

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice Chairman

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
FEBRUARY 14, 2018 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

RESOLUTION

- | | | | |
|---|-------------------------|----------|-------------------------|
| 1. ShopRite Carmel – 184 Route 52, Carmel | 44.9-1-9 | 12/20/17 | Amended Site Plan |
| 2. Baldwin Subdivision – 150 Route 6 | 86.11-1-1 &
86.6-1-4 | 12/20/17 | Amendment to Final Plat |

SITE PLAN

- | | | | |
|--|-----------|----------|-----------------------|
| 3. 31 Tamarack Road, LLC. – 31 Tamarack Road | 75.8-2-14 | 01/22/18 | Site Plan (Boathouse) |
|--|-----------|----------|-----------------------|

MISCELLANEOUS

- | | | | |
|--------------------------------------|------------|--|--|
| 4. Yankee Development – Piggott Road | 76.15-1-12 | | Extension of Preliminary
Subdivision Approval |
| 5. Minutes – 12/13/17 | | | |

31 Tamarack Road, LLC.



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.

Rose Grumetta 2/5/18
Planning Board Secretary; Date

Bob [Signature] 2/5/18
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION			
Application Name: <u>31 TAMARAK ROAD, LLC</u>		Application # <u>18-0001</u>	Date Submitted: <u>11/30/18</u>
Site Address: No. <u>31</u> Street: <u>TAMARAK RD</u> Hamlet: <u>MAHOPAC POINT NY 10541</u>			
Property Location: (Identify landmarks, distance from intersections, etc.) <u>WEST OF OAK RD INTERSECTION</u>			
Town of Carmel Tax Map Designation: Section <u>75.08</u> Block <u>2</u> Lot(s) <u>14</u>		Zoning Designation of Site: <u>A</u>	
Property Deed Recorded in County Clerk's Office Date _____ Liber _____ Page _____		Liens, Mortgages or other Encumbrances Yes _____ No _____	
Existing Easements Relating to the Site 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? <input checked="" type="radio"/> Yes <input type="radio"/> No Attached List to this Application Form			
APPLICANT/OWNER INFORMATION			
Property Owner: <u>31 TAMARAK ROAD, LLC</u>		Phone #: <u>201-725-5511</u>	Email: _____
Owners Address: No. <u>4</u> Street: <u>HUBBARD CT</u>		Town: <u>ALLENDALE</u> State: <u>NJ</u> Zip: <u>07401</u>	
Applicant (if different than owner):		Phone #: _____	Email: _____
Applicant Address (if different than owner): No. _____ Street: _____ Town: _____ State: _____ Zip: _____			
Individual/ Firm Responsible for Preparing Site Plan: <u>EDWARD A. EASSE ARCHITECT</u> <u>NY REG ARCH # 019376-1</u>		Phone #: <u>973-427-0606</u> Fax #: <u>973-427-7654</u>	Email: <u>eassearch@aol.com</u>
Address: <u>44 LINCOLN AVE</u> <u>HAWTHORNE</u> <u>NJ</u> <u>07506</u> No. _____ Street: _____ Town: _____ State: _____ Zip: _____			
Other Representatives:		Phone #: _____	Email: _____
Owners Address: No. _____ Street: _____ Town: _____ State: _____ Zip: _____			
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof: <u>ADDITION TO EXISTING BOATHOUSE 6'</u> <u>CANTILEVERED OVER EXISTING CONCRETE WALLS</u>			

TOWN OF CARMEL SITE PLAN APPLICATION



PROJECT INFORMATION			
Lot size: Acres: <u>0.3916</u> Square Feet: <u>17,059</u>		Square footage of all existing structures (by floor): <u>EXISTING BOAT HOUSE 31050FT</u>	
# of existing parking spaces: <u>N/A</u>		# of proposed parking spaces: <u>N/A</u>	
# of existing dwelling units: <u>1</u>		# of proposed dwelling units: <u>1</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>N/A</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"/> </div>			
<div style="margin-left: 40px;"> ▶ Is this an in-district connection? _____ Out-of district connection? _____ </div>			
<div style="margin-left: 40px;"> ▶ What is the total sewer capacity at time of application? _____ </div>			
<div style="margin-left: 40px;"> ▶ What is your anticipated average and maximum daily flow _____ </div>			
For Town of Carmel Town Engineer <div style="margin-left: 40px;"> ▶ What is the sewer capacity <u>NA</u> </div>			
Water Supply		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <u>NA</u>	
If Yes: <div style="margin-left: 40px;"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> </div>			
		<div style="margin-left: 40px;"> ▶ What is the total water capacity at time of application? _____ </div>	
		<div style="margin-left: 40px;"> ▶ What is your anticipated average and maximum daily demand _____ </div>	
Storm Sewer		Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Electric Service		Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Gas Service		Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
Telephone/Cable Lines		Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
For Town of Carmel Town Engineer			
Water Flows <u>NA ROP 1/30/11</u>			
Sewer Flows <u>NA ROP 1/30/11</u>			
Town Engineer; Date _____			
What is the predominant soil type(s) on the site?		What is the approximate depth to water table?	
Site slope categories:		15-25% _____ % 25-35% _____ % >35% _____ %	
Estimated quantity of excavation:		Cut (C.Y.) <u>N/A</u> Fill (C.Y.) <u>N/A</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 type="checkbox"/>	
Does a curb cut exist on the site? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <u>N/A</u>		Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <u>N/A</u>	
		What is the sight distance?	
		Left _____ Right _____	
Is the site located within 500' of:			
• The boundary of an adjoining city, town or village		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of a state or county park, recreation area or road right-of-way		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of state or county owned land on which a building is located		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/>			
If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.			
Are encroachments in regulated wetlands or wetland buffers proposed?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input checked="" type="checkbox"/> No: <input 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 type="checkbox"/> <i>N/A</i>			
Has this application been referred to the Fire Department? Yes: <input checked="" type="checkbox"/> No: <input checked="" type="checkbox"/>			
What is the estimated time of construction for the project? <i>8 WEEKS</i>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	<i>3,000</i>	<i>17,059</i>	<i>17,059</i>
Lot Coverage <i>N/A</i>			
Lot Width	<i>50</i>	<i>74.74</i>	<i>74.74</i>
Lot Depth	<i>30</i>	<i>203 ±</i>	<i>203 ±</i>
Front Yard <i>N/A</i>			
Side Yard <i>N/A</i>			
Rear Yard <i>N/A</i>			
Minimum Required Floor Area <i>N/A</i>			
Floor Area Ratio <i>N/A</i>			
Height <i>N/A</i>			
Off-Street Parking <i>N/A</i>			
Off-Street Loading <i>N/A</i>			

SECTION 156-27

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If yes, identify variances:
PROPOSED BUILDING MATERIALS	
Foundation	CANTILEVER BOAT HOUSE
Structural System	WOOD
Roof	WOOD 2"x8" RAFTERS
Exterior Walls	WOOD 2"x4"
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.	
<u>31 TAMARACK RD LLC</u> Applicants Name	 Applicants Signature
Sworn before me this <u>22</u> day of <u>JANUARY</u> 20 <u>18</u>	
 Notary Public	LINDA L. PASARIN NOTARY PUBLIC OF NEW JERSEY My Commission Expires March 7, 2021



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
14	Proposed signage	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

NO) NA

NO) NA

NO
This is
NA



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	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>NA</i>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input type="checkbox"/>	<input checked="" type="checkbox"/> <i>Grade on Drawing</i>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

I EDWARD A. EASSE RA 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

1/22/18
Date

Professional's Seal


Signature - Owner

1/22/18
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:

Rose Lombardi
Signature - Planning Board Secretary

2/5/18
Date

[Signature]
Signature - Town Engineer

2/5/18
Date

Short Environmental Assessment Form

Part 1 - Project Information

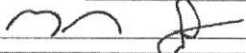
Instructions for Completing

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.

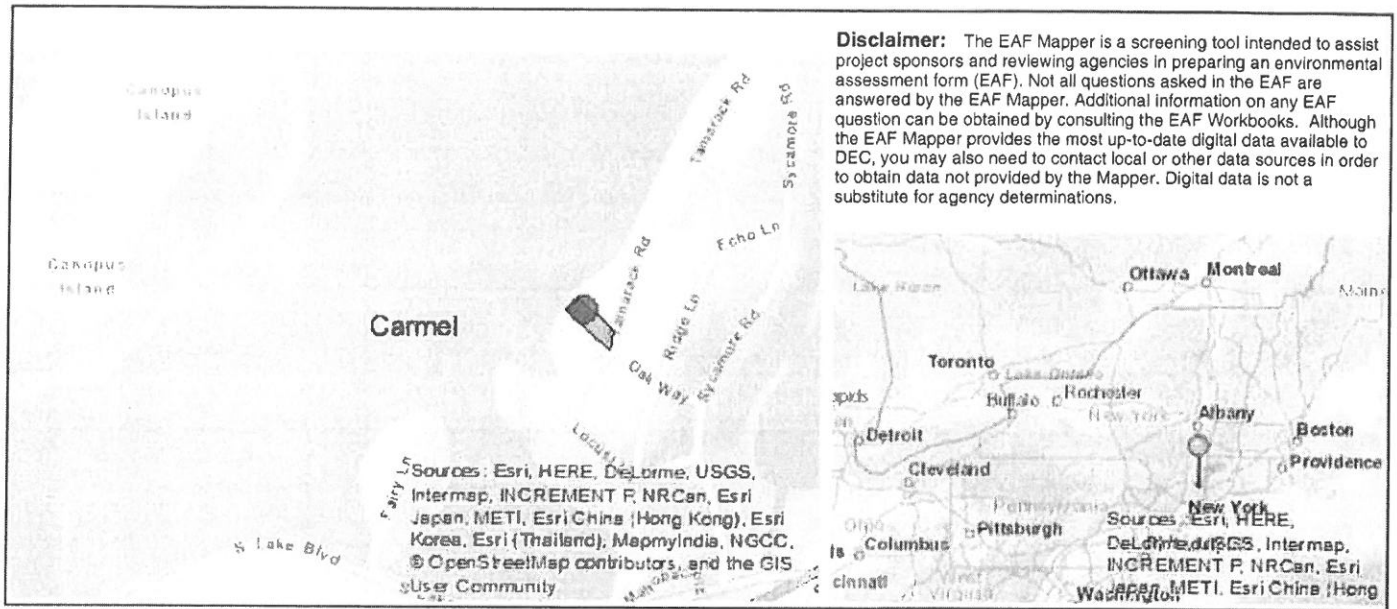
Part 1 - Project and Sponsor Information							
Name of Action or Project: Boat House Expansion for 31 Tamarack Road Mahopac							
Project Location (describe, and attach a location map): 31 Tamarack Road Mahopac							
Brief Description of Proposed Action: Single story cantilevered boat house addition using existing foundation. No new work to soil or waterway.							
Name of Applicant or Sponsor: 31 Tamarack Road LLC		Telephone: 201-725-5811 E-Mail: michaelnajdzin@aol.com					
Address: 31 Tamarack Road							
City/PO: Mahopac		State: NY	Zip Code: 10541				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><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="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><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? 0.3916 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? 0.3916 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 checked="" 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: <i>N/A</i>	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: <i>N/A</i>	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <i>N/A</i>	NO <input 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 checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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? Northern Long-eared Bat	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 type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES			

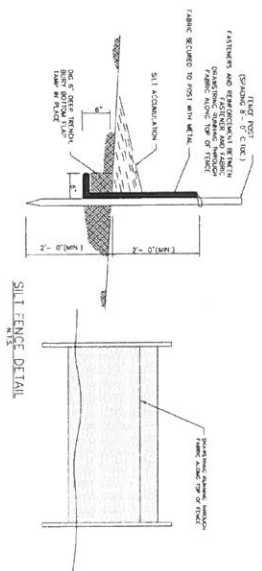
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: 31 Tamarack Road Mahopac NY		Date: 1/22/2018
Signature: 		

EAF Mapper Summary Report

Friday, February 02, 2018 10:10 AM



Part 1 / Question 7 [Critical Environmental Area]	No
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]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



PROPERTY OWNERS WITHIN 500'

71-2.1.10	Paula Shaggs 149 West 14th Saratoga Springs, NY 12851	71-2.1.11	Donna L. Goss 12 Maple Ave Saratoga Springs, NY 12851	71-2.1.12	Robert Shaggs 117 Tappan Rd Saratoga Springs, NY 12851
71-2.1.01	71-2.1.01	71-2.1.13	71-2.1.13	71-2.1.14	71-2.1.14
71-2.1.02	71-2.1.02	71-2.1.15	71-2.1.15	71-2.1.16	71-2.1.16
71-2.1.03	71-2.1.03	71-2.1.16	71-2.1.16	71-2.1.17	71-2.1.17
71-2.1.04	71-2.1.04	71-2.1.17	71-2.1.17	71-2.1.18	71-2.1.18
71-2.1.05	71-2.1.05	71-2.1.18	71-2.1.18	71-2.1.19	71-2.1.19
71-2.1.06	71-2.1.06	71-2.1.19	71-2.1.19	71-2.1.20	71-2.1.20
71-2.1.07	71-2.1.07	71-2.1.20	71-2.1.20	71-2.1.21	71-2.1.21
71-2.1.08	71-2.1.08	71-2.1.21	71-2.1.21	71-2.1.22	71-2.1.22
71-2.1.09	71-2.1.09	71-2.1.22	71-2.1.22	71-2.1.23	71-2.1.23
71-2.1.10	71-2.1.10	71-2.1.23	71-2.1.23	71-2.1.24	71-2.1.24
71-2.1.11	71-2.1.11	71-2.1.24	71-2.1.24	71-2.1.25	71-2.1.25
71-2.1.12	71-2.1.12	71-2.1.25	71-2.1.25	71-2.1.26	71-2.1.26
71-2.1.13	71-2.1.13	71-2.1.26	71-2.1.26	71-2.1.27	71-2.1.27
71-2.1.14	71-2.1.14	71-2.1.27	71-2.1.27	71-2.1.28	71-2.1.28
71-2.1.15	71-2.1.15	71-2.1.28	71-2.1.28	71-2.1.29	71-2.1.29
71-2.1.16	71-2.1.16	71-2.1.29	71-2.1.29	71-2.1.30	71-2.1.30
71-2.1.17	71-2.1.17	71-2.1.30	71-2.1.30	71-2.1.31	71-2.1.31
71-2.1.18	71-2.1.18	71-2.1.31	71-2.1.31	71-2.1.32	71-2.1.32
71-2.1.19	71-2.1.19	71-2.1.32	71-2.1.32	71-2.1.33	71-2.1.33
71-2.1.20	71-2.1.20	71-2.1.33	71-2.1.33	71-2.1.34	71-2.1.34
71-2.1.21	71-2.1.21	71-2.1.34	71-2.1.34	71-2.1.35	71-2.1.35
71-2.1.22	71-2.1.22	71-2.1.35	71-2.1.35	71-2.1.36	71-2.1.36
71-2.1.23	71-2.1.23	71-2.1.36	71-2.1.36	71-2.1.37	71-2.1.37
71-2.1.24	71-2.1.24	71-2.1.37	71-2.1.37	71-2.1.38	71-2.1.38
71-2.1.25	71-2.1.25	71-2.1.38	71-2.1.38	71-2.1.39	71-2.1.39
71-2.1.26	71-2.1.26	71-2.1.39	71-2.1.39	71-2.1.40	71-2.1.40
71-2.1.27	71-2.1.27	71-2.1.40	71-2.1.40	71-2.1.41	71-2.1.41
71-2.1.28	71-2.1.28	71-2.1.41	71-2.1.41	71-2.1.42	71-2.1.42
71-2.1.29	71-2.1.29	71-2.1.42	71-2.1.42	71-2.1.43	71-2.1.43
71-2.1.30	71-2.1.30	71-2.1.43	71-2.1.43	71-2.1.44	71-2.1.44
71-2.1.31	71-2.1.31	71-2.1.44	71-2.1.44	71-2.1.45	71-2.1.45
71-2.1.32	71-2.1.32	71-2.1.45	71-2.1.45	71-2.1.46	71-2.1.46
71-2.1.33	71-2.1.33	71-2.1.46	71-2.1.46	71-2.1.47	71-2.1.47
71-2.1.34	71-2.1.34	71-2.1.47	71-2.1.47	71-2.1.48	71-2.1.48
71-2.1.35	71-2.1.35	71-2.1.48	71-2.1.48	71-2.1.49	71-2.1.49
71-2.1.36	71-2.1.36	71-2.1.49	71-2.1.49	71-2.1.50	71-2.1.50
71-2.1.37	71-2.1.37	71-2.1.50	71-2.1.50	71-2.1.51	71-2.1.51
71-2.1.38	71-2.1.38	71-2.1.51	71-2.1.51	71-2.1.52	71-2.1.52
71-2.1.39	71-2.1.39	71-2.1.52	71-2.1.52	71-2.1.53	71-2.1.53
71-2.1.40	71-2.1.40	71-2.1.53	71-2.1.53	71-2.1.54	71-2.1.54
71-2.1.41	71-2.1.41	71-2.1.54	71-2.1.54	71-2.1.55	71-2.1.55
71-2.1.42	71-2.1.42	71-2.1.55	71-2.1.55	71-2.1.56	71-2.1.56
71-2.1.43	71-2.1.43	71-2.1.56	71-2.1.56	71-2.1.57	71-2.1.57
71-2.1.44	71-2.1.44	71-2.1.57	71-2.1.57	71-2.1.58	71-2.1.58
71-2.1.45	71-2.1.45	71-2.1.58	71-2.1.58	71-2.1.59	71-2.1.59
71-2.1.46	71-2.1.46	71-2.1.59	71-2.1.59	71-2.1.60	71-2.1.60
71-2.1.47	71-2.1.47	71-2.1.60	71-2.1.60	71-2.1.61	71-2.1.61
71-2.1.48	71-2.1.48	71-2.1.61	71-2.1.61	71-2.1.62	71-2.1.62
71-2.1.49	71-2.1.49	71-2.1.62	71-2.1.62	71-2.1.63	71-2.1.63
71-2.1.50	71-2.1.50	71-2.1.63	71-2.1.63	71-2.1.64	71-2.1.64
71-2.1.51	71-2.1.51	71-2.1.64	71-2.1.64	71-2.1.65	71-2.1.65
71-2.1.52	71-2.1.52	71-2.1.65	71-2.1.65	71-2.1.66	71-2.1.66
71-2.1.53	71-2.1.53	71-2.1.66	71-2.1.66	71-2.1.67	71-2.1.67
71-2.1.54	71-2.1.54	71-2.1.67	71-2.1.67	71-2.1.68	71-2.1.68
71-2.1.55	71-2.1.55	71-2.1.68	71-2.1.68	71-2.1.69	71-2.1.69
71-2.1.56	71-2.1.56	71-2.1.69	71-2.1.69	71-2.1.70	71-2.1.70
71-2.1.57	71-2.1.57	71-2.1.70	71-2.1.70	71-2.1.71	71-2.1.71
71-2.1.58	71-2.1.58	71-2.1.71	71-2.1.71	71-2.1.72	71-2.1.72
71-2.1.59	71-2.1.59	71-2.1.72	71-2.1.72	71-2.1.73	71-2.1.73
71-2.1.60	71-2.1.60	71-2.1.73	71-2.1.73	71-2.1.74	71-2.1.74
71-2.1.61	71-2.1.61	71-2.1.74	71-2.1.74	71-2.1.75	71-2.1.75
71-2.1.62	71-2.1.62	71-2.1.75	71-2.1.75	71-2.1.76	71-2.1.76
71-2.1.63	71-2.1.63	71-2.1.76	71-2.1.76	71-2.1.77	71-2.1.77
71-2.1.64	71-2.1.64	71-2.1.77	71-2.1.77	71-2.1.78	71-2.1.78
71-2.1.65	71-2.1.65	71-2.1.78	71-2.1.78	71-2.1.79	71-2.1.79
71-2.1.66	71-2.1.66	71-2.1.79	71-2.1.79	71-2.1.80	71-2.1.80
71-2.1.67	71-2.1.67	71-2.1.80	71-2.1.80	71-2.1.81	71-2.1.81
71-2.1.68	71-2.1.68	71-2.1.81	71-2.1.81	71-2.1.82	71-2.1.82
71-2.1.69	71-2.1.69	71-2.1.82	71-2.1.82	71-2.1.83	71-2.1.83
71-2.1.70	71-2.1.70	71-2.1.83	71-2.1.83	71-2.1.84	71-2.1.84
71-2.1.71	71-2.1.71	71-2.1.84	71-2.1.84	71-2.1.85	71-2.1.85
71-2.1.72	71-2.1.72	71-2.1.85	71-2.1.85	71-2.1.86	71-2.1.86
71-2.1.73	71-2.1.73	71-2.1.86	71-2.1.86	71-2.1.87	71-2.1.87
71-2.1.74	71-2.1.74	71-2.1.87	71-2.1.87	71-2.1.88	71-2.1.88
71-2.1.75	71-2.1.75	71-2.1.88	71-2.1.88	71-2.1.89	71-2.1.89
71-2.1.76	71-2.1.76	71-2.1.89	71-2.1.89	71-2.1.90	71-2.1.90
71-2.1.77	71-2.1.77	71-2.1.90	71-2.1.90	71-2.1.91	71-2.1.91
71-2.1.78	71-2.1.78	71-2.1.91	71-2.1.91	71-2.1.92	71-2.1.92
71-2.1.79	71-2.1.79	71-2.1.92	71-2.1.92	71-2.1.93	71-2.1.93
71-2.1.80	71-2.1.80	71-2.1.93	71-2.1.93	71-2.1.94	71-2.1.94
71-2.1.81	71-2.1.81	71-2.1.94	71-2.1.94	71-2.1.95	71-2.1.95
71-2.1.82	71-2.1.82	71-2.1.95	71-2.1.95	71-2.1.96	71-2.1.96
71-2.1.83	71-2.1.83	71-2.1.96	71-2.1.96	71-2.1.97	71-2.1.97
71-2.1.84	71-2.1.84	71-2.1.97	71-2.1.97	71-2.1.98	71-2.1.98
71-2.1.85	71-2.1.85	71-2.1.98	71-2.1.98	71-2.1.99	71-2.1.99
71-2.1.86	71-2.1.86	71-2.1.99	71-2.1.99	71-2.1.100	71-2.1.100
71-2.1.87	71-2.1.87	71-2.1.100	71-2.1.100	71-2.1.101	71-2.1.101
71-2.1.88	71-2.1.88	71-2.1.101	71-2.1.101	71-2.1.102	71-2.1.102
71-2.1.89	71-2.1.89	71-2.1.102	71-2.1.102	71-2.1.103	71-2.1.103
71-2.1.90	71-2.1.90	71-2.1.103	71-2.1.103	71-2.1.104	71-2.1.104
71-2.1.91	71-2.1.91	71-2.1.104	71-2.1.104	71-2.1.105	71-2.1.105
71-2.1.92	71-2.1.92	71-2.1.105	71-2.1.105	71-2.1.106	71-2.1.106
71-2.1.93	71-2.1.93	71-2.1.106	71-2.1.106	71-2.1.107	71-2.1.107
71-2.1.94	71-2.1.94	71-2.1.107	71-2.1.107	71-2.1.108	71-2.1.108
71-2.1.95	71-2.1.95	71-2.1.108	71-2.1.108	71-2.1.109	71-2.1.109
71-2.1.96	71-2.1.96	71-2.1.109	71-2.1.109	71-2.1.110	71-2.1.110
71-2.1.97	71-2.1.97	71-2.1.110	71-2.1.110	71-2.1.111	71-2.1.111
71-2.1.98	71-2.1.98	71-2.1.111	71-2.1.111	71-2.1.112	71-2.1.112
71-2.1.99	71-2.1.99	71-2.1.112	71-2.1.112	71-2.1.113	71-2.1.113
71-2.1.100	71-2.1.100	71-2.1.113	71-2.1.113	71-2.1.114	71-2.1.114
71-2.1.101	71-2.1.101	71-2.1.114	71-2.1.114	71-2.1.115	71-2.1.115
71-2.1.102	71-2.1.102	71-2.1.115	71-2.1.115	71-2.1.116	71-2.1.116
71-2.1.103	71-2.1.103	71-2.1.116	71-2.1.116	71-2.1.117	71-2.1.117
71-2.1.104	71-2.1.104	71-2.1.117	71-2.1.117	71-2.1.118	71-2.1.118
71-2.1.105	71-2.1.105	71-2.1.118	71-2.1.118	71-2.1.119	71-2.1.119
71-2.1.106	71-2.1.106	71-2.1.119	71-2.1.119	71-2.1.120	71-2.1.120
71-2.1.107	71-2.1.107	71-2.1.120	71-2.1.120	71-2.1.121	71-2.1.121
71-2.1.108	71-2.1.108	71-2.1.121	71-2.1.121	71-2.1.122	71-2.1.122
71-2.1.109	71-2.1.109	71-2.1.122	71-2.1.122	71-2.1.123	71-2.1.123
71-2.1.110	71-2.1.110	71-2.1.123	71-2.1.123	71-2.1.124	71-2.1.124
71-2.1.111	71-2.1.111	71-2.1.124	71-2.1.124	71-2.1.125	71-2.1.125
71-2.1.112	71-2.1.112	71-2.1.125	71-2.1.125	71-2.1.126	71-2.1.126
71-2.1.113	71-2.1.113	71-2.1.126	71-2.1.126	71-2.1.127	71-2.1.127
71-2.1.114	71-2.1.114	71-2.1.127	71-2.1.127	71-2.1.128	71-2.1.128
71-2.1.115	71-2.1.115	71-2.1.128	71-2.1.128	71-2.1.129	71-2.1.129
71-2.1.116	71-2.1.116	71-2.1.129	71-2.1.129	71-2.1.130	71-2.1.130
71-2.1.117	71-2.1.117	71-2.1.130	71-2.1.130	71-2.1.131	71-2.1.131
71-2.1.118	71-2.1.118	71-2.1.131	71-2.1.131	71-2.1.132	71-2.1.132
71-2.1.119	71-2.1.119	71-2.1.132	71-2.1.132	71-2.1.133	71-2.1.133
71-2.1.120	71-2.1.120	71-2.1.133	71-2.1.133	71-2.1.134	71-2.1.134
71-2.1.121	71-2.1.121	71-2.1.134	71-2.1.134	71-2.1.135	71-2.1.135
71-2.1.122	71-2.1.122	71-2.1.135	71-2.1.135	71-2.1.136	71-2.1.136
71-2.1.123	71-2.1.123	71-2.1.136	71-2.1.136	71-2.1.137	71-2.1.137
71-2.1.124	71-2.1.124	71-2.1.137	71-2.1.137	71-2.1.138	71-2.1.138
71-2.1.125	71-2.1.125	71-2.1.138	71-2.1.138	71-2.1.139	71-2.1.139
71-2.1.126	71-2.1.126	71-2.1.139	71-2.1.139	71-2.1.140	71-2.1.140
71-2.1.127	71-2.1.127	71-2.1.140	71-2.1.140	71-2.1.141	71-2.1.141
71-2.1.128	71-2.1.128	71-2.1.141	71-2.1.141	71-2.1.142	71-2.1.142
71-2.1.129	71-2.1.129	71-2.1.142	71-2.1.142	71-2.1.143	71-2.1.143
71-2.1.130	71-2.1.130	71-2.1.143	71-2.1.143	71-2.1.144	71-2.1.144
71-2.1.131	71-2.1.131	71-2.1.144	71-2.1.144	71-2.1.145	71-2.1.145
71-2.1.132	71-2.1.132	71-2.1.145	71-2.1.145	71-2.1.146	71-2.1.146
71-2.1.133	71-2.1.133	71			


[illegible]

§ 3550 Private water-related facilities.

As amended by § 2, of Laws 2003.

A private house, water, sewer, bathroom or bathroom and, as permitted, provided that:

- A private house, water, toilet, bathroom or bathroom, when located in a parcel improved by at least one residential building, shall be exempt from the coverage of this title so long as a person owning the parcel, at least 30 days prior to the date of the proposed improvement, has provided written notice to the Department of the proposed improvement.
- The use of the lot shall be limited to the number of houses and the immediate family of those the owners of such owner or owners of the parcel.
- No bathroom, water or toilet, or water and toilet improvement, when it primarily benefits any existing property and is not a replacement of a water, sewer, bathroom or bathroom, shall be exempt from the coverage of this title, unless the improvement is a replacement of a water, sewer, bathroom or bathroom, when it primarily benefits any existing property and is not a replacement of a water, sewer, bathroom or bathroom.
- No bathroom shall be required under this title, unless the improvement is a replacement of a water, sewer, bathroom or bathroom, when it primarily benefits any existing property and is not a replacement of a water, sewer, bathroom or bathroom.
- No water piping improvement shall be provided for such 300 square feet of lot or more as major portion thereof for any parcel not improved by at least one residential building.
- Improvement of any such parcel shall not exceed 50 feet by 50 feet.

<p>  </p> <p> EDWARD A. EASSE 1000 WEST 10TH AVENUE DENVER, CO 80202 </p>	<p> BLOCK 2 LOT 14 0.32-8 </p> <p> IMPROVED WITH HOUSE ADDITION FOR 31 TAVARCK ROAD, LLC HAWKINS, NY </p> <p> SITE PLAN </p>
---	--

BIBBO ASSOCIATES, L.L.P.

Consulting Engineers

Joseph J. Buschynski, P.E.

Timothy S. Allen, P.E.

Sabri Barisser, P.E.

February 1, 2018

Town of Carmel Planning Board
60 McAlpin Avenue
Mahopac, NY 10541-2340

Attn: Mr. Harold Gary, Chairman

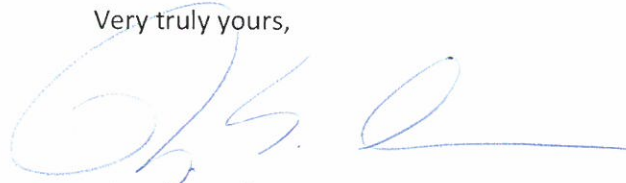
Re: Proposed 14-Lot Subdivision
Yankee Development, Piggott Road
TM # 76.15-1-12

Dear Members of the Board:

On behalf of the owners of the above captioned property we are hereby requesting an additional 180-day extension of Preliminary Subdivision Approval. This project was granted a 180 day extension until February 15, 2018. Our client is proceeding with the DEP review process and will ultimately subdivide the property if the residential real estate market continues on its positive trend. A check in the amount of \$500 for the renewal fee is enclosed.

We respectfully request to be placed on your February 14, 2018 agenda. Should you require any additional information, please feel free to contact me.

Very truly yours,



Timothy S. Allen, P.E.

TSA/mme

Enclosure

cc: Angelo Luppino
Michael Sirignano
File

Site Design ♦ Environmental

Mill Pond Offices · 293 Route 100, Suite 203 · Somers, NY 10589
Phone: 914-277-5805 · Fax: 914-277-8210 · E-Mail: bibbo@optonline.net