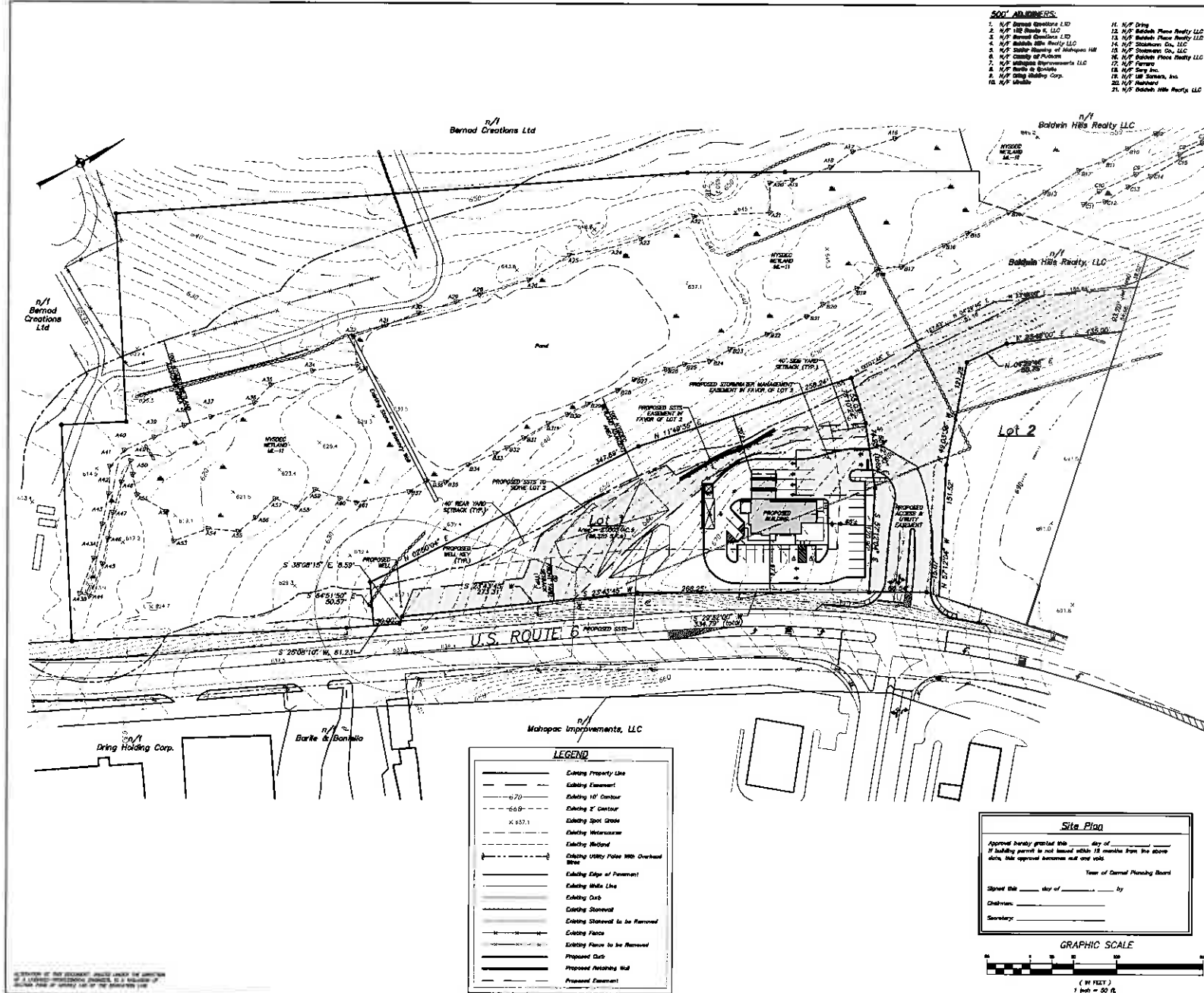
Part 1 - Project and Sponsor Information							
Name of Action or Project: PCSB/Mahopac Branch - Amended Site Plan							
Project Location (describe, and attach a location map): Route 6, Town of Carmel, Putnam County - See Location Map							
Brief Description of Proposed Action: Proposed amendment to a commercial site plan on 2.0 acres in the C/BP (Commercial/Business Park) Zoning District, part of the proposed Baldwin Subdivision, 2-lot commercial subdivision.							
Name of Applicant or Sponsor: PCSB Bank		Telephone: 845-279-7101 E-Mail: robertf@mypcsb.com					
Address: P.O. Box 417							
City/PO: Brewster		State: NY	Zip Code: 10509				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		2.0 ± acres					
b. Total acreage to be physically disturbed?		2.7 ± acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		12.93 ± acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action,	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?	NO	YES	
If Yes, identify: Name: Baldwin Place Area, Reason: Difficulties w/ portable water source, Agency: Somers, Town of, Date: 9-26-90	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Private well drilled on-site as part of project currently under construction under previous approval			
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Private subsurface sewage treatment system installed as part of project currently under construction under previous approval			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
NYSOPRHP letter of no impact was previously submitted.			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional			
<input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	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"/> NO <input checked="" type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			
If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
stormwater runoff will be directed to approved on-site stormwater management practices			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <u>Per EAF mapper. Not on-site or adjacent to site.</u> DEC ID # 360023 in the NYSDEC Environmental Site Remediation database, is located within 2,000 feet of the project site. Periodic monitoring and Plant 1 groundwater pump and GAC treatment remedial system ongoing at Somers Commons.	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Jeffrey J. Contelmo, P.E., Project Engineer Applicant/sponsor name: <u>Insite Engineering, Surveying & Landscape Architecture, PC</u> Date: <u>January 11, 2017</u> Signature: 		

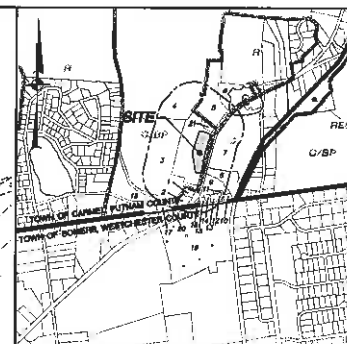


Part 1 / Question 7 [Critical Environmental Area]	Yes
Part 1 / Question 7 [Critical Environmental Area - Identify]	Name:Baldwin Place Area, Reason:Difficulties w/ portable water source, Agency:Somers, Town of, Date:9-26-90
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 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]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



500th ADMITTERS:

1. <i>N/F</i> Barrett Industries Ltd	11. <i>N/F</i> Drilling
2. <i>N/F</i> 180 Supply & C, LLC	12. <i>N/F</i> Stalchak Place Realty LLC
3. <i>N/F</i> Northwestern Qualifiers Ltd	13. <i>N/F</i> Stalchak Place Realty LLC
4. <i>N/F</i> Stalchak Hills Realty LLC	14. <i>N/F</i> Stalchak's Inc, LLC
5. <i>N/F</i> Stalchak Supply of Michigan Inc	15. <i>N/F</i> Stalchak's Inc, LLC
6. <i>N/F</i> Supply of Michigan	16. <i>N/F</i> Stalchak's Place Realty LLC
7. <i>N/F</i> Michigan Express Imports LLC	17. <i>N/F</i> Fernco
8. <i>N/F</i> Realty in Spokane	18. <i>N/F</i> Sony Inc.
9. <i>N/F</i> Shiny Shading Corp.	19. <i>N/F</i> Shelley, Inc.
10. <i>N/F</i> Shelley	20. <i>N/F</i> Shelley
	21. <i>N/F</i> Stalchak Hills Realty, LLC



LOCATION MAP

OWNER:
Baldwin Hills Realty, LLC
1000 Route 6 Suite 1
Orangetown, NY 10917

SITE DATA:

Zone: C/BP - Commercial/Business Park
Total Acres: 2.03 AC
Tax Map No.: 88.11-4-2 (Subdivision Lot 1)
Proposed Use: Retail Shop

APPLICANT:

PCSB BANK
P.O. Box 417
Granville, New York 10508

GENERAL NOTES:

1. Property line to which heron based on boundary survey prepared by both Gundersen Surveyor and Landowners Association. The deed dated 12, 1975 and 7/24/80 refers to the 7/24/80 deed for Golden Subdivision lot number 10, 10/7.
2. Property shown heron is based on aerial photography dated December 10, 2001 and is photogrammetrically compiled at a scale of 1" = 50'. The contour interval is 2 feet.
3. The wetland mapping on show heron is taken from a "Map of Wetlands Proposed for Urban Parks," as prepared by Terry Bergendoff Collins, not released 1/1, 2006.
4. Estimated number of employees at-site at any time shall be nine (9).
5. All utilities are required to be shown underground. The Developer is required to coordinate with the utility companies on the location and details of relevant requirements.

C/BP ZONE REQUIREMENTS		
	RESIDENT	PROPOSED A/C
Minimum Lot Area	3 AC	2.05 AC ±
Minimum Lot Width	30'	310'
Minimum Lot Depth	300'	161' ±
Minimum Subdiv.		
Principal Bldg.	Front Yard	47'
	Side Yard	26'
	Rear Yard	27'
Maximum Building Height	45'	Lower Than Adj.
Minimum Building Floor Area	8,000 sq ft	2,683 sq ft ±
Maximum Building Coverage	40%	3.0%

* Variance granted for minimum floor area by Town of Carroll 2014 on August 27, 2015.

PARKING & LOADING REQUIREMENTS		
PARKING - Retail	2,682 a.f. / 1 Space per 200 a.f.	= 16 Spaces Required 21 Spaces Provided
LOADING - Retail	1 Space for each establishment	= 1 Space Required 1 Space Provided

8	1-16-17	SUBMISSION FOR AMENDED SITE PLAN	CTD
8	5-21-18	REVISED PER HYDRO COMMITTEE	DAN
7	05-28-18	REVISED PER HYDRO COMMITTEE	MAT
8	04-21-18	REVISED PER HYDRO COMMITTEE	SAC
8	12-30-18	REVISED FOR TOWN COMMENTS	MEH
6	11-25-13	REVISED PER TOWN COMMENTS	MEH
3	11-8-15	HYDRO SUBMISSION	SAC
2	8-12-15	REVISED FOR ZBA SUBMISSION	DEAN
1	7-28-15	REVISED PER TOWN COMMENTS	MEH
MO.	04-28	REVISION	ROY

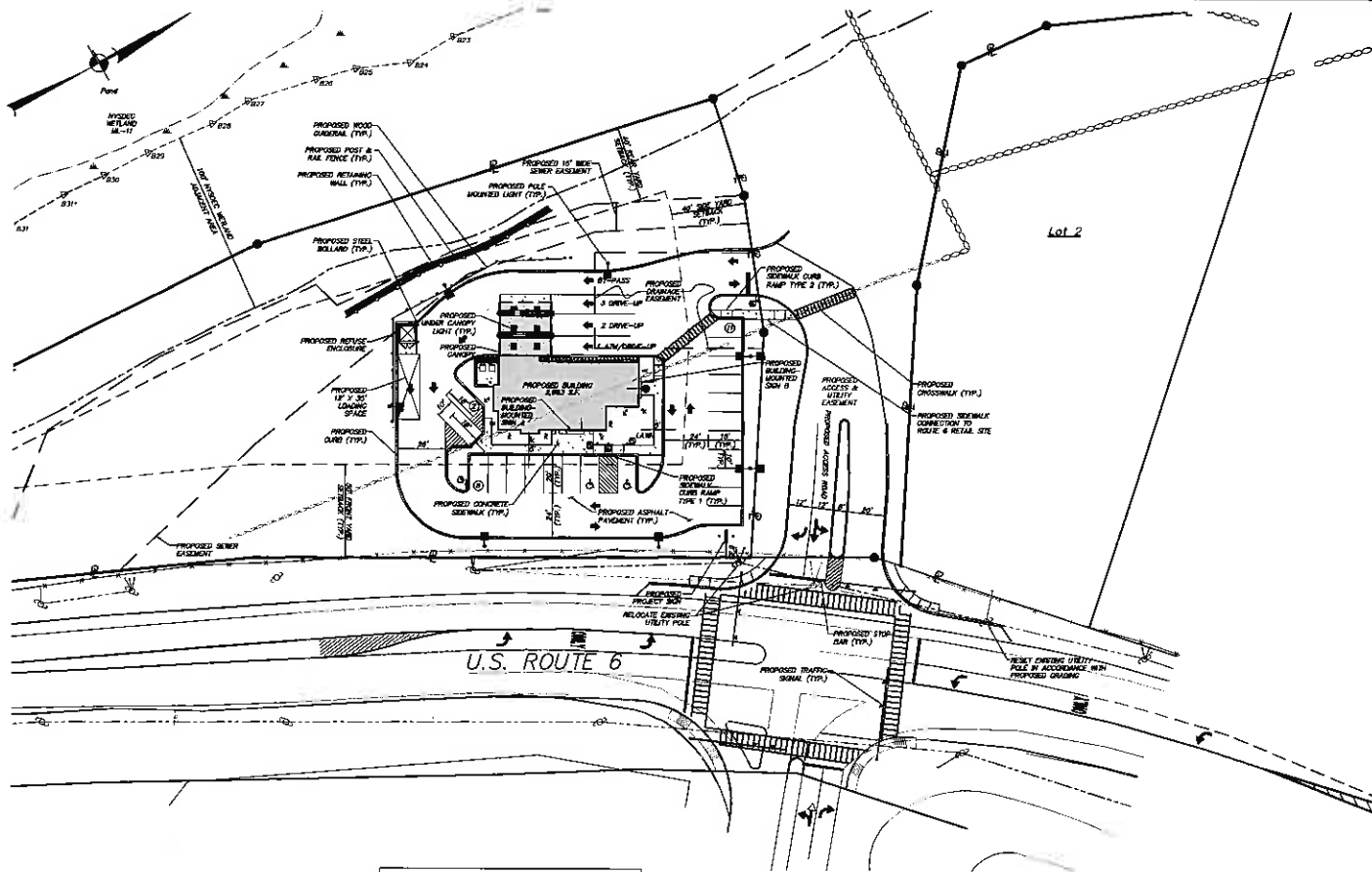
INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

3 GOTTEN Place
Carmel, NY 10512
(845) 225-9630
(845) 225-9717 fax
www.insite-eng.com

PROJECT:	<u>AMENDED SITE PLAN FOR</u> <u>PCSB/MAHOPAC BRANCH</u> <u>100 ROUTE 6, TOWN OF CARLE, PUTNAM COUNTY, NEW YORK</u>
----------	--

DRAWING: OVERALL PLAN

PROJECT NUMBER	15130.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	OP-1	SHEET 1/3
DATE	6-24-15	DRAWN BY	M.E.U.			
SCALE	1" = 50'	CHECKED	D.L.M.			



SIGN DATA TABLE				
LOCATION NO.	TEXT	UNITS	SIZE OF SIGN (ft.)	DESCRIPTION
1	NO-10	12" x 36"	12" x 36"	Black Background, White Arrow, Black Letters
2	NO-10	12" x 36"	12" x 36"	Black Background, White Arrow, Black Letters
3	NO-10	30" x 30"	30" x 30"	White on Red
4	NO-10	12" x 18"	12" x 18"	Red on White
5	NO-10	12" x 18"	12" x 18"	Blue on White
6	NO-10	30" x 30"	30" x 30"	White on Red

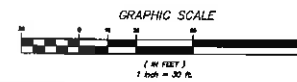
LEGEND	
	Existing Property Line
	Existing Watercourse
	Existing Wall
	Existing Utility Pole with Overhead Wires
	Existing Edge of Pavement
	Existing Utility Pole
	Existing Street
	Existing Roadway to be Removed
	Existing Fence
	Existing Fence to be Removed
	Proposed Gate
	Proposed Retaining Wall
	Proposed Concrete Wall
	Proposed Pole-mounted Area Light
	Proposed Building Mounted Light
	Proposed Under Canopy Light
	Proposed Ground Directional Light

Site Plan


Approved hereby granted this _____ day of _____, 20____
 If building permit is not issued within 12 months from the above date, this approval becomes null and void.

 Town of Carmel Planning Board

Signed this _____ day of _____, 20____ by _____
 Chairman: _____
 Secretary: _____



9	1-11-17	SUBMISSION FOR AMENDED SITE PLAN	CJD
8	5-31-18	REVISED PER HYDRO COMMENTS	WJL
7	05-29-18	REVISED PER HYDRO COMMENTS	WJL
6	04-11-18	REVISED PER HYDRO COMMENTS	SAC
5	12-30-18	REVISED PER TOWN COMMENTS	SAC
4	11-25-18	REVISED PER TOWN COMMENTS	MEU
3	11-8-18	HYDRO SUBMISSION	SAC
2	6-13-18	REVISED FOR 25th SUBMISSION	WJL
1	7-24-18	REVISED PER TOWN COMMENTS	MEU
NO.	DATE	REVISION	BY



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3 Carroll Place
Carrollton, NY 13515
(845) 333-8840
(845) 333-7747
Fax: www.insite-ny.com

PROJECT:

**AMENDED SITE PLAN FOR
PCSB/MAHOEAC BRANCH**

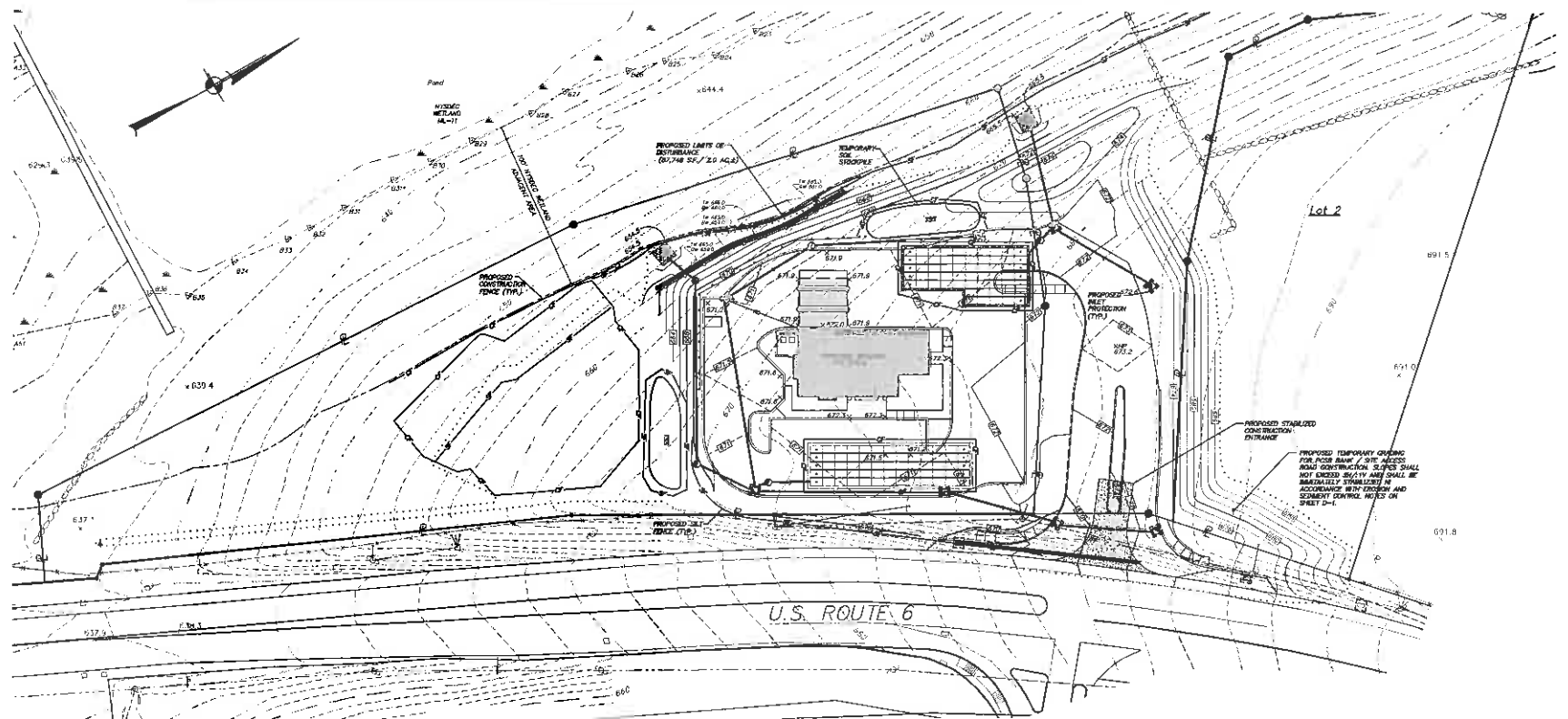
NO. 1000 & 1001 OF CARMEL, PUEBLO COUNTY, NEW YORK

DRAWING:

LAYOUT PLAN

PROJECT NUMBER	PROJECT	DRAWING NO.	SHEET <div style="font-size: 2em; font-weight: bold;">2</div>
DATE	DATE	M.E.U.	
SCALE	CHECKED BY	D.L.M.	
1" = 30'	BY		

SP-1



LEGEND

	Existing Property Line
	Existing 10' Contour
	Existing 2' Contour
	Existing Spot Grade
	Existing Intersecting
	Existing Wetland
	Existing Utility Poles With Overhead Wires
	Existing Edge of Pavement
	Existing White Line
	Existing Curb
	Proposed Curb
	Proposed Retaining Wall
	Proposed Concrete Wall
	Proposed 10' Contour
	Proposed 2' Contour
	Proposed Spot Grade
	Proposed Silt Fence
	Proposed Construction Fence
	Proposed Limit of Disturbance
	Proposed Curb Base
	Proposed Intersecting
	Proposed Temporary Silt Stockpile

EROSION AND SEDIMENT CONTROL MAINTENANCE SCHEDULE

MONITORING REQUIREMENTS		MAINTENANCE REQUIREMENTS	
PRINCIPAL	DAILY	WEEKLY	MONTHLY
SILT FENCE	Impact	Impact	Impact
STABILIZED CONSTRUCTION ENTRANCE	Impact	Impact	Impact
SOIL STOCKPILE	Impact	Impact	Impact
CONCRETE WALL	Impact	Impact	Impact
DRY POND	Impact	Impact	Impact
ROAD PAVEMENT	Impact	Impact	Impact

* Permanent vegetation is considered established when 80% of the plant density is established. Gravel control measures shall remain in place until all disturbed areas are permanently stabilized. The party responsible for implementation of the maintenance schedule during and after construction is the contractor. The party responsible for implementation of the maintenance schedule during and after construction is the contractor. The party responsible for implementation of the maintenance schedule during and after construction is the contractor.

Site Plan

Approved hereby granted this _____ day of _____, 20____, if building permit is not issued within 12 months from the above date, this approval becomes null and void.

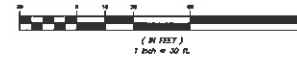
Town of Central Planning Board

Special Use _____ day of _____, 20____

Chairman

Secretary

GRAPHIC SCALE



1	1-11-17	SUBMISSION FOR AMENDED SITE PLAN	CYS
2	1-11-17	REVISED PER NYSDOT COMMENTS	CLM
3	1-11-17	REVISED PER NYSDOT COMMENTS	CLM
4	1-11-17	REVISED PER NYSDOT COMMENTS	CLM
5	1-11-17	REVISED PER TOWN COMMENTS	CLM
6	1-11-17	REVISED PER TOWN COMMENTS	CLM
7	1-11-17	REVISED PER TOWN COMMENTS	CLM
8	1-11-17	REVISED PER TOWN COMMENTS	CLM
9	1-11-17	REVISED PER TOWN COMMENTS	CLM
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14	1-11-17	REVISED PER TOWN COMMENTS	CLM
15	1-11-17	REVISED PER TOWN COMMENTS	CLM
16	1-11-17	REVISED PER TOWN COMMENTS	CLM
17	1-11-17	REVISED PER TOWN COMMENTS	CLM
18	1-11-17	REVISED PER TOWN COMMENTS	CLM
19	1-11-17	REVISED PER TOWN COMMENTS	CLM
20	1-11-17	REVISED PER TOWN COMMENTS	CLM

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PROJECT:
AMENDED SITE PLAN FOR
PCSB/MAHOPAC BRANCH

DRAWING:
EROSION & SEDIMENT CONTROL
PLAN

PROJECT NUMBER	15130.100	PROJECT MANAGER	J.L.C.	DRAWING NO.	SP-3
DATE	6-24-15	DRAWN BY	M.E.U.	SHEET	4
SCALE	1" = 30'	CHECKED BY	D.L.M.		

ALL INFORMATION ON THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 200 OF ARTICLE 17B OF THE CONSENT LAW.

PURVISIT to the NYSDEC "SPDES General Permit for Stormwater Discharges from Construction Activity" (SP-0-15-0023) of Stormwater Pollution Prevention Plan's (SWPPP) must include erosion and sediment control practices designed in accordance with the most current version of the technical standard, New York Standards and Specifications for Erosion and Sediment Control. Erosion control and sediment control practices shall not be used in a manner that causes erosion or sediment control practices must demonstrate equivalence to the technical standard. The following list of required SWPPP components is provided in accordance with Part 15.1-1 of General Permit SP-0-15-0023.

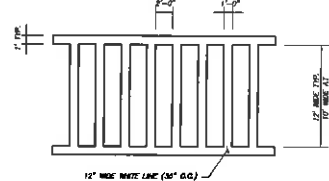
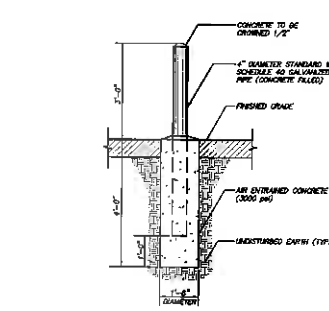
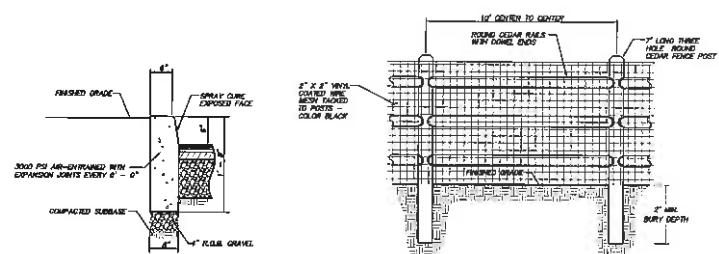
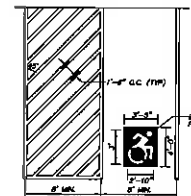
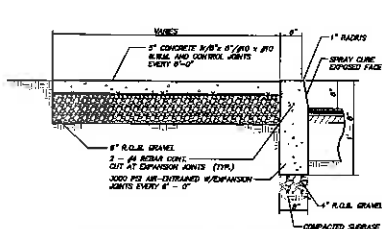
- [illegible]

1. Pursuant to the NYSED "SPDES Technical Permit for Stormwater Discharges from Construction Activity" (09-01-15-0022), all construction projects needing post-construction stormwater management practices shall prepare a SWPPP that also includes preconstruction practices. The SWPPP shall be prepared in accordance with the technical standard, New York State Stormwater Management Design Manual ("Design Manual"). Where post-construction stormwater management practices are not designed in conformance with the technical standard, the owner or sponsor must demonstrate compliance in the technical standard. The following list of SWPPP components is provided in accordance with Part 62.9-b-2 and 62.9-b-3.

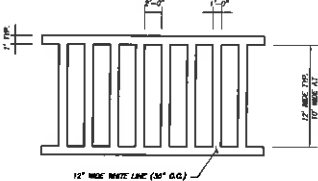
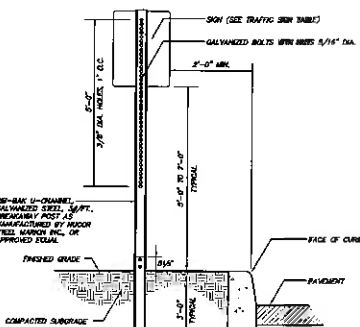
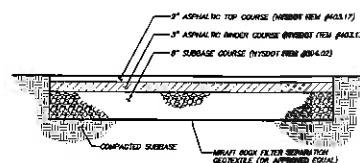
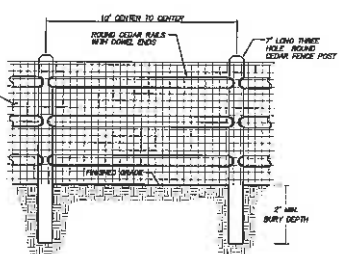
- [illegible]

1. The Erosion and Sediment Control Plan is only to be referred to for the instruction of trainees and assistant control measures. For all other construction activities, including, but not limited to, grading and utility, refer to the appropriate drawings.
2. Each contractor or subcontractor responsible for soil disturbance shall have a NISDEC trained contractor onsite during and following construction. The NISDEC trained contractor shall be responsible to comply with the stormwater pollution prevention plan and for the implementation and maintenance of erosion and sediment control measures on the site during and during construction. The NISDEC trained contractor shall sign a certification required by 9A-G-12.2.


- [illegible]

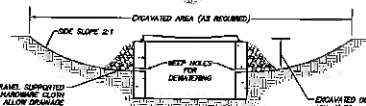


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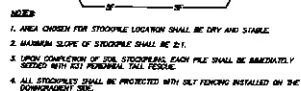


4	1-11-17	SUBMISSION FOR AMENDED SITE PLAN	CTC
8	5-31-18	REVISED PER AMENDED COMMENTS	DAK
7	09-20-18	REVISED PER AMENDED COMMENTS	DAK
6	04-21-18	REVISED PER AMENDED COMMENTS	SJC
5	12-30-18	REVISED PER TOWN COMMENTS	SJC
4	11-23-15	REVISED PER TOWN COMMENTS	MEI
3	11-6-16	PROPOSED SUBMISSION	DAK
2	0-15-15	REVISED FOR 2ND SUBMISSION	DAK
1	7-28-15	REVISED PER TOWN COMMENTS	MEI
NGL	DATE	REVISION	BY

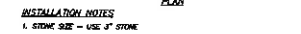
 INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.		2 Gerrard Place Toronto, M7 1G6 (416) 775-6000 (416) 225-0717 fax www.insite-eg.com	
PROJECT: AMENDED SITE PLAN FOR PC88/MAHOPAC BRANCH 140 AVENUE & 30th of Canada, MAHOPAC COUNTRY, NEW YORK			
DRAWING: <u>SITE DETAILS</u>			
PROJECT NUMBER DATE SCALE	15130.100 6-24-15 AS SHOWN	PROJECT MANAGER DESIGN CHECKED DATE	J.L.C. M.E.H. D.L.M.
		DRAWING NO. D-1	SHEET 6 / 8



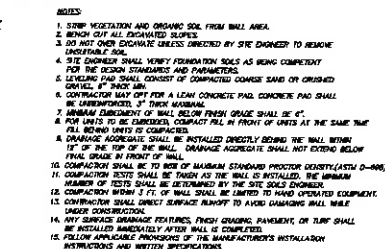
- EXCAVATED DROP INLET PROTECTION DETAIL



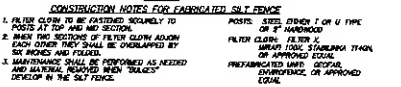
- TEMPORARY SOIL STOCKPILE DETAIL
(N.T.S.)



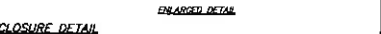
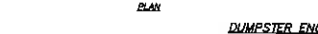
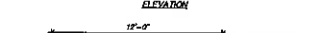
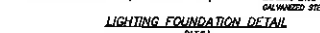
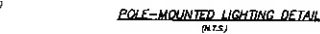
- STABILIZED CONSTRUCTION
ENTRANCE DETAIL
(~TS)




- MODULAR BLOCK RETAINING WALL DETAIL
(8/75)



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



- | | | | |
|----|----------|----------------------------------|-----|
| 8 | 1-11-17 | SUBMISSION FOR AMENDED SITE PLAN | DTJ |
| 8 | 5-29-18 | REVISED FOR HYDRO COMMENTS | DAJ |
| 7 | 06-26-18 | REVISED FOR HYDRO COMMENTS | HAJ |
| 6 | 04-29-18 | REVISED FOR HYDRO COMMENTS | SJC |
| 3 | 12-30-18 | REVISED PER TOWN COMMENTS | SJC |
| 4 | 11-28-15 | REVISED FOR TOWN COMMENTS | NEU |
| 3 | 11-05-15 | HYDRO SUBMISSION | SJC |
| 2 | 8-13-15 | REVISED FOR ZBA SUBMISSION | SLM |
| 1 | 7-29-15 | REVISED PER TOWN COMMENTS | NEU |
| NA | DATE | REVISION | |

 INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.		3 Carroll Place Cornell, NY 14812 (609) 255-4800 (845) 235-8777 fax www.insite-nyc.com											
PROJECT: AMENDED SITE PLAN FOR PCSB/MAHAPAC BRANCH 184 ASKEE A, JAMES OF CORNELL, FURNACE CREEK, NEW YORK		DRAWING NO. D-2 SHEET 1 OF 1											
DRAWING: SITE DETAILS													
<table border="1"> <tr> <td>PROJECT NUMBER</td> <td>15130.100</td> <td>PROJECT MANAGER</td> <td>J.J.C.</td> </tr> <tr> <td>DATE</td> <td>6-24-15</td> <td>DESIGN BY</td> <td>A.L.C.U.</td> </tr> <tr> <td>SCALE</td> <td>AS SHOWN</td> <td>CHECKED BY</td> <td>D.L.M.</td> </tr> </table>				PROJECT NUMBER	15130.100	PROJECT MANAGER	J.J.C.	DATE	6-24-15	DESIGN BY	A.L.C.U.	SCALE	AS SHOWN
PROJECT NUMBER	15130.100	PROJECT MANAGER	J.J.C.										
DATE	6-24-15	DESIGN BY	A.L.C.U.										
SCALE	AS SHOWN	CHECKED BY	D.L.M.										



January 17, 2017

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

RE: Baldwin Subdivision
Route 6
Tax Map Nos. 86.11-1-1 and 86.6-1-4

Dear Chairman Gary and Members of the Board:

Please find enclosed the following plans and documents in support of an application for a subdivision / merger for the above referenced site:

- Sketch Subdivision Plat, last revised January 11, 2017. (5 copies)

As the Board is aware, the applicant seeks approval for a 2 lot commercial subdivision of the 12.93-acre parcel, with the remaining acreage to be merged with the adjoining parcel to the west to accommodate their future improvements. The project received the necessary area variances from the Zoning Board of Appeals at their December 22, 2016 meeting.

Please place the project on the agenda for the January 25, 2017 Planning Board meeting for continued discussion, sketch plat approval, determination as a minor subdivision and scheduling of the public hearing.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

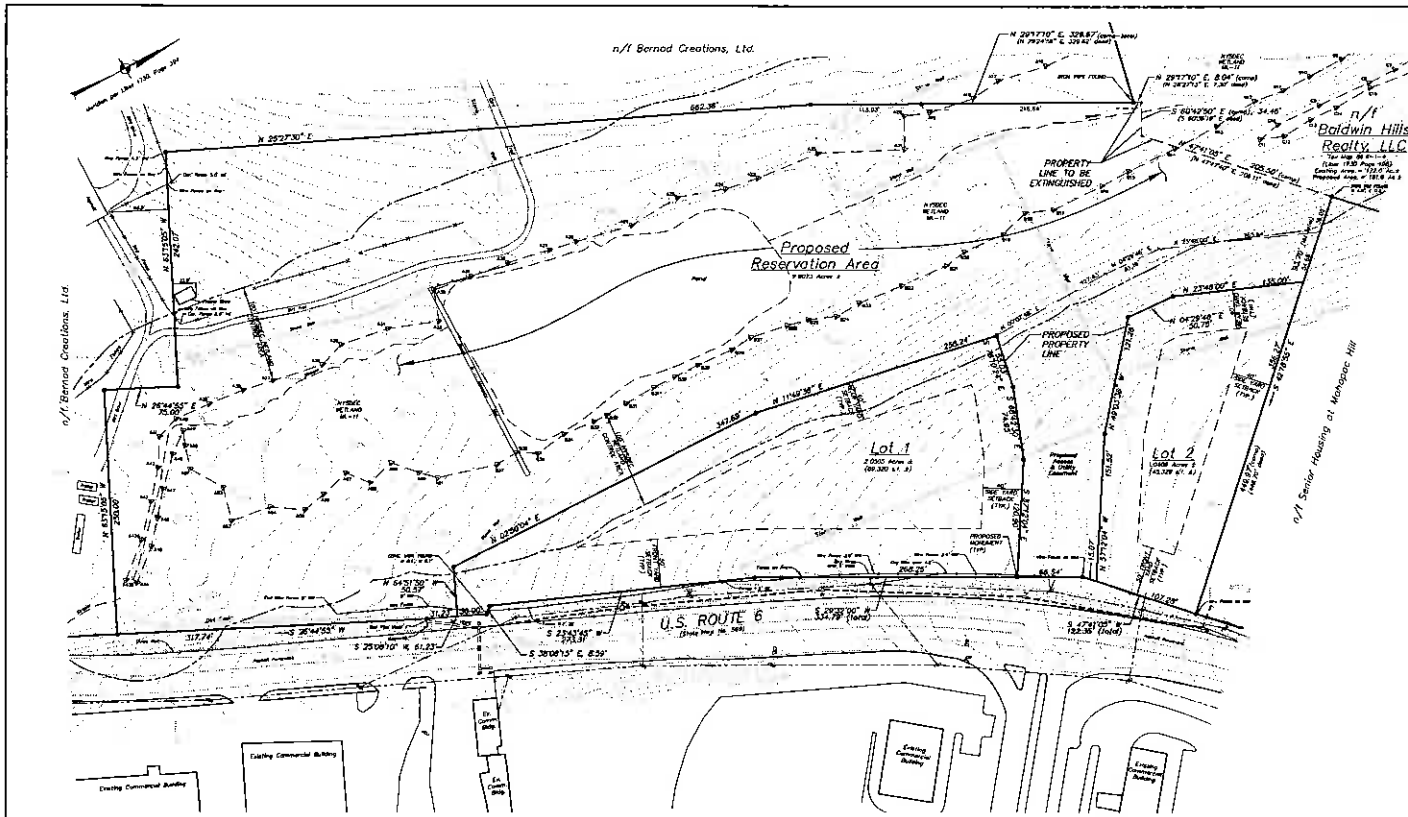
By: 
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/dlm

Enclosures

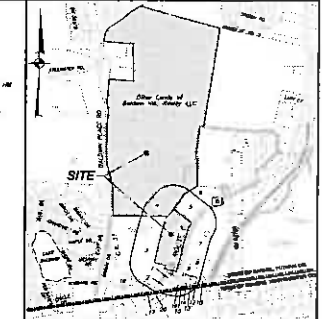
cc: Fred Koelsch, w/enclosures (via email)

Insite File No. 02119.100



500' ADJACERS:

1. n/f Bernad Creations, Ltd.
2. n/f 100 Acres A, LLC
3. n/f Bernad Creations, Ltd.
4. n/f Senior Housing of Montague Hill
5. n/f Senior Housing of Montague Hill
6. n/f County of Putnam
7. n/f Putnam County, New York
8. n/f Putnam County, New York
9. n/f Putnam County, New York
10. n/f Putnam County, New York
11. n/f Putnam County, New York
12. n/f Putnam County, New York
13. n/f Putnam County, New York
14. n/f Putnam County, New York
15. n/f Putnam County, New York
16. n/f Putnam County, New York
17. n/f Putnam County, New York
18. n/f Putnam County, New York
19. n/f Putnam County, New York
20. n/f Putnam County, New York



LOCATION MAP SCALE: 1" = 1,000'

OWNER:

Baldwin Hills Realty, LLC
1000 Route 100
Carmel, NY 12021

SITE DATA:

Site: 1000 Route 100, Carmel, NY 12021
Total Acreage: 10.0000 AC
Total Area: 435,600 S.F.

GENERAL NOTES:

1. These dimensions are based on aerial photography dated December 10, 2007 and a photogrammetrically computed at a scale of 1" = 50'. The contour interval is 2 feet.
2. The proposed subdivision is shown on the basis of the best available information and is not a guarantee of accuracy.
3. The proposed subdivision is shown on the basis of the best available information and is not a guarantee of accuracy.
4. The proposed subdivision is shown on the basis of the best available information and is not a guarantee of accuracy.
5. The proposed subdivision is shown on the basis of the best available information and is not a guarantee of accuracy.

USE ZONE REQUIREMENTS:

REQUIREMENTS	PROPOSED	APR. 2
Minimum Lot Area	1.00 AC	1.00 AC
Minimum Lot Width	100'	100'
Minimum Lot Depth	100'	100'
Minimum Setback	10'	10'
Minimum Building Height	10'	10'
Minimum Building Footprint	1,000 S.F.	1,000 S.F.
Minimum Building Coverage	10%	10%

LEGEND

- Existing 10' Center
- Existing 20' Center
- Existing 30' Center
- Existing 40' Center
- Existing 50' Center
- Existing 60' Center
- Existing 70' Center
- Existing 80' Center
- Existing 90' Center
- Existing 100' Center
- Existing 110' Center
- Existing 120' Center
- Existing 130' Center
- Existing 140' Center
- Existing 150' Center
- Existing 160' Center
- Existing 170' Center
- Existing 180' Center
- Existing 190' Center
- Existing 200' Center

Unchanged attention to this survey is a violation of Section 1008, subsection 2 of the New York State Education Law.

Town of Carmel Planning Board Approval

Agreement by resolution of the Planning Board of the Town of Carmel, New York, on the _____ day of _____, 2016, subject to all requirements and conditions of this resolution. Any change, extension, modification or revision of this map, as approved, shall void this approval.

Signed this _____ day of _____, 2017

By _____ Chairman

By _____ Secretary

Putnam County Department of Health Approval

This is to certify that the division of land as represented on this map does not fall within the definition of subdivision as specified in Section 1115 of the Public Health Law, and therefore, is not subject to the approval of the Putnam County Department of Health. Approval of this map is not required, but all other provisions of the Putnam County Surveying Code apply.

Signed this _____ day of _____, 2017

By _____ Date _____

Land Surveyor's Certification

I hereby certify that the survey shown herein was completed by me on May 8, 2016, and that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors as adopted by the New York State Association of Professional Land Surveyors, Inc.

NICHOLAS G. CHAPIS, L.S.
New York State License No. 0482320

County of Putnam Filing Acceptance

I, the undersigned, do hereby certify that the survey shown herein was completed by me on May 8, 2016, and that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors as adopted by the New York State Association of Professional Land Surveyors, Inc.

Signed _____ Date _____

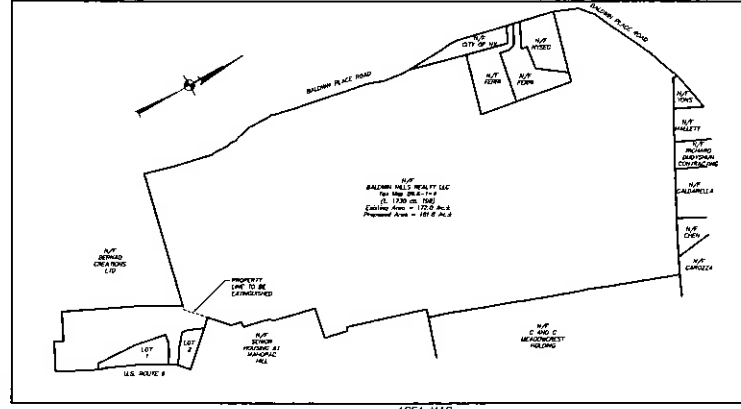
Consent to File

The undersigned owner of the property herein states that he is in possession of this map, its contents and its legal status, and hereby consents to all the said land and conditions to be stated herein, and to the filing of this map in the Office of the Clerk of the County of Putnam.

Signed this _____ day of _____, 2017

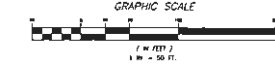
By _____

Baldwin Hills Realty, LLC
1000 Route 100
Carmel, NY 12021



Sketch Subdivision Plat known as the Baldwin Subdivision

Situate in the
Town of Carmel
Putnam County, New York
September 26, 2016
Revised January 11, 2017



Prepared by
INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.
3 Cornett Place • Carmel, New York 12021
Phone (845) 225-1650 • Fax (845) 225-9719
www.insite-nyc.com
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ROY A. FREDRIKSEN, PE

CONSULTING ENGINEER

**266 SHEAR HILL ROAD
MAHOPAC, NEW YORK 10541
845-621-4000
RAYEXDESIGN@GMAIL.COM**

Date: January 23, 2017

Planning Board Town of Carmel,
60 McAlpin Avenue
Carmel, NY, 10541

Re: Tom and Lori Infantino Property, 453 N. Lake Blvd. Mahopac. T.M. # 64.12-1-56

To whom it may concern.

After meeting with town engineer and town planner, subdivision plat has been clarified and no changed will be proposed to the originally submitted plan to Planning Board. A colored subdivision layout will be brought to the January meeting and will be presented to the Planning Board members the location of the easement in place and the proposed easement.

If I could be of any further assistance, please do not hesitate to contact me.

Roy A. Fredriksen, PE

January 13, 2017

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

Attn: Mr. Harold Gray,
Chairman

RE: Western Bluff Subdivision
Section 66.14, Block 1, Lot 20
350 West Shore Drive

Dear Mr. Gray:

On behalf of the applicant, Dominick Santucci, please find enclosed eleven (11) copies of the following documents in support of Application for Preliminary Subdivision Approval for the referenced project.

☐ Preliminary Subdivision Plans, prepared by Kellard Sessions Consulting, P.C. dated January 13, 2017

- Cover Sheet
- Sheet 1/9 Existing Conditions Plan
- Sheet 2/9 Subdivision Plan
- Sheet 3/9 Sediment & Erosion Control Plan
- Sheet 4/9 Tree Removal Plan
- Sheet 5/9 Construction Details
- Sheet 6/9 Sediment & Erosion Control Details & Notes
- Sheet 7/9 Driveway Profiles
- Sheet 8/9 Alternate Subdivision Plan
- Sheet 9/9 Alternate Driveway Profiles

☐ Full Environmental Assessment Form – Parts 1, 2 and 3

☐ CD of entire submission

We previously appeared before the Planning Board on September 14, 2016, at which time, we presented a Sketch Plan of our proposed subdivision. In response to our Sketch Plan, we received review memorandums from Cleary Consulting dated September 14, 2016, the Town Engineer dated September 13, 2016 and the Director of Code Enforcement dated September 13, 2016. A response to each of these memorandums follows:

Cleary Consulting Memorandum dated September 14, 2016

Subdivision Review Comments:

1. **Proposed Use:**

Our proposed subdivision of three (3) single-family lots is in conformance with the Town's R-Residence Zoning District.

2. **Site Environmental Constraints:**

A Full Environmental Assessment Form has been prepared and is enclosed.

3. **Zoning Compliance:**

Our proposed subdivision is in conformance with the Town's Zoning Regulations. A zoning chart is provided on the Preliminary Subdivision Plan.

4. **Lot Improvement Footprint Locations:**

A significant portion of the property frontage is encumbered by wetlands and steep slopes placing constraints on development along the property's frontage. Homes proposed on Lots #1 and #3 are both located as far forward as possible while avoiding the wetland setback on Lot #1 and the steeper sloping terrain on Lot #3. The home on Lot #2 was located on the large plateau located within the center of the project site. The Lot #2 driveway enters the plateau within an area of deeper soils which can accommodate the site's septic system and stormwater mitigation area. While the rear portion of the plateau provides a spectacular distant view across the Croton Falls Reservoir, the house site does not have the deep soils required to support the septic or drainage mitigation system should we wish to switch such locations.

5. **Site & Lot Access:**

- Common driveways are proposed at two (2) locations, the first allows us to reduce curb cuts along West Shore Drive and the second reduces disturbance within the wetland setback. The common entrance is located at the optimal location which provides the greatest intersection sight distance and safest conditions. It reduces disturbance along the project's frontage to one location and permits removal of the existing driveway. The combined driveways to Lots #1 and #2 eliminates the need for two (2) driveways side by side. The common drive reduces disturbance, improves surfaces and wetland setback disturbance. The Alternate Subdivision Plan provides the individual driveway locations.
- Sight distances are provided for the proposed driveway curb cut on West Shore Drive.

6. **Site Grading:**

- A Subdivision Plan (Sheet 2/9) has been prepared and is enclosed for your review.
- Preliminary Driveway Profiles (Sheet 7/9) have been prepared and is enclosed for your review.

7. **Utilities:**

- The location of electric, telephone and cable has been provided along the shoulder of the driveway. Final location shall be verified by the utility providers.
- Lighting is not proposed along the driveways.

8. **NYCDEP:**

- We agree based on the property's location to the Croton Falls Reservoir. NYCDEP will have a very active role in the project's approval. We have had a preliminary meeting with NYCDEP and will be pursuing their approval concurrent with the Town's review process.

9. **Existing Structures:**

- The existing residence and driveway on Lot #1 will remain until such time that construction of the new residence on Lot #1 is started.

SEQR:

I believe the Planning Board designated their intent to serve as Lead Agency at the September 14th Planning Board meeting.

Town Engineer Memorandum dated September 13, 2016

1. **General Comments**

1. It is understood that referral to the Mahopac Fire Department, Town of Carmel Environmental Conservation Board, Putnam County Department of Health and Town of Carmel Highway Department will be required.
2. A Stormwater Pollution Prevention Plan (SWPPP), as detailed by the New York State Department of Environmental Conservation (NYSDEC) General Stormwater Permit for Discharges from Construction Activities (GP-0-15-002) shall be prepared.
3. A Stormwater Pollution Prevention Plan (SWPPP), as detailed by the New York City Department of Environmental Protection (NYCDEP) pursuant to §18-39 of NYCDEP Watershed Rules and Regulations shall also be prepared under NYC stormwater regulations.
4. The subdivision application is for a conventional subdivision with no planned open space.
5. A Full Environmental Assessment Form has been prepared and is enclosed. The EAF was prepared using the electronic version from the NYSDEC website.
6. Presently, there are no public improvements proposed with the application.
7. The applicant acknowledges that a stormwater bond and maintenance guarantee may be required.

Preliminary Plat Approval

1. A Subdivision Plan which provides grading/drainage of the entire site is included within the plan package.
2. There is an existing septic system and well servicing the existing residence, however, the septic system will be abandoned with the subdivision approval.
3. Driveway Profiles (Sheet 7/9) are included within the plan package.

Mr. Harold Gray
January 13, 2017
Page 5

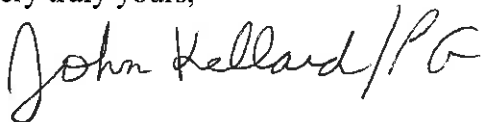
4. Access lanes to denote a traversable path to the intended well locations for maintenance purposes is included on the Subdivision Plan.
5. Utilities serving the individual lots are shown on the Subdivision Plan.
6. A Subdivision Plat with metes and bounds will be prepared by Ward Carpenter Engineers, Inc., the project surveyor.
7. The plans have been revised to illustrate the disturbance boundary and new impervious areas. A Sediment & Erosion Control Plan and Details is included within the plan package. Construction sequencing shall be outlined within the project SWPPP
8. The Preliminary Subdivision Plan package has been prepared in accordance with the Town's Subdivision Regulations.

Director of Code Enforcement Memorandum dated September 13, 2016

- The plans have been revised to label that the house on Lot 1 is "to be removed".
- A Wetland Permit shall be required from the Environmental Conservation Board. We shall file application to the ECB upon Town Planning Board referral.

I expect that this submission will address the initial review of the project. I would request being placed on the January 25, 2017 Planning Board agenda to begin discussions regarding our proposal.

Very truly yours,



John Kellard, P.E.
Kellard Sessions Consulting, P.C.

JK/pg
Enclosures

cc: Carl Kling
Dominick Santucci w/Enc.
Chief of Carmel Fire Department w/Enc.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: Western Bluff Subdivision		
Project Location (describe, and attach a general location map): 350 West Shore Drive, Carmel, New York 10512		
Brief Description of Proposed Action (include purpose or need): The project consists of a 14.79 acre parcel with an existing single-family residence. The applicant is proposing a three (3) lot subdivision (Western Bluff Subdivision) which shall be served by individual wells, septs and common driveway.		
Name of Applicant/Sponsor: Dominick Santucci		Telephone: 914-447-1057 E-Mail: dsantucci@santucciconstruction.com
Address: 15 Travis Lane		
City/PO: Montrose	State: New York	Zip Code: 10548
Project Contact (if not same as sponsor; give name and title/role):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Carl Kling		Telephone: 317-535-3363 E-Mail:
Address: 440 Colony Drive		
City/PO: Whiteland	State: Indiana	Zip Code: 46184

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Carmel Planning Board	
c. City Council, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals	Carmel Zoning Board of Appeals	
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Carmel Environmental Conservation Board	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Putnam County Planning & Highway Westchester County Department of Health	
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC, NYCDEP, NYS OPRHP	
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Army Corps of Engineers	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): <u>NYC Watershed</u> <hr/> <hr/>	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s): <hr/> <hr/> <hr/>	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<u>R-Residential</u>	
b. Is the use permitted or allowed by a special or conditional use permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located?	<u>Mahopac Central School District</u>
b. What police or other public protection forces serve the project site?	<u>Town of Carmel Police Department</u>
c. Which fire protection and emergency medical services serve the project site?	<u>Mahopac Fire Department</u>
d. What parks serve the project site?	<u>Carmel Recreation & Parks, Wells Park, Southeast Town Park</u>

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <u>Residential</u>	
b. a. Total acreage of the site of the proposed action?	<u>14.79</u> acres
b. Total acreage to be physically disturbed?	<u>3.84</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>14.79</u> acres
c. Is the proposed action an expansion of an existing project or use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) <u>Residential</u>	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iii. Number of lots proposed? <u>3</u>	
iv. Minimum and maximum proposed lot sizes? Minimum <u>4.6</u> Maximum <u>5.4</u>	
e. Will proposed action be constructed in multiple phases?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. If No, anticipated period of construction: <u>24</u> months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	
<u>One phase for construction of common driveways/infrastructure, however, development of individual lots/driveways will occur as real estate market conditions dictate.</u>	

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	3	0	0	0
At completion of all phases	3	0	0	0

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

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

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Local wetland along portion of West Shore Drive.</u>	

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

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance: _____
Planting to enhance buffer between improvements and wetland. Rip rap at stormwater discharge.

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

i. Total anticipated water usage/demand per day: _____ ±2,000 gallons/day

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

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

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

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

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

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

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____
An individual private potable water well will be drilled on each lot. Each well will require approval from Putnam County Department of Health.

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ 5 gallons/minute.

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

i. Total anticipated liquid waste generation per day: _____ ±2,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____
The three (3) single-family residential units will result in approximately ±2,000 gpd of sanitary wastewater/gray water to be discharged to individual on-site sanitary sewage treatment systems (3 units x 4 bedrooms/unit = 12 bedrooms x 150 gpd = 1,800 gpd).

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

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

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? • Will line extension within an existing district be necessary to serve the project? <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): <u>An individual sanitary sewage treatment system will be installed on each lot. Each SSTS will require approval from the Putnam County Department of Health.</u>	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ <u>None</u>	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? 33,000 Square feet or .8 acres (impervious surface) 644,463 Square feet or 14.79 acres (parcel size) ii. Describe types of new point sources. Stormwater runoff from new impervious surfaces (roofs, driveways, etc.) will be directed to proposed stormwater treatment practices. iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? On-site stormwater facility and off-site surface. 	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ Croton Reservoir • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 	
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p>			
<p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:30 a.m. - 5:00 p.m. • Saturday: _____ 7:30 a.m. - 5:00 p.m. • Sunday: _____ N/A • Holidays: _____ N/A </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:30 a.m. - 5:00 p.m. • Saturday: _____ 7:30 a.m. - 5:00 p.m. • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7:30 a.m. - 5:00 p.m. • Saturday: _____ 7:30 a.m. - 5:00 p.m. • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n.. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

☐ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Watershed

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.13	0.11	-0.02
• Forested	14.66	12.7	-1.96
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	N/A	N/A	N/A
• Agricultural (includes active orchards, field, greenhouse etc.)	N/A	N/A	N/A
• Surface water features (lakes, ponds, streams, rivers, etc.)	N/A	N/A	N/A
• Wetlands (freshwater or tidal)	1.33	1.33	0
• Non-vegetated (bare rock, earth or fill)	.1	.1	0
• Other Describe: _____			

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

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

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

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

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☒ No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

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

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

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 5 feet Per on-site soil tests.

b. Are there bedrock outcroppings on the project site? ☒ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ 1.0 %

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

Cr - Charlton-Chatfield	49.0 %
Hf - Hollis 3.3%	Cs - Chatfield-Charlton 20.2 %
Lc - Leicester 8.4%	Pn - Paxton 19.1 %

d. What is the average depth to the water table on the project site? Average: _____ 3-5 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 88.3 % of site
☒ Moderately Well Drained: _____ 3.3 % of site
☒ Poorly Drained _____ 8.4 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 3.6 % of site
☒ 10-15%: _____ 7.6 % of site
☒ 15% or greater: _____ 18.2 % of site

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

h. Surface water features.

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

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No
If Yes to either i or ii, continue. If No, skip to E.2.i.

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

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

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name Croton Falls Reservoir	Classification AAA
• Wetlands:	Name Town Wetlands	Approximate Size ±1.35 acres
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

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

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

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

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

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>*See below. _____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p style="margin-left: 20px;">ii. Source(s) of description or evaluation: _____</p> <p style="margin-left: 20px;">iii. Extent of community/habitat: _____</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>A site specific investigation has not been conducted to date; last documented date 1961-06-17 "Large Twayblade" (Liparis liliifolia) was spotted.</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p style="margin-left: 20px;">i. If Yes: acreage(s) on project site? _____</p> <p style="margin-left: 20px;">ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p style="margin-left: 20px;">ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. CEA name: _____</p> <p style="margin-left: 20px;">ii. Basis for designation: _____</p> <p style="margin-left: 20px;">iii. Designating agency and date: _____</p>	

*A site specific fauna investigation has not been conducted to date. On-site fauna is typical of the area.

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: i. Identify resource: County Road 35 ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): NYS Scenic Road iii. Distance between project and resource: _____ ±2 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name John Kefauver, E. (Applicant's Sponsor) Date January 13, 2017

Signature _____ Title _____

PRINT FORM

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “Yes” to a numbered question, please complete all the questions that follow in that section.
- If you answer “No” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>				<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur	
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>	

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Yes", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If "Yes", answer questions a - e. If "No", go to Section 12.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If "Yes", answer questions a - c. If "No", go to Section 13.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☒ NO

☐ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - g. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☒ NO

☐ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☒ NO

☐ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i> <div style="text-align: right;"> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project: _____

Date: _____

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☐ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☐ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.d).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:

Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person:

Address:

Telephone Number:

E-mail:

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRELIMINARY SUBDIVISION PLAN

FOR

WESTERN BLUFF SUBDIVISION

TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DATE: JANUARY 13, 2017

SITE DATA

OWNER: CARL C. KLING
440 COLONY DRIVE
WHITELAND, IN 46184

APPLICANT: DOMINICK SANTUCCI
15 TRAVIS LANE
MONTROSE, N.Y. 10548

PROPERTY ADDRESS: 350 WEST SHORE DRIVE
CARMEL, N.Y.

TAX MAP DESIGNATION: SECTION: 66.14, BLOCK: 1, LOT 20

LOT AREA: 644.463 S.F. (14.79 AC.)

ZONING DESIGNATION: R-RESIDENTIAL

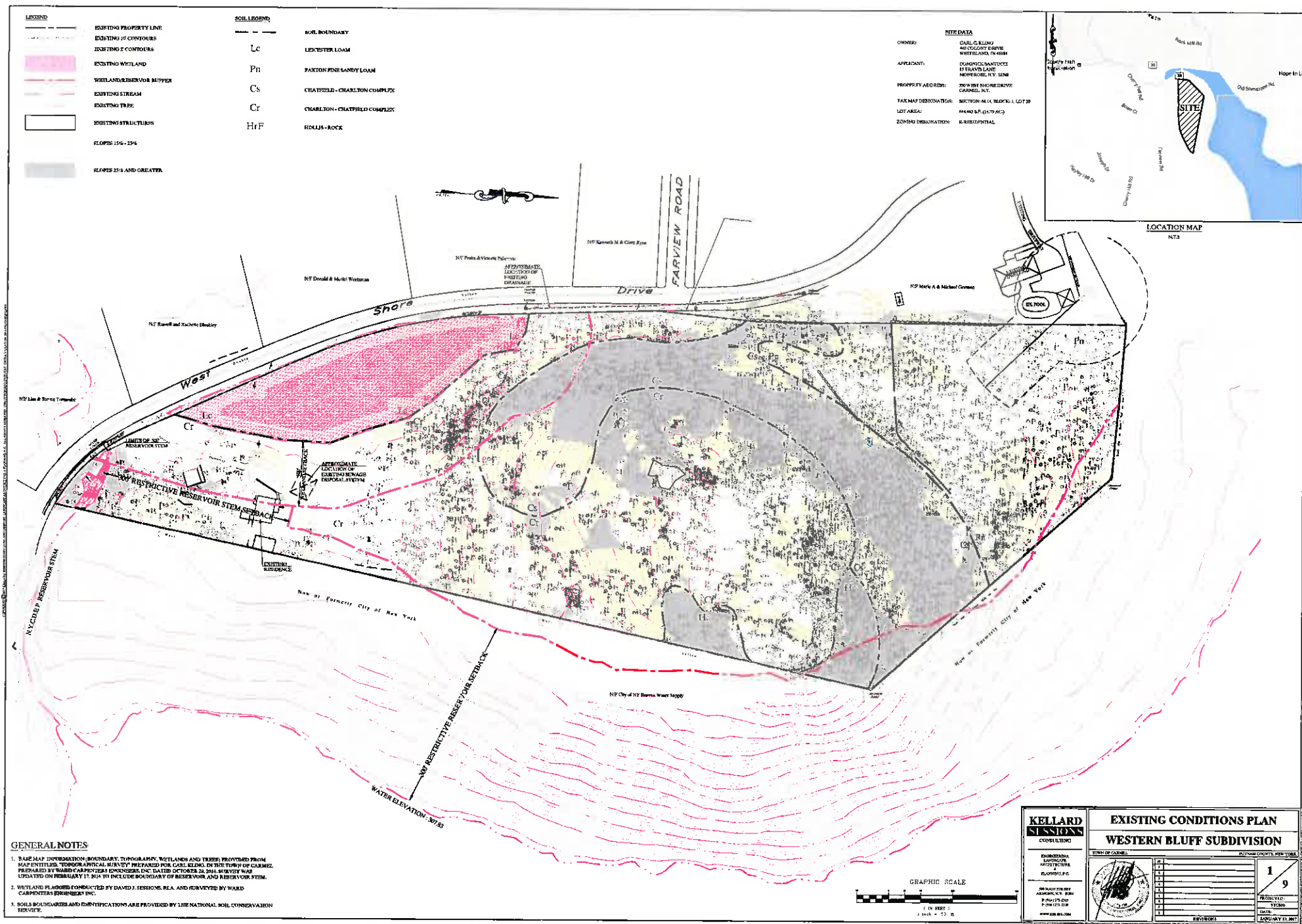


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DRIVEWAY PROFILES	8/9
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ALTERNATE DRIVEWAY PROFILES	

**KELLARD
SESSIONS**

ENGINEER
REGISTERED LANDSCAPE ARCHITECTURE & PLANNING P.E.
2014-2016
P.O. Box 1000
Putnam County, NY 12568



- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - ZONING SETBACK LINE
 - LIMITS OF DISTURBANCE (2.5 ACRES ±)
 - EXISTING 10' CONTOURS
 - EXISTING 2' CONTOURS
 - PROPOSED 10' CONTOUR
 - PROPOSED 2' CONTOUR
 - EXISTING WETLAND
 - WETLAND BUFFER
 - EXISTING STREAM
 - EXISTING TREE
 - EXISTING STRUCTURES TO BE REMOVED
 - SLOPES 15% - 25%
 - SLOPES 30% AND GREATER
 - PROPOSED PRIMARY SEPTIC FIELDS
 - PROPOSED EXPANSION SEPTIC FIELDS
 - PROPOSED STORMWATER SYSTEMS
 - PROPOSED DRAINAGE LINE
 - PROPOSED CATCH BASIN
 - PROPOSED RIGHT LINE DISTANCE
 - PROPOSED UTILITIES SERVICE

SITE DATA

OWNER: CARL C. KLING
 ADDRESS: 200 WEST SHORE DRIVE
 CARMEL, N.Y. 12024

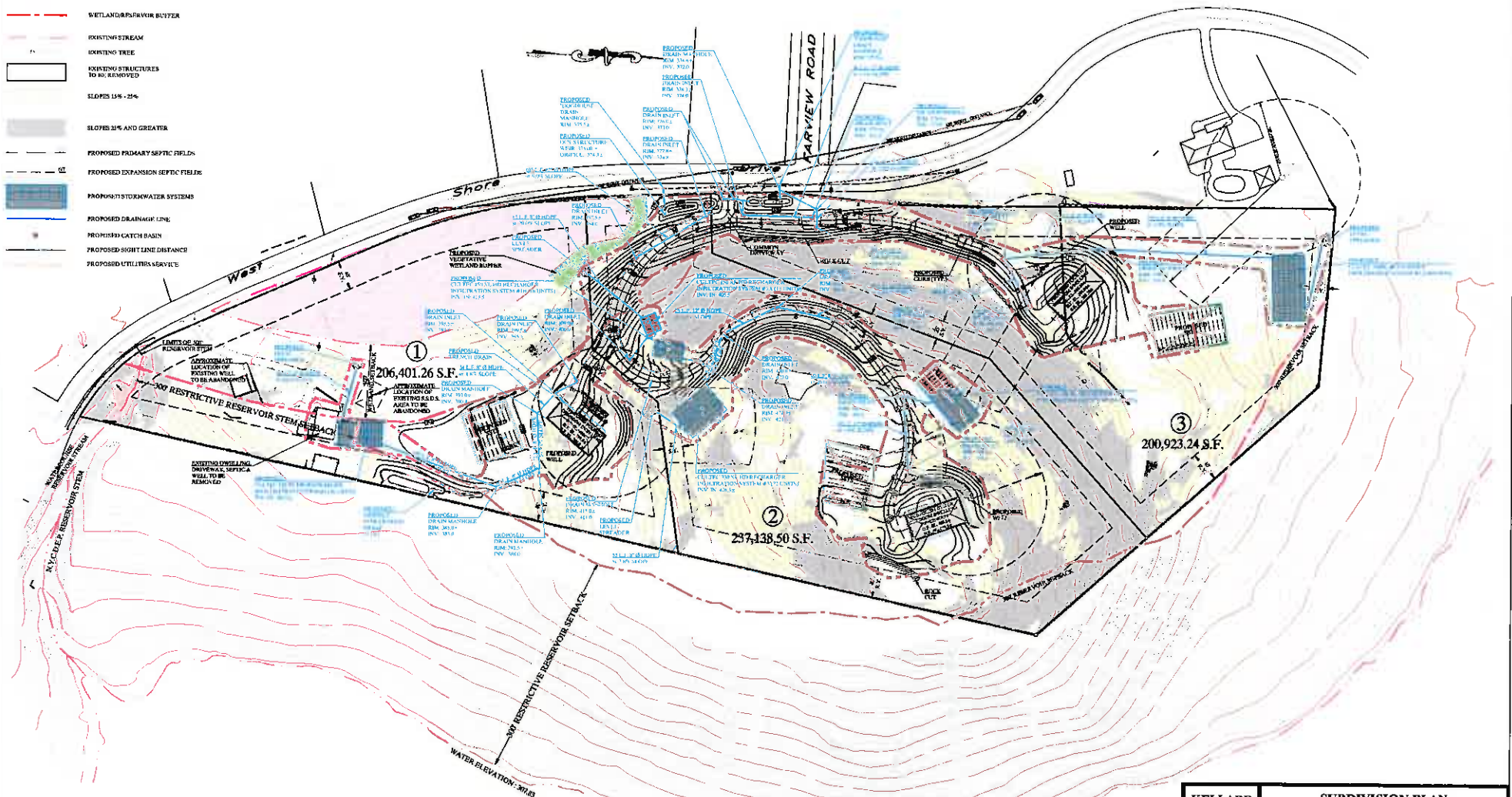
APPLICANT: DOMINICK SANTUCCI
 ADDRESS: 200 WEST SHORE DRIVE
 CARMEL, N.Y. 12024

PROPERTY ADDRESS: 200 WEST SHORE DRIVE
 CARMEL, N.Y. 12024

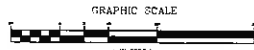
TAX MAP DESIGNATION: SECTION 16.1A, BLOCK 1, LOT 20

LOT AREA: 64,800 S.F. (1.47 AC)

ZONING DESIGNATION: R-100 (RESIDENTIAL)



ZONING CHART									
LOT NUMBER	LOT AREA (S.F.)	LOT WIDTH (FT.)	LOT DEPTH (FT.)	FRONT YARD (FT.)	REAR YARD (FT.)	MAX. BLDG. HEIGHT (FT.)	MAX. BLDG. COVERAGE (%)	FRONT YARD (FT.)	REAR YARD (FT.)
REQUIRED	10,000	200	300	40	25	35	15%	100	100
LOT #1	206,401.26	421	330	200	700	65	35%	1.3%	700
LOT #2	237,138.50	373	666	552	123,343	87	35%	1.1%	100
LOT #3	200,923.24	248	737	328	751,000	289	35%	1.3%	100



KELLARD SASSANO CONSULTING

SUBDIVISION PLAN

WESTERN BLUFF SUBDIVISION

TOWN OF CARMEL

PREPARED BY: DOMINICK SANTUCCI

DESIGNED BY: DOMINICK SANTUCCI

PLANNED BY: DOMINICK SANTUCCI

ON MAIN STREET, CARMEL, NY 12024

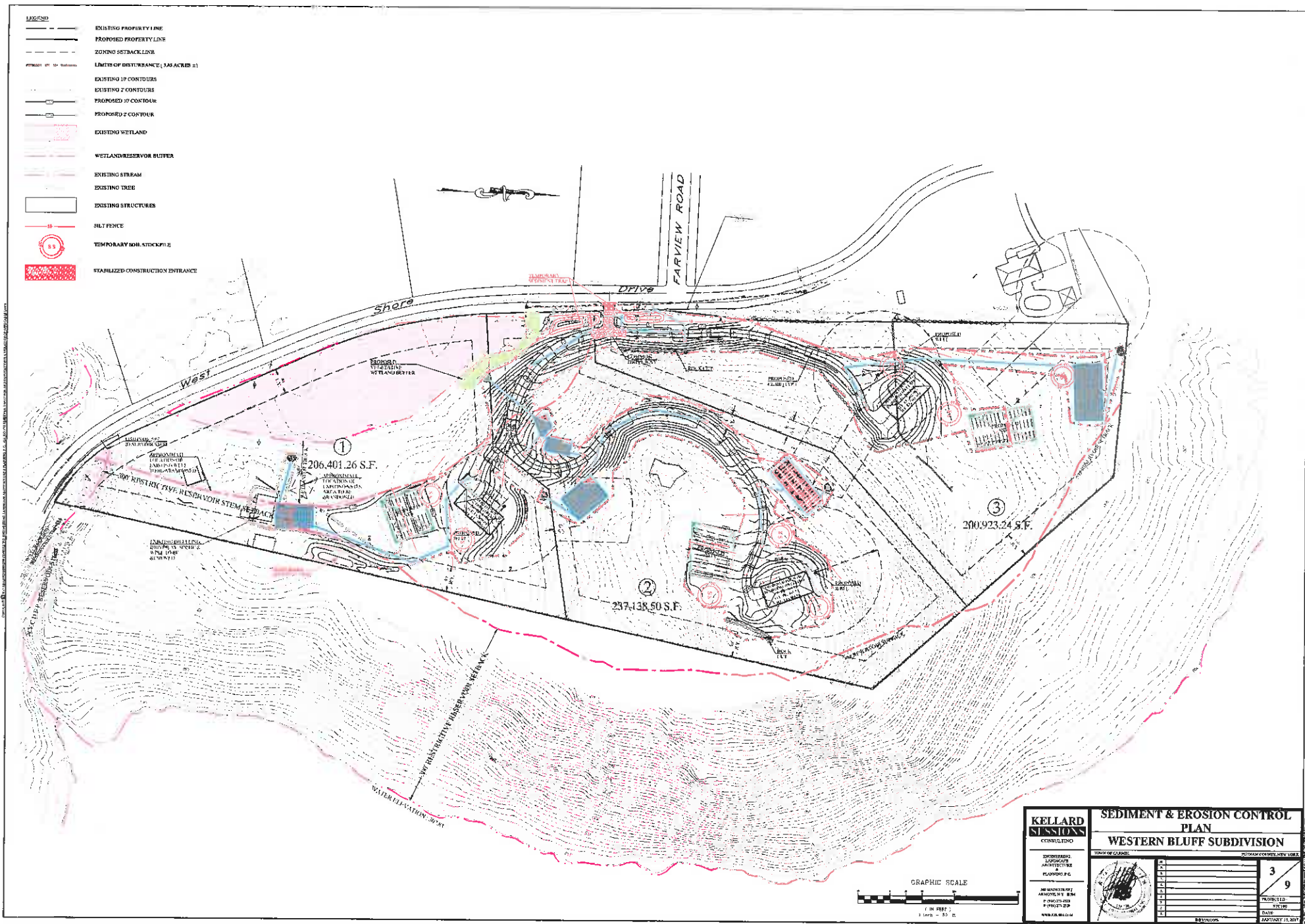
PHONE: 518-486-7700

WWW.KELLARDSASSANO.COM

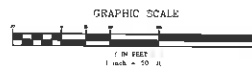
DATE: 1/1/2024

PROJECT: WESTERN BLUFF SUBDIVISION

29



- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - LIMITS OF DISTURBANCE (5.65 ACRES ±)
 - EXISTING 1' CONTOURS
 - EXISTING 2' CONTOURS
 - PROPOSED 1' CONTOUR
 - PROPOSED 2' CONTOUR
 - EXISTING WETLAND
 - WETLAND/RESERVOIR BUFFER
 - EXISTING STREAM
 - EXISTING TREE
 - EXISTING TREE TO BE REMOVED
 - EXISTING STRUCTURES



KELLARD SESSIONS CONSULTING 3000 WEST 10TH AVE ANCHORAGE, AK 99503 P 907.251.1234 F 907.251.1235 WWW.KS-SESSIONS.COM	TREE REMOVAL PLAN WESTERN BLUFF SUBDIVISION		TOWN OF CANTWELL JUNEAU COUNTY, ALASKA	
	SHEET NO. 4 OF 9		PROJECT NO. DATE JANUARY 15, 2014	

[illegible][illegible]

CATCH BASIN FRAME AND COVER CATALOG NUMBER #2041 ON FIGURAL

FRONT VIEW

SIDE VIEW

NOTES:
TYPE A CATCH BASIN IS SHOWN WHERE IT WILL BE UTILIZED WHERE THE NEED FOR A DROP INLET PIPING, THE CURB TYPE CATCHING SHALL BE SUBSTITUTED WITH AN INSPECTION POINT FRAME AND CHUTE IF FACTOR SOAL.

[illegible][illegible]

ROOF LEADER DETAIL (N.T.S.)

ROOF LEADER
WATERCHARGE
FIT
SPANN BLOCK
SEULAN PLUMB
DISCHARGE LOCATION
BUILDING FOUNDATION

DRIVEWAY SECTION DETAIL (N.T.S.)

2'-0" SHOULDER
12'-0" COMMON DRIVEWAY
3'-0" CURB
12'-0" CURB
3'-0" CURB
12'-0" CURB
DRIVEWAY
COMMON DRIVEWAY
CURB
COMMON CURB
TOP COURSE
MIDDLE COURSE
BOTTOM COURSE
CONCRETE SUBGRADE

PLAN VIEW

CULTEC 150 XL RECHARGER INFILTRATION SYSTEM CHAMBER TYPICAL DETAIL (N.T.S.)

LEGEND:

- JOINT WOODEN
- PERFORATED PLATES
- FILTER FABRIC
- 1500 MB RECHARGER
- INFILTRATION LINES
- 1500 MB RECHARGER
- PERFORATED PLATES
- FILTER FABRIC
- JOINT WOODEN

Dimensions:

- 12" (top)
- 12" (middle)
- 12" (bottom)

Labels:

- PERFORATED PLATES
- FILTER FABRIC
- 1500 MB RECHARGER
- INFILTRATION LINES
- 1500 MB RECHARGER
- PERFORATED PLATES
- FILTER FABRIC
- JOINT WOODEN

Notes:

- 1. RECHARGER 1500 MB
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- 100. RECHARGER 1500 MB

TYPICAL PLAN VIEW OF RECHARGER 1500 MB

Diagram illustrating a grassed infiltration swale detail (N.7.5). The cross-section shows a trapezoidal channel with a grassed top surface and a sloped bottom. Labels include "MINIMUM SLOPE 1% OR LESS" for the bottom, "MINIMUM CHANNEL DEPTH (SEEDED CARBART)" for the depth, and "MINIMUM CHANNEL DEPTH (SEEDED CARBART)" for the depth. The plan view shows a trapezoidal channel with a top width b , a bottom width z , and a depth d .

Diagram illustrating the Asphalt Concrete Curb Detail (N.T.S.). The diagram shows a cross-section of a curb structure. Key dimensions and labels include:

- ASPHALTIC CONCRETE TOP COURSE**: The top layer of the curb.
- ASPHALTIC CONCRETE BASE COURSE**: The bottom layer of the curb.
- FINISHED GRADE**: The top surface of the curb.
- 10°**: The angle of the top surface of the curb.
- 4"**: The height of the curb.
- 6"**: The width of the curb base.

Diagram illustrating the cross-section of a Pocket Pond structure, showing components such as the Inlet Structure, Outlet Structure, Pond Bed, and various flow paths (e.g., Surface Runoff, Subsurface Flow, and Groundwater Flow).

CONCRETE FLOOR CAST IN WALLS UP TO BE LOCATED IN LOCUS BY CONTINUATION IN PILES (APP 1072 & LOCATOR TO SLT)

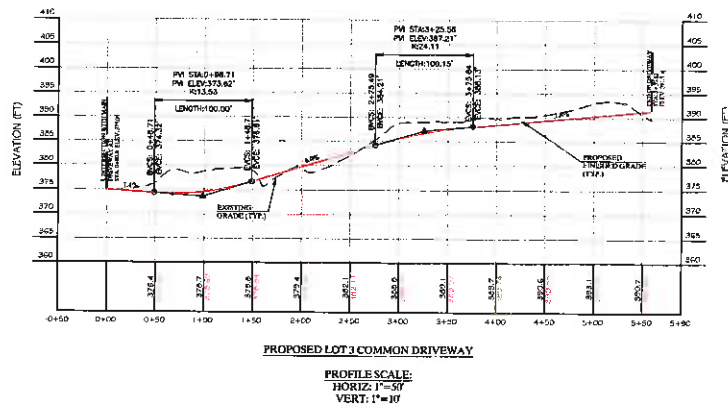
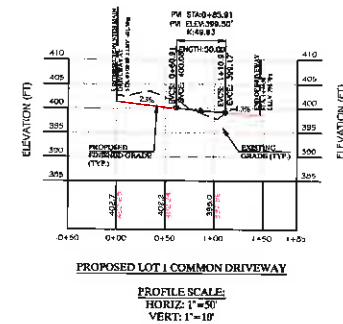
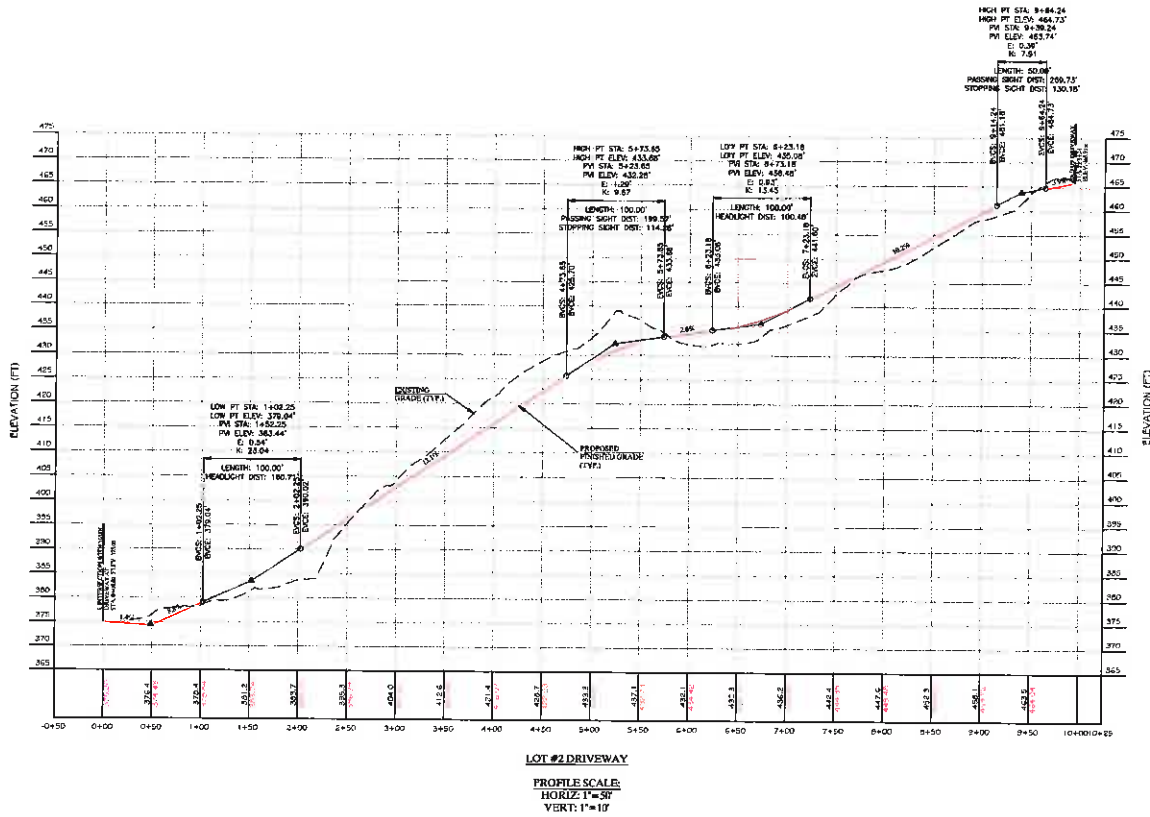
RAMP LOCATION TO STAIR

SECTION A-A

MINIMUM SCHEDULE	10' 0"
LENGTH REQUIRED	6' 0"
DEPTH REQUIRED	2' 0"
OTHERWISE AVAILABLE	AS REQUIRED

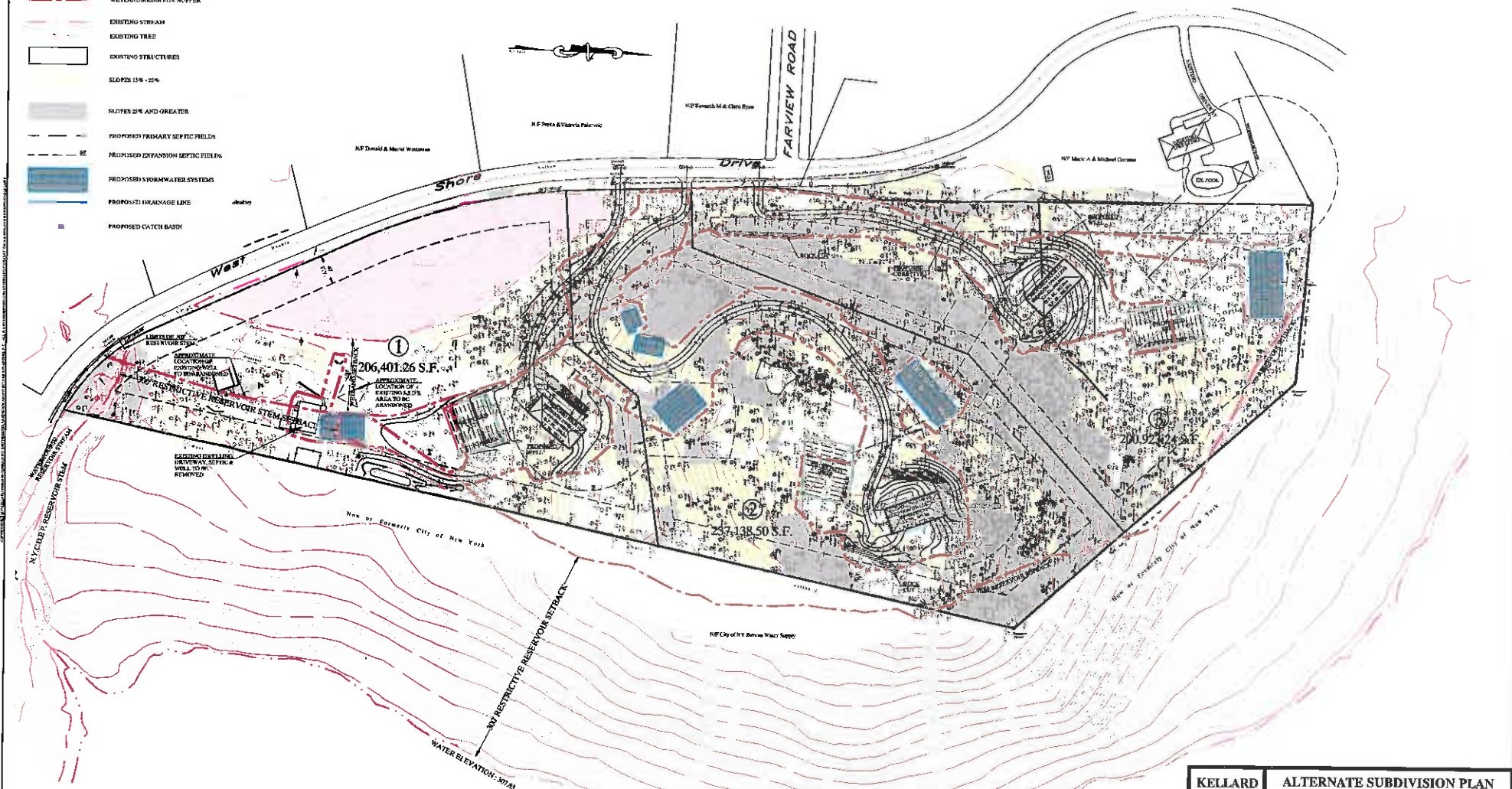
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KELLARD SESSIONS CONSULTANTS	<h2 style="margin: 0;">CONSTRUCTION DETAILS</h2> <h2 style="margin: 0;">WESTERN BLUFF SUBDIVISION</h2>																																																																																																																																																																																																																																
INFORMATION: LARSON, JEFF ARCHITECT/ENGINEER PLANNING # 12	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left; padding: 2px;">TOWN OF PALM BEACH</th> <th style="text-align: right; padding: 2px;">PLANNING AND ZONING DEPT.</th> </tr> <tr> <td style="width: 5%; text-align: center; padding: 2px;">NO.</td> <td style="width: 85%; padding: 2px;"></td> <td style="width: 10%; text-align: center; padding: 2px;">5</td> </tr> <tr> <td style="text-align: center; padding: 2px;">1</td> <td style="padding: 2px;"></td> <td style="text-align: center; padding: 2px;">9</td> </tr> <tr> <td style="text-align: center; padding: 2px;">2</td> <td style="padding: 2px;"></td> <td style="padding: 2px;"></td> </tr> <tr> <td style="text-align: center; padding: 2px;">3</td> <td style="padding: 2px;"></td> <td style="padding: 2px;"></td> </tr> <tr> <td style="text-align: center; padding: 2px;">4</td> <td style="padding: 2px;"></td> <td style="padding: 2px;"></td> </tr> <tr> <td style="text-align: center; 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KELLARD SULLIVANS CONSULTING		DRIVEWAY PROFILES WESTERN BLUFF SUBDIVISION	
SUBDIVISION: LOTS 1-10 & PLANNING, INC.		TOWN OF CARMEL POTOMAC COUNTY, NEW YORK	
PREPARED BY: J. KELLARD P. SULLIVAN P. SULLIVAN P. SULLIVAN		PROJECT NO.: 2019-01 DATE: JANUARY 15, 2019	
7 9		7 9	

- LEGEND**
- EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - ZONING SETBACK LINE
 - LIMITS OF DISTURBANCE (1.25 ACRES ±)
 - EXISTING 1% CONTOURS
 - EXISTING 2% CONTOURS
 - PROPOSED 1% CONTOUR
 - PROPOSED 2% CONTOUR
 - EXISTING WETLAND
 - WETLAND RESERVE BUFFER
 - EXISTING STREAM
 - EXISTING TREE
 - EXISTING STRUCTURES
 - SLOPES 15% - 25%
 - SLOPES 25% AND GREATER
 - PROPOSED PRIMARY SEPTIC FIELDS
 - PROPOSED EXPANSION SEPTIC FIELDS
 - PROPOSED STORMWATER SYSTEMS
 - PROPOSED URKAGE LINE
 - PROPOSED CATCH BASIN



ZONING CHART

LOT NUMBER	LOT AREA (S.F.)	LOT WIDTH (F.T.)	LOT DEPTH (F.T.)	FRONT YARD (F.T.)	SIDE YARD (F.T.)	REAR YARD (F.T.)	MAX BLDG HEIGHT (F.T.)	MAX BLDG COVERAGE (%)	FRONTAGE (F.T.)
REQUIRED	120,000	200	300	40	25/each side	40	35	15%	100
LOT #1	206,401.26	424	359	302	76/3	61	35'	1.3%	723
LOT #2	237,138.50	372	666	252	132/15	67	35'	1.1%	666
LOT #3	200,924.24	245	727	328	75/109	289	35'	1.3%	698



KELLARD SESSIONS CONSULTING		ALTERNATE SUBDIVISION PLAN	
WESTERN BLUFF SUBDIVISION			
PROJECTING ENGINEER REGISTERED PROFESSIONAL ENGINEER PLANNING P.C.	DATE: 12/15/2017	PROJECT NO.: 17-001	REVISIONS
NO. 17-001-001 12/15/2017 17-001-001	DATE: 12/15/2017	PROJECT NO.: 17-001	REVISIONS



PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=10'



PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=10'



PROFILE SCALE:
HORIZ: 1"=50'
VERT: 1"=10'

KELLARD SESSIONS CONSULTING	<h2 style="margin: 0;">ALTERNATE DRIVEWAY PROFILES</h2> <h3 style="margin: 0;">WESTERN BLUFF SUBDIVISION</h3>																																																		
800 BELLEVUE, LANSING ARCHITECTS & PLANNERS, P.C.	TOWN OF CANADIA TOWNSHIP OF CANADIA AND VILLAGE																																																		
700 MCQUEEN RD ALBANY, N.Y. 12206 P 518/462-1100 F 518/462-1101 WWW.KSAS.COM	<div style="display: flex; align-items: center;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px; text-align: center;">1</td><td style="width: 20px; text-align: center;">2</td></tr> <tr><td style="text-align: center;">3</td><td style="text-align: center;">4</td></tr> <tr><td style="text-align: center;">5</td><td style="text-align: center;">6</td></tr> <tr><td style="text-align: center;">7</td><td style="text-align: center;">8</td></tr> <tr><td style="text-align: center;">9</td><td style="text-align: center;">10</td></tr> <tr><td style="text-align: center;">11</td><td style="text-align: center;">12</td></tr> <tr><td style="text-align: center;">13</td><td style="text-align: center;">14</td></tr> <tr><td style="text-align: center;">15</td><td style="text-align: center;">16</td></tr> <tr><td style="text-align: center;">17</td><td style="text-align: center;">18</td></tr> <tr><td style="text-align: center;">19</td><td style="text-align: center;">20</td></tr> <tr><td style="text-align: center;">21</td><td style="text-align: center;">22</td></tr> <tr><td style="text-align: center;">23</td><td style="text-align: center;">24</td></tr> <tr><td style="text-align: center;">25</td><td style="text-align: center;">26</td></tr> <tr><td style="text-align: center;">27</td><td style="text-align: center;">28</td></tr> <tr><td style="text-align: center;">29</td><td style="text-align: center;">30</td></tr> <tr><td style="text-align: center;">31</td><td style="text-align: center;">32</td></tr> <tr><td style="text-align: center;">33</td><td style="text-align: center;">34</td></tr> <tr><td style="text-align: center;">35</td><td style="text-align: center;">36</td></tr> <tr><td style="text-align: center;">37</td><td style="text-align: center;">38</td></tr> <tr><td style="text-align: center;">39</td><td style="text-align: center;">40</td></tr> <tr><td style="text-align: center;">41</td><td style="text-align: center;">42</td></tr> <tr><td style="text-align: center;">43</td><td style="text-align: center;">44</td></tr> <tr><td style="text-align: center;">45</td><td style="text-align: center;">46</td></tr> <tr><td style="text-align: center;">47</td><td style="text-align: center;">48</td></tr> <tr><td style="text-align: center;">49</td><td style="text-align: center;">50</td></tr> </table> </div> <div style="margin-top: 10px;"> PROJECTED: _____ DATE: _____ SHEET NO. 11 OF 11 </div>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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TWO MUSCOOT ROAD NORTH
MAHOPAC, NY 10541
P 845-628-6613
F 845-628-2807 e-mail: joel.greenberg@arch-visions.com

January 19, 2017

Harold Gary, Chairman and Members of the Planning Board
Town of Carmel
60 Mcalpin Avenue
Mahopac, New York 10541

Re; Wixon Pond Estates
Wixon Pond Road
T.M. # 53.20-1-19

Dear Mr. Gary and Members of the Board,

On behalf of my client, I respectfully request a six month extension of our preliminary approval. After many years, the project has finally been approved by the NYC-DEP. Our next step is to get Putnam County Health Department approval.

Thanking you in advance for your interest and cooperation in this matter. If you have any questions, please do not hesitate to contact me.

Very truly yours,

Joel Greenberg, AIA