

HAROLD GARY
Chairman

CRAIG PAEPER
Vice-Chair

BOARD MEMBERS
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER
RAYMOND COTE

**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
MARCH 29, 2017

MEETING ROOM #1

TAX MAP # PUB. HEARING MAP DATE COMMENTS

SITE PLAN

1. 20 Day Road, LLC – 20 Day Road	55.6-1-41	03/01/17	Amended Site Plan
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SUBDIVISION

2. Lincks, Joseph & Lynda & Colonial Park Assoc	75.42-1-46	01/10/17	Lot Line Adjustment
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PUBLIC HEARING

3. Stoneleigh Woods at Carmel – Stoneleigh Ave	55.15-1-36,37	03/29/17	Bond Return
4. Baldwin Subdivision -150 Route 6	86.11-1-1	03/29/17	02/08/17 2 Lot Subdivision
5. Putnam County Savings Bank – 150 Route 6	86.11-1-1	03/29/17	02/08/17 Amended Site Plan

MISC.

6. Minutes – 03/08/17

ED KUCK EXCAVATING, INC.

20 Day Road
Carmel, New York 10512
845-225-2400

March 6, 2017

Rose Trombetta
Planning Office
Carmel Town Hall
60 McAlpin Ave.
Mahopac, NY 10541

RE: Day Road LLC. Storage Building : 20 Day Road, Carmel NY

Dear Rose,

I have received my DEP Approval from Mary Galasso. At this time we would like to schedule a public hearing and resolution if possible. If not, then we would like to schedule follow up meeting to prepare a resolution being all details have been addressed.

Thank you for your help

Ed Kuck



HUDSON
ENGINEERING
&
CONSULTING, P.C.

March 8, 2017

Chairman Harold Gary
Members of the Board
Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541

Re: Proposed Storage Building
20 Day Road
Town of Carmel, NY
Section: 55.6, B: 1, L: 41

Dear Chairman Gary and Members of the Board:

Regarding the above referenced project, enclosed herewith are:

- 1.) Five (5) signed and sealed copies of NYCDEP approved stormwater design plans entitled "Proposed Storage Building, 20 Day Road, Town of Carmel, Putnam County, New York" last revised March 3, 2017, as prepared by Hudson Engineering and Consulting, PC.
- 2.) Two (2) signed and sealed copies of the NYCDEP approved SWPPP Report entitled "Proposed Storage Building, 20 Day Road, Town of Carmel" last revised March 3, 2017, as prepared by Hudson Engineering and Consulting, PC.

Since the initial submittal to the Planning Board, the stormwater design and site grading have been revised and subsequently approved by the NYCDEP. In the approved plans, the finished floor elevation of the proposed building, surrounding driveway area, and exfiltration basin have all been raised 1-foot in order to provide better separation from the bottom of the deep test holes to the bottom of the basin, per the NYCDEP requirements. In addition, the proposed exfiltration basin has been resized to treat the entire volume of the 1-year storm event. The proposed bypass manhole has also been revised to better divert the entire volume of the 1-year storm event to the proposed exfiltration basin, as well as more efficiently bypass the flows for storms of higher intensity.

In regards to the existing basin, the previously proposed 150-linear feet of 42-inch pipe storage adjacent to the existing basin has been removed from the design. In order to provide the additional controls necessary for the existing basin to attenuate the increase in runoff from the proposed building and surrounding driveway area, a new 7-inch orifice



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Chairman Harold Gary
Members of the Board
Town of Carmel
March 8, 2017
Page 2 of 2

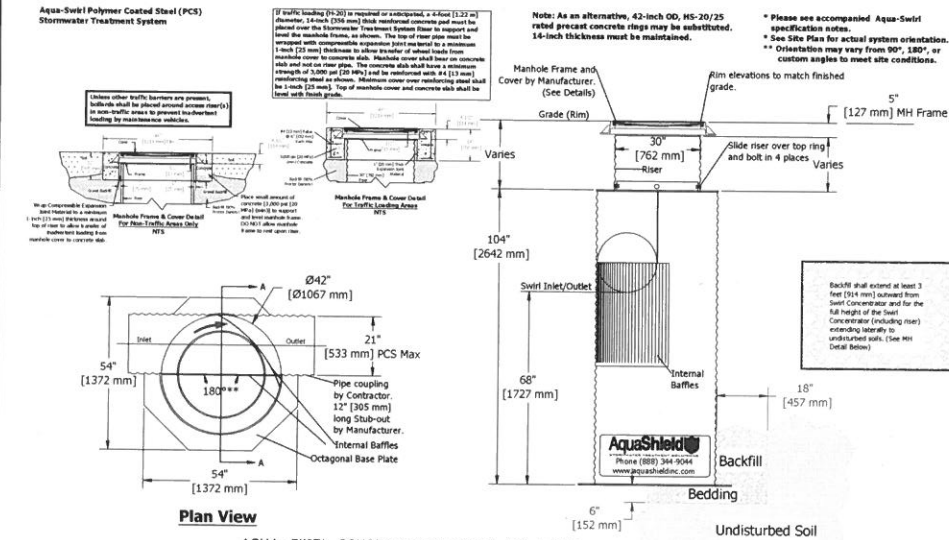
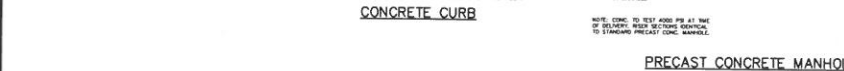
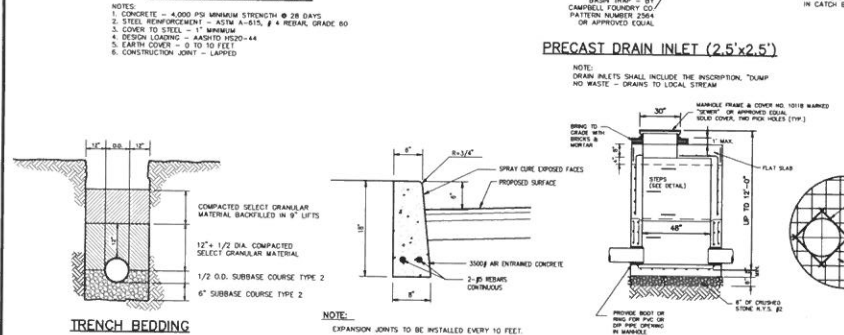
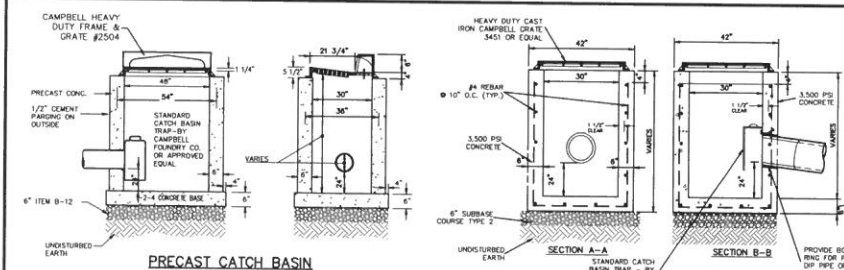
has been added to the weir wall of the existing outlet control structure. With the addition of the new orifice, the combination of the proposed exfiltration system and the existing basin are capable of controlling the rates of runoff for all storm events up to and including the 100-year storm to be less than what existed in the pre-developed condition, without the need for the additional pipe storage.

Aside from the aforementioned changes, the overall proposed layout remains unchanged from the original plans.

We thank you for taking time out of your busy schedule to review our submittal, and look forward to receiving final approval from the Board. If you should have any questions or comments, please do not hesitate to contact our office at (914) 909-0420, or via email at daniel@hudsonec.com.

Very truly yours,

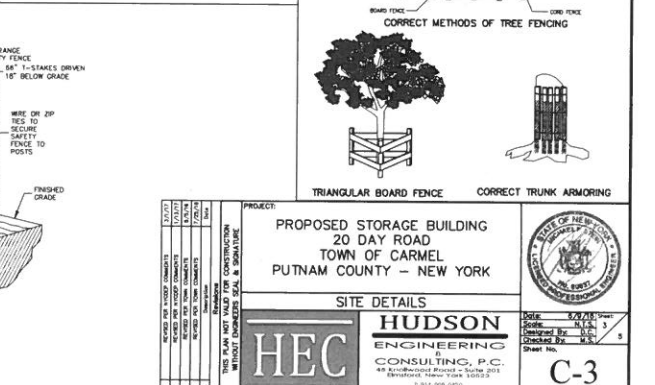
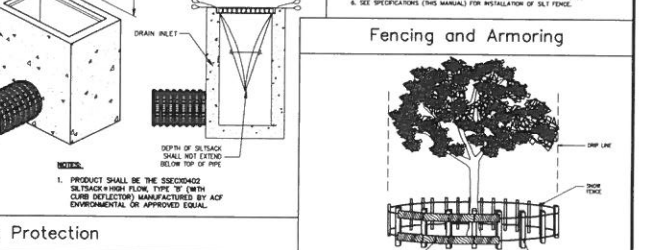
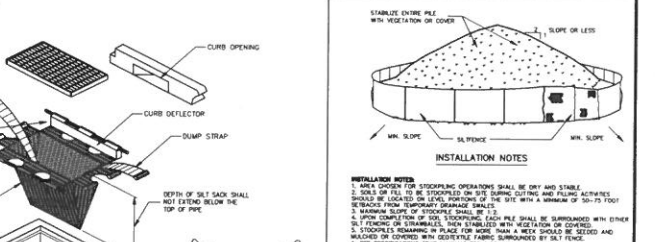
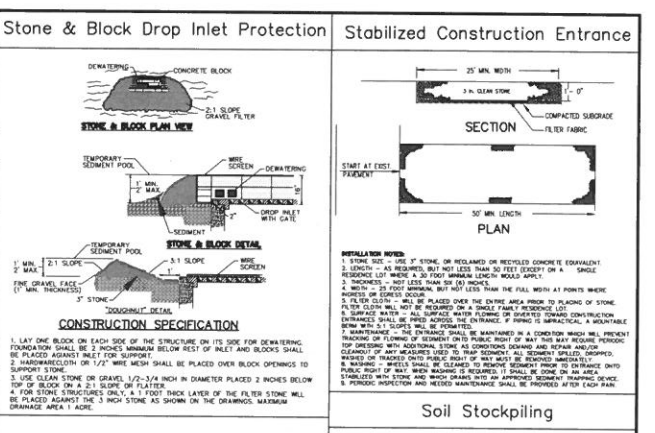
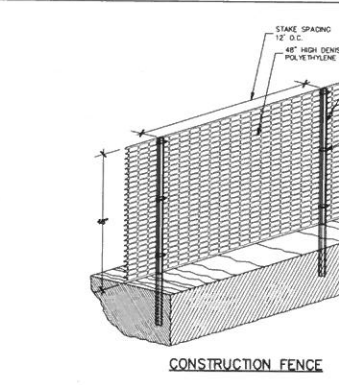
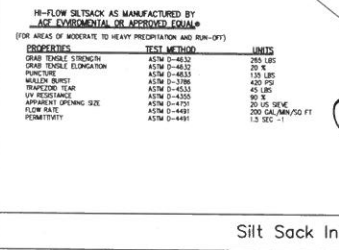
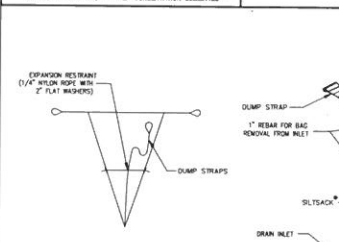
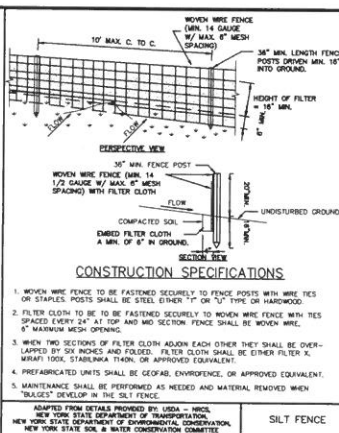
Daniel Collins, E.I.T.
Project Engineer



ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYSDOT LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYSDOT EDUCATION LAW.

AQUA-SWIRL CONCENTRATOR MODEL AS-3 CFD PCS STANDARD DETAIL

Section A-A



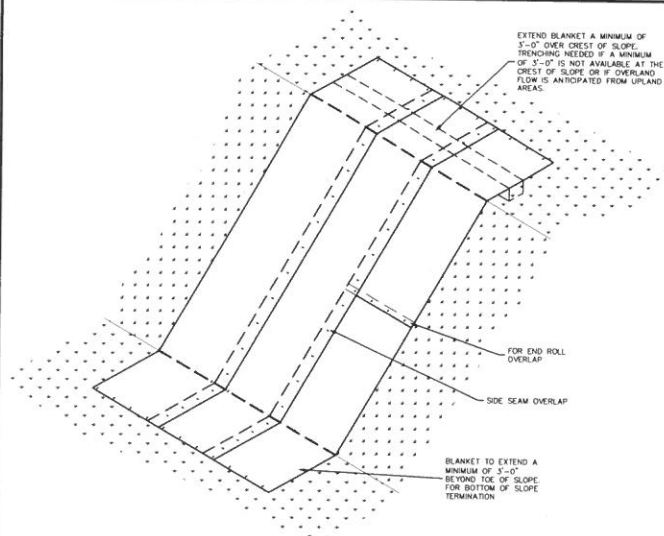
PROPOSED STORAGE BUILDING
20 DAY ROAD
TOWN OF CARMEL
PUTNAM COUNTY - NEW YORK

SITE DETAILS

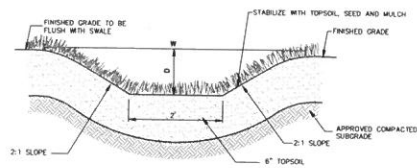
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HUDSON ENGINEERING CONSULTING, P.C.
440 Broadway, New York, NY 10013
914-661-0600
© 2017

C-3



CURLEX SLOPE DETAIL



- NOTES:**
1. FOR SWALE SLOPES EXCEEDING 6% AN 8" MESH SHALL BE UTILIZED TO STABILIZE THE SWALE BASE.
 2. AREA ADJACENT TO SWALE TO BE BROUGHT TO FINISHED GRADE IMMEDIATELY AS REQUIRED. TOPSOILED, SEEDS AND MAINTAINED FOR EROSION CONTROL.

GRASS LINED SWALE

ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE P.E. LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE P.E. EDUCATION LAW.

PROJECT: PROPOSED STORAGE BUILDING 20 DAY ROAD TOWN OF CARMEL PUTNAM COUNTY - NEW YORK		
SITE DETAILS HUDSON ENGINEERING CONSULTING, P.C. 400 Westchester Avenue, Suite 200 Elmsford, New York 10523 Tel: 914-833-4400 Fax: 914-833-0200		
DATE: 3/27/11 SCALE: 1"=10' 5" DESIGNED BY: D.C. CHECKED BY: W.S. SHEET NO.	C-5	

Links Application



**TOWN OF CARMEL
SUBDIVISION
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 subdivision applications that have been deemed complete will be placed on the agenda in the order they are received.

Pre-Submission:

Prior to the formal submission of the subdivision, 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, 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 subdivision 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.

Submission Requirements:

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

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

- ☒ 11 copies of the Subdivision 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 Subdivision Plan
- ☒ 1 CD (in pdf. format) containing an electronic version of the Subdivision Plan
- ☒ 2 copies of the Disclosure Statement
- ☒ 11 copies of the Subdivision Completeness Certification Form
- ☒ All supplemental studies, reports, plans and renderings.
- ☒ 2 copies of the current deed.
- ☒ *V/A* 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.

Rose Lombetta 3/20/17
Planning Board Secretary; Date

[Signature] 3/20/17
Town Engineer; Date



TOWN OF CARMEL SUBDIVISION APPLICATION



Per Town of Carmel Code – Section 131 – Subdivision of Land

SITE IDENTIFICATION INFORMATION			
Application Name: Linda & Joe Lincks & Colonial Park Assoc.		Application # 17-0004	Date Submitted: 3/7/17
Site Address: No. 771 Street: South Lake B'lv'd Hamlet: Mahopac			
Property Location: (Identify landmarks, distance from intersections, etc.) Opposite Colonial Drive			
Town of Carmel Tax Map Designation: Section 5.42 Block 1 Lot(s) 46		Zoning Designation of Site: R-120	
Property Deed Recorded in County Clerk's Office Date Liber Page		Liens, Mortgages or other Encumbrances Yes No	
Existing Easements Relating to the Site <input checked="" type="checkbox"/> No Yes Describe and attach copies:		Are Easements Proposed? No ** Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes ** No Attached List to this Application Form			
APPLICANT/OWNER INFORMATION			
Property Owner: Linda & Joe Lincks & Colonial Park Assoc.		Phone #: 845 628 Fax #: 5723	Email:
Owners Address: No. Street: 3 Richard Rd & PO Box 103 Town: Mahopac State: NY Zip: 10541			
Applicant (If different than owner):		Phone #: Fax #:	Email:
Applicant Address (If different than owner): No. Street: Town: State: Zip:			
Individual/ Firm Responsible for Preparing Site Plan: Architectural Visions PLLC		Phone #: 845 628 6613 Fax #:	Email: joel.greenberg@arch.visions.com
Address: No. 2 Street: Muscoot Rd North Town: Mahopac State: NY Zip: 10541			
Other Representatives:		Phone #: Fax #:	Email:
Owners Address: No. Street: Town: State: Zip:			
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof: Lot Line Change between Lincks & the Colonial Park Assoc.			

TOWN OF CARMEL SUBDIVISION APPLICATION

PROJECT INFORMATION			
Size of existing parcel to be subdivided: <div style="display: flex; justify-content: space-between;"> Acres: 0.0648 Square Feet: 2824 Lot Lane </div>			
Major Subdivision <input type="checkbox"/>		Minor Subdivision <input type="checkbox"/>	
Number of proposed lots: 0		Size of proposed lots: N/A	
Conventional Subdivision <input type="checkbox"/>		Cluster Subdivision <input type="checkbox"/>	
Will a 10% open space set aside be provided? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		If no, will a payment in-lieu be provided? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Will all new lots have frontage on a mapped street? Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A		If not, how will this deficiency be addressed? N/A	
Is the site served by the following public utility infrastructure:			
<div style="display: flex; justify-content: space-between;"> ▪ Sanitary Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> <div style="margin-left: 40px;"> If Yes: <div style="display: flex; flex-direction: column; gap: 5px;"> ▶ 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> </div>			
<i>For Town of Carmel Town Engineer</i> ▶ What is the sewer capacity <u>Na No 3/8/17</u>			
<div style="display: flex; justify-content: space-between;"> ▪ Water Supply Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div> <div style="margin-left: 40px;"> If Yes: <div style="display: flex; flex-direction: column; gap: 5px;"> ▶ 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 _____ </div> </div>			
<div style="display: flex; justify-content: space-between;"> ▪ Storm Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div>			
<div style="display: flex; justify-content: space-between;"> ▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div>			
<div style="display: flex; justify-content: space-between;"> ▪ Gas Service Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div>			
<div style="display: flex; justify-content: space-between;"> ▪ Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> </div>			
Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is a homeowners association proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
What is the predominant soil type(s) on the site? N/A		What is the approximate depth to water table? N/A	
Site slope categories: 0-15% _____ 15-25% _____ % 25-35% _____ % >35% _____ %			
Estimated quantity of excavation:		Cut (C.Y.) <u>None</u> Fill (C.Y.) <u>None</u>	
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located on 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 type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the sight distance? Left <u>N/A</u> Right <u>N/A</u>			
Is the site located within 500' of:			
<div style="display: flex; justify-content: space-between;"> ▪ The boundary of an adjoining city, town or village Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div>			
<div style="display: flex; justify-content: space-between;"> ▪ The boundary of a state or county park, recreation area or road right-of-way Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div>			
<div style="display: flex; justify-content: space-between;"> ▪ A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> </div>			

TOWN OF CARMEL SUBDIVISION APPLICATION

The boundary of state or county owned land on which a building is located Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>							
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 checked="" type="checkbox"/> No: <input type="checkbox"/>							
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>							
Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input checked="" type="checkbox"/> N/A							
<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"/>							
Lake Mahopac							
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 checked="" type="checkbox"/> No: <input type="checkbox"/>							
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input type="checkbox"/> N/A							
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? N/A							
ZONING COMPLIANCE INFORMATION							
Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	3000SF		244SF	2,582SF			
Lot Coverage N/A	Lot area	variance	2756sf	420sf			
Lot Width @ Lake	50ft		12.5 ft	90.75ft			
	Lot width	variance	37.5ft	NONE			
Rear Yard Lot Depth	30FT		18FT	12.83FT			
	Lot depth	Variance	12FT	17.17FT			
(if more than 5 lots are proposed, include additional zoning compliance information on a separate sheet)							
Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		If yes, identify variances required for each lot: See Above					
APPLICANTS ACKNOWLEDGEMENT							
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.							
<i>John L. Linco</i> Applicants Name				<i>John L. Linco Pres of C.P.C.</i> Applicants Signature			
Sworn before me this <u>27th</u> day of <u>October</u> 2016							
<i>Tina M. Zubradt</i> Notary Public							



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



All Subdivisions submitted to the Planning Board for review shall include the following information and details, as set forth in Section 131-11-14 of the Town of Carmel Subdivision Regulations.

This form shall be included with the subdivision submission

Requirement Data		To Be Completed by the Applicant	Waived by the Town
General Requirements			
1	Key map at a scale of one inch equals 800 feet	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Title block, including title of map; name of subdivision; name, address, seal and signature of professional engineer or land surveyor preparing the plat; written scale; date of original and all revisions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	A legend, including, names of all adjacent landowners and those within 500 feet of any property line; zoning district with the requirements of said zone; tax map, block and lot number; names and addresses of owner and subdivider; north point and graphic scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Location and identification of all zoning district boundaries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Identification of all maps filed in the County Clerk's office affecting properties within 500 feet of the lot to be subdivided.	<input type="checkbox"/> N/A	<input type="checkbox"/>
Sketch Plan Requirements			
1	All General Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Proposed subdivision layout at a scale of not less than one inch equals 100 feet.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	All proposed lot lines, dimensions in feet and the areas of all lots in square feet and identifying numbers for each lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	The location of existing and proposed setback lines, streets within 200 feet of the subdivision, buildings, watercourses, railroads and bridges, culverts, drainpipes and any natural features, such as wooded areas and rock formations.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Location and size of areas proposed to be reserved for recreation/open space.	N/A <input type="checkbox"/>	<input type="checkbox"/>



TOWN OF CARMEL
**SUBDIVISION COMPLETENESS
CERTIFICATION FORM**



	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
Preliminary Plat Requirements			
1	All General and Sketch Plan Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	The area included in the subdivision, by area of lots, roads, reservations if any, and total acreage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	The existing and proposed contours (at an interval of not more than two feet), suitably designated to differentiate, with proposed first-floor elevations of the buildings.	<input type="checkbox"/> N/A	<input type="checkbox"/>
4	Names of existing streets and proposed names of new streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Preliminary profiles of all proposed roads.	N/A <input type="checkbox"/>	<input type="checkbox"/>
6	Location, type and size of curbs, sidewalks and bikeways.	N/A <input type="checkbox"/>	<input type="checkbox"/>
7	For subdivisions of five or more lots, front building elevation sketches and distribution of dissimilar building types on the site to avoid excessive similarity of exterior design.	<input type="checkbox"/> N/A	<input type="checkbox"/>
8	Plans of proposed utility layouts and all facilities, unsized.	N/A <input type="checkbox"/>	<input type="checkbox"/>
9	The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters); location of existing and proposed watercourses, culverts, bridges, drainpipes, lakes and ponds, detention or retention ponds; tentative location of storm drain inlets with the drainage areas tributary to each outlined and the area shown.	<input type="checkbox"/> N/A	<input type="checkbox"/>
10	Existing or proposed covenants or deed restrictions applying to the site and a preliminary draft of homeowners' association documents, if applicable.	<input type="checkbox"/> N/A	<input type="checkbox"/>
11	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel.	<input type="checkbox"/> N/A	<input type="checkbox"/>
Final Plat Requirements			
1	All General, Sketch and Preliminary Plat Requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



TOWN OF CARMEL
**SUBDIVISION COMPLETENESS
CERTIFICATION FORM**



	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
2	Dimensions exactly with reference to monuments, bearings, distances in feet, radii, points of curvature and tangency of property lines, lot widths and depths and square feet of each lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Location of all proposed setback lines on each lot, with corner and irregular-shaped lots identified as to front, side and rear yards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Location of all existing and proposed monuments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing streets and streams within the subdivision and within 200 feet of the boundaries thereof, the width of the right-of-way of each street and existing public easements and municipal boundaries within 200 feet of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	All proposed public easements or rights-of-way and the purposes thereof and proposed streets, identifying right-of-way width and names.	<input type="checkbox"/> N/A	<input type="checkbox"/>
7	All parcels proposed for open space/recreation use, with a statement of the purpose of each.	<input type="checkbox"/> N/A	<input type="checkbox"/>
8	Construction plat, which shall include, in addition to the above: final first-floor elevations of dwellings and outside grades at their corner; proposed curb elevations at all lot corners; all existing structures, including a note indicating those to be removed and yard dimensions of those to remain; plans and profiles and proposed improvements and utility layouts; paving widths and locations, section and profiles; sidewalk widths and locations and sections; road alignment, complete with stations, center line curve data and existing and finished contours of the road and all regraded areas; details of manholes, catch basins, headwalls and any other required structure; locations of all street trees, lights and signs; maximum anticipated extent of the areas of cuts and fills where grade	<input type="checkbox"/> N/A	<input type="checkbox"/>



TOWN OF CARMEL

SUBDIVISION COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
	changes are proposed; the natural flow of surface drainage and the final disposal of surface waters; slopes of banks of all watercourses, if defined, and boundaries of floodplains; specifications, locations, profiles and detailed cross sections of the proposed storm drains, including all inlets and size of the drainage area of the streets, including grades and all other improvements.		
9	Final copy of the homeowners' association documents, if applicable.	N/A <input type="checkbox"/>	<input type="checkbox"/>
10	Deeds for land to be dedicated for road widening, recreation or other purposes.	N/A <input type="checkbox"/>	<input type="checkbox"/>
11	Erosion control standards.	N/A <input type="checkbox"/>	<input type="checkbox"/>
12	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel and with the terms of preliminary plan approval.	<input type="checkbox"/> N/A	<input type="checkbox"/>

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

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

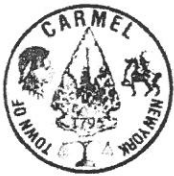
Joel Greenberg
Dynda Lincks
Signature - Applicant

Date

Jan Rorrey Pres of CPO.
Signature - Owner

Date





TOWN OF CARMEL
**SUBDIVISION COMPLETENESS
CERTIFICATION FORM**



Town Certification (to be completed by the Town)

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

Rose Trombetta
Signature - Planning Board Secretary

3/20/17
Date

[Signature]
Signature - Town Engineer

3/20/17
Date

617.20
Appendix B
Short Environmental Assessment Form

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.

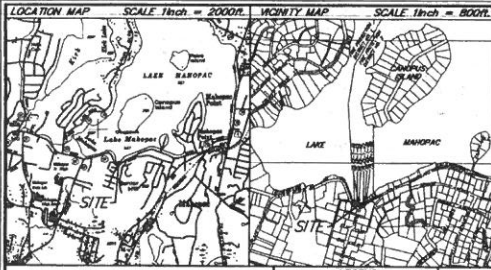
Part 1 - Project and Sponsor Information			
Name of Action or Project: Linda & Joe Lincks & Colonial Park Assoc., Inc			
Project Location (describe, and attach a location map): 771 South Lake B'lv'd			
Brief Description of Proposed Action: Lot Line Change			
Name of Applicant or Sponsor: Linda & Joe Lincks & Colonial Park Assoc., Inc.		Telephone: 845-628-5723	
Address: 3 Richard Road & PO Box 103		E-Mail:	
City/PO: Mahopac		State: NY	Zip Code: 10541
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X
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:			NO X
3.a. Total acreage of the site of the proposed action?		0.0648 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.0648 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ N/A	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input 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	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

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	YES
	X	
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	YES
	X	
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: _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Lincks & Colonial Park Assoc., Inc.</u> Date: <u>10/18/16</u>		
Signature: <u>[Signature] Raj. ARNT</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		



ZONING TABLE FOR "R" ZONE (REFER TO SECTION 156-27)

LOT	AREA (S.F.)				WIDTH (FRONTAGE) AT LAKE (FT)				DEPTH (FT)				PARKING - 1 SPACE FOR EVERY 750 S.F.			
	Required	Existing	Proposed	Variance	Required	Existing	Proposed	Variance	Required	Existing	Proposed	Variance	Required	Existing	Proposed	Variance
Lot 1	3,000	263	340	2,660	50	10.54	18.58	31.41	30	26.3	27.5	2.5	1	0	0	1
Colonial Park 2	3,000	2,560	2,503	497	50	96	93.25	None	30	28.6	27.7	2.3	4	0	0	4

PUTNAM COUNTY DEPARTMENT OF HEALTH
HEALTH-ADMINISTRATIVE - SPECIAL REQUIREMENTS

This is to certify that the division of land or represented on this map does not fall within the definition of subdivision as specified in Section 1173 of the Public Health Law, and therefore, is not a subdivision. This map is not a map of a subdivision, and the approval of the Putnam County Department of Health, Approval of this map is not required, but of other provisions of the Putnam County Sanitary Code apply.

BT: _____ DATE: _____
 Environmental Health Services

PLANNING BOARD APPROVAL

Approved by the Planning Board of the Town of Carmel Putnam County, N.Y. by resolution dated _____, 2017.

Any change, amendment, modification or revision to this Plat as approved shall not be valid.

Signed this _____ day of _____, 2017.

Chairman _____
 Secretary _____

REAL PROPERTY TAX CERTIFICATION

To Real Property Tax Department:
 Please certify that the following Tax Map No. 75.42-1-A is correct.
 In the Town of Carmel, N.Y. is correct.
 Tax Map Number for the attached subdivision map.

Director of Real Property Taxes _____

COMMISSIONER OF FINANCE CERTIFICATION

Putnam County Commissioner of Finance's Office
 Carmel, New York

The Commissioner of Finance hereby certifies that all Town, County and Village Real Property Taxes Applicable to this office for collection as of _____ have been paid for the parcel or parcels described as:
 Tax Map No. _____

Commissioner of Finance _____

NOTES

1. COPYRIGHT 2017 by BADEY & WATSON, Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
2. Unauthorised alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
3. All certifications are valid for this map and copies thereof only if sold map or copies bear the embossed seal of the surveyor whose signature appears hereon.
4. If underground improvements, easements, or encroachments exist and are neither stable during normal field survey operations nor described in instruments provided to these surveyors, they may not be shown on this map.
5. This property may be affected by instruments which have not been provided to these surveyors. Users of this map should verify title with their attorney or a qualified title examiner.
6. The purpose of this plat is to adjust the lot line between the lands of Joseph & Lynda Lincks as described in the Putnam County Clerk's Liber 1083 of deeds at page 424 and the lands of Colonial Park Association, Inc. as described in the Putnam County Clerk's Liber 414 of deeds at page 91.
7. The northern line of N.Y.S. Route 6N hereon has been established in accordance with appropriate maps provided by the N.Y.S. Department of Transportation and associated deeds recorded in the Putnam County Clerk's Office.

REVISIONS

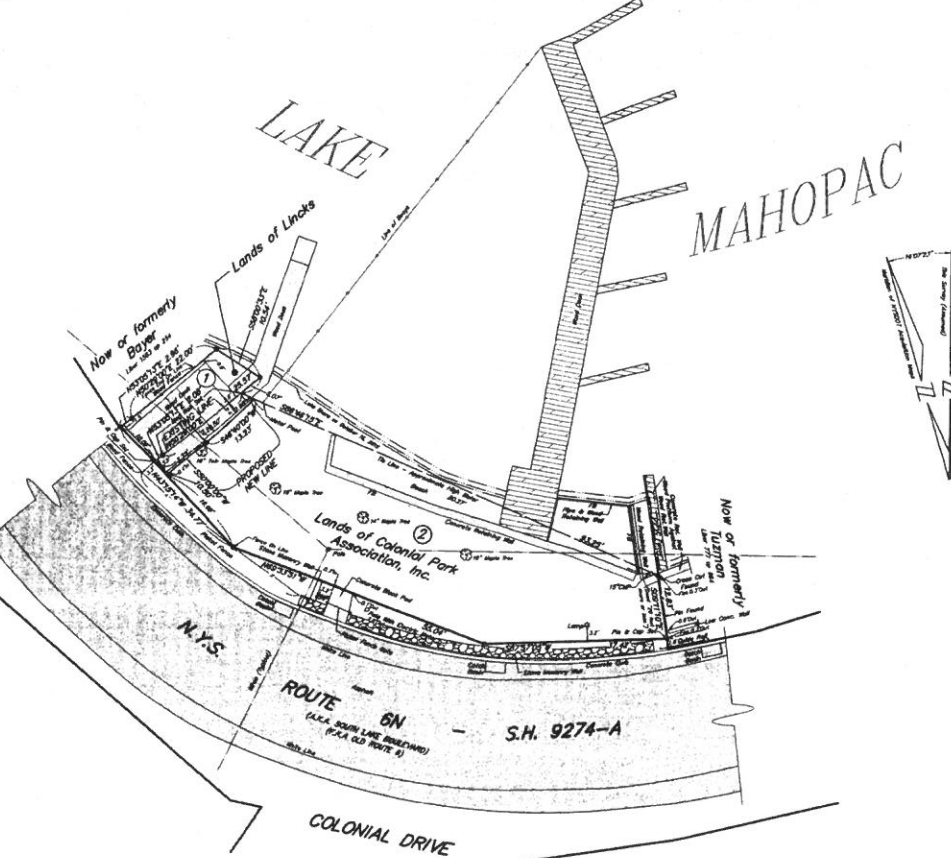
Date	W.O. No.	Description
1-10-2017	2380	Original drawing
3-10-2017	2348	Add zoning table and additional related drawing

SURVEYED & PREPARED BY



ADJACENT OWNERS WITHIN 500'

TAX MAP	OWNER
75.42-1-A	State of New York
75.42-1-B	Lot 1 Mahopac
75.42-1-C	Chatham
75.42-1-D	Chatham
75.42-1-E	Barnum
75.42-1-F	Putnam
75.42-1-G	Putnam
75.42-1-H	Putnam
75.42-1-I	Putnam
75.42-1-J	Putnam
75.42-1-K	Putnam
75.42-1-L	Putnam
75.42-1-M	Putnam
75.42-1-N	Putnam
75.42-1-O	Putnam
75.42-1-P	Putnam
75.42-1-Q	Putnam
75.42-1-R	Putnam
75.42-1-S	Putnam
75.42-1-T	Putnam
75.42-1-U	Putnam
75.42-1-V	Putnam
75.42-1-W	Putnam
75.42-1-X	Putnam
75.42-1-Y	Putnam
75.42-1-Z	Putnam



BEFORE LOT LINE ADJUSTMENT

AFTER LOT LINE ADJUSTMENT

TABLE OF AREAS

Parcel	Before Adjustment	Area Adjustment	New Area
Lot 1	263 Sq. Ft.	+ 77 Sq. Ft.	340 Sq. Ft. ①
Colonial Park	2,560 Sq. Ft.	- 77 Sq. Ft.	2,503 Sq. Ft. ②
Total	2,823 Sq. Ft.	0	2,823 Sq. Ft.

FINAL
SUBDIVISION & LOT LINE ADJUSTMENT PLAT
 PREPARED FOR
JOSEPH & LYNDY LINCKS
 AND
COLONIAL PARK ASSOCIATION, INC.
 SITUATE IN THE
TOWN OF CARMEL
PUTNAM COUNTY
NEW YORK

SCALE 1 in. = 10 ft. JANUARY 10, 2017

We hereby certify that the survey shown hereon was completed by us on October 16, 2015 that this map was completed on January 10, 2017 and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors, Inc.

BADEY & WATSON
 Surveying & Engineering, P.C.
 1001 South 4
 1st Floor
 1001 South 4
 1001 South 4

NEW YORK STATE LICENSED LAND SURVEYOR
 LICENSE NO. 49789



March 16, 2017

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

RE: Baldwin Subdivision
Route 6
Tax Map No. 86.11-1-1

Dear Chairman Gary and Members of the Board:

Enclosed please find the updated Final Subdivision Plat submitted in support of the above referenced subdivision application. The following responses are offered with respect to comments provided by the Board's Consultants:

Memorandum from Michael G. Carnazza, Director of Code Enforcement, dated March 7, 2017:

1. As noted, the applicant chooses to resubdivide the subject property into two complying lots.
2. The lot width and lot depth lines have been added to the plat as requested.
3. It is understood that the site plan associated with Putnam County Savings Bank (PCSB) can be approved, subject to the filing of the subject subdivision plat.

Memorandum from Richard J. Franzetti, P.E., Town Engineer, dated February 22, 2017:

1. The subdivision application proposes no improvements to the site and as such, certain of the referrals don't appear to be necessary.
2. The subdivision application does not propose any improvements and therefore permits from the agencies listed are not required. It is noted that the Putnam County Department of Health (PCDOH), will have to sign the subdivision plat, based on a non-jurisdictional provision.
3. A Stormwater Pollution Prevention Plan (SWPPP) is not required for the subdivision, but in fact is associated with the site plans which are not the subject of this subdivision application.
4. There are no public improvements associated with the subdivision.
5. The current subdivision plan does not propose to reserve any area as open space.
6. There are no stormwater improvements associated with the subdivision and therefore bonds and maintenance guarantees are not applicable to the subdivision.

Memorandum from Patrick Cleary, AICP, CEPPP LED, AP, dated March 8, 2017:

1. The lot area associated with this application is consistent with previous applications. Also, note the adjacent 172-acre parcel is not involved in this subdivision.
2. It is acknowledged that a large portion of the property is constrained by the onsite pond and NYSDEC wetland.


3. As noted, the reduction in size of the PCSB parcel does not impact its compliance with zoning and its proposed site plan improvements.
4. The applicant continues in discussions with the County regarding the access to the adjacent Kohler Senior Center.
5. The applicant acknowledges the requirements of maintenance to the pond.
6. There is no proposal with the current application for a conservation easement on the environmentally constrained portion of the parcel.
7. It is not known if the modified subdivision layout would affect the County trailway, since details of its design are not yet established.

We look forward to meeting with the Board at their March 29, 2017 meeting to conduct the required public hearing for the subdivision and discuss the granting of Final Subdivision Approval.

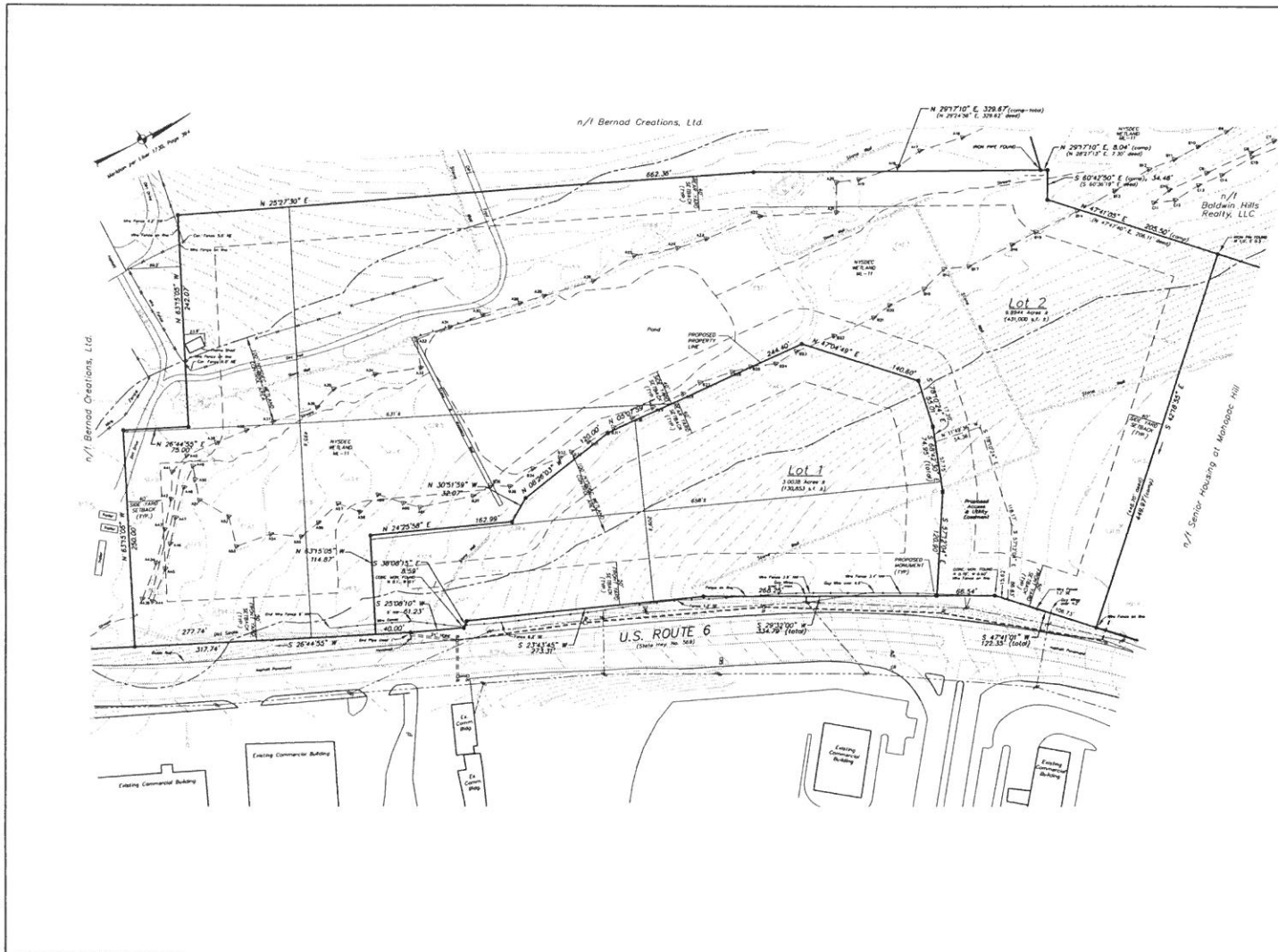
Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

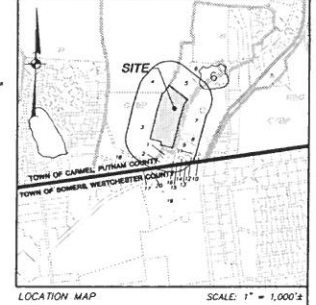
By: 
Jeffrey J. Contelmo, PE
Senior Principal Engineer
JJC/amk

Enclosures
cc: Paul Camarda
Insite File No. 02119.100



500' ADJACENTS:

1. n/f Bernad Creations, Ltd.
2. n/f 102 Maple & LLC
3. n/f Bernad Creations, Ltd.
4. n/f Baldwin Hills Realty LLC
5. n/f Senior Housing of Monticue Hill
6. n/f County of Putnam
7. n/f Monticue Improvements LLC
8. n/f Bernad & Bernad
9. n/f Shing Henging Corp.
10. n/f Shing
11. n/f Baldwin Hills Realty LLC
12. n/f Baldwin Hills Realty LLC
13. n/f Baldwin Hills Realty LLC
14. n/f Baldwin Hills Realty LLC
15. n/f Baldwin Hills Realty LLC
16. n/f Baldwin Hills Realty LLC
17. n/f Baldwin Hills Realty LLC
18. n/f Baldwin Hills Realty LLC
19. n/f Baldwin Hills Realty LLC
20. n/f Baldwin Hills Realty LLC



OWNER:

Baldwin Hills Realty, LLC
1000 Route 6, Suite 1
Carmel, NY 10512

SITE DATA:

Area: 0.081 - 0.081 Acres
Total Area: 12,884 AC
Total Map: 26.11-1.1

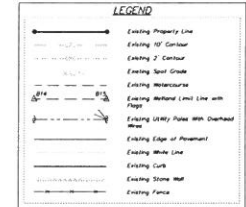
GENERAL NOTES:

1. Based on information from 1700 Page 154, recorded January 4, 2006.
2. Topography shown herein is based on aerial photography dated December 10, 2001 and is not necessarily correct at a scale of 1" = 50'. The contour interval is 2 feet.
3. Other structures shown herein are for reference purposes only and are located photographically.
4. The method of mapping shown herein is taken from a "Map of Methods Prepared for Union Place", as prepared by Terry Bergstrom & Co., Inc. dated January 11, 2010.
5. The proposed action is a minor subdivision.

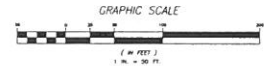
CARP ZONE REQUIREMENTS:

	REQUIRED/ALLOWED	PROHIBITED
Minimum Lot Area	3 AC	LOT 1 2.8 AC ±
Minimum Lot Width	200'	LOT 2 63' ±
Minimum Lot Depth	200'	LOT 2 493' ±
Minimum Setback		
Principal Bldg.	Front Yard 30'	
Side Yard	40'	
Rear Yard	40'	
Minimum Building Height	40'-00"	
Minimum Building Floor Area	5,000 sq ft	
Minimum Building Coverage	40%	

Minimum building height is 40' except for Research Labs, Data Processing and Computer Centers, Office Buildings and Hotels, which shall not exceed 60'.



Final Subdivision Plat
known as the
Baldwin Subdivision
Situate in the
Town of Carmel
Putnam County, New York
September 28, 2016
Revised: January 11, 2017
Revised: February 8, 2017
Revised: March 16, 2017



Unauthorized alteration or addition to this survey is a violation of Section 205, subdivision 2 of the New York State Education Law.

Town of Carmel Planning Board Approval Approved by resolution of the Planning Board of the Town of Carmel, New York, on the _____ day of _____, 2017. Subject to all requirements and conditions of said resolution. Any change, pressure, modification or revision of the plat, as approved, shall void this approval. Signed this _____ day of _____, 2017. By: _____ By: _____ Chairman 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 applicable. This map in no way implies or implies, conveys the approval of the Putnam County Department of Health. Approval of this plat is not required, but all other provisions of the Putnam County Sanitary Code apply. By: _____ Date: _____ (Environmental Health Services)
--	--

Land Surveyor's Certification I hereby certify that the survey shown herein was completed by us on May 8, 2015, that this map was completed July 24, 2015, and that this survey has been 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. 049330	County of Putnam Filing Acceptance To Real Property Tax Department: Please certify that the following tax map number, 86-11-1-1, in the Town of Carmel, NY is the correct tax map number for the attached subdivision map. Director of Real Property Taxes	Consent to File The undersigned owner of the property herein states that he is familiar with this map, its contents and its legends, and hereby consents to all its said terms and conditions as 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: _____ By: _____ Baldwin Hills Realty, LLC 1000 Route 6, Suite 1 Carmel, NY 10512
--	--	--

Prepared by:
INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.
3 Corbett Place • Carmel, New York 10512
Phone (845) 223-9890 • Fax (845) 223-9717
www.insite-ny.com
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