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Vice-Chair

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CARL STONE
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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

PLANNING BOARD AGENDA
MARCH 11, 2015 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

- | | | | |
|---|-----------|----------|----------------------------|
| 1. Euro Builders, Inc. – Austin Road | 64.9-1-15 | 03/11/15 | Bond Return |
| 2. Putnam Hospital Center/New York SMSA
Limited Partnership – 670 Stoneleigh Ave, Carmel | 66.-2-57 | 03/11/15 | 11/26/14 Amended Site Plan |

SITE PLAN

- | | | | |
|--|--------------------------|--|----------------------------------|
| 3. Beachak Brothers, Inc. a/k/a Mahopac Motorcycles
485 Route 6 | 76.15-1-15 | | 12/20/14 Site Plan/Change of Use |
| 4. Camp Kiwi – 825 Union Valley Road | 77.17-1-32
77.13-1-41 | | 02/17/15 Amended Site Plan |

SUBDIVISION

- | | | | |
|--------------------------------------|------------|--|---------------------------------------|
| 5. Random Ridge – Kennicut Hill Road | 76.10-1-23 | | 9/3/14 Amended Final Subdivision Plat |
|--------------------------------------|------------|--|---------------------------------------|

MISC.

- | | | | |
|---|----------------|--------|---|
| 6. Yankee Development – Piggott Road | 76.15-1-12 | | Extension of Preliminary Subdivision Approval |
| 7. Hillcrest Commons – Lot E-2.2 – Route 52 | 44.10-2-4.2 | | Re-Approval of Amended Final Site Plan Approval |
| 8. MK Realty – Route 6 & Old Route 6 | 55.6-1-44 & 45 | | Re-Approval of Site Plan Approval |
| 9. Tompkins Recycling – Old Route 6, Carmel | 55.11-1-15 | | Extension of Amended Site Plan Approval |
| 10. Campanelli, Michael – 424 Baldwin Place Rd. | 75.11-2-25 | 6/3/14 | Waiver of Site Plan Application |
| 11. Minutes – 12/10/14 | | | |

Town of Carmel Planning Department

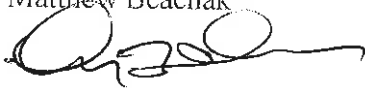
Mahopac Motorcycles
485 Route 6
Mahopac, NY 10541

March 2, 2015

To Whom It May Concern:

I would like to give you a brief history on my property to bring you up to speed. My Name is Matthew Beachak and I have owned and operated Mahopac Motorcycles for the past 11 years. The last few years have been a challenge to earn a living, since then we have down sized and are looking to lease out half of the building. I have local Dr who would like to open a physical therapy office. I have meet with the town planner on several occasions to make sure I covered all issues that may arise. There have been violations on the property in previous years past, all of which have been cleared up. My goal is to bring another local business into my establishment as well as beautify and improve the property. I look forward to the process and eager to expedite it as quickly as possible.

Sincerely,
Matthew Beachak





SITE PLAN APPLICATION

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

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

Date Submitted: 2/23/15 Fee Paid \$2,600.00 Tax Map # 75.16-1-15

Applicant's Name, Address, Telephone # & Email Address: Matthew Beachak
3255 Crompond Road, Yorktown Heights, NY Email: _____

Owner's Name, Address, Telephone # Beachak Bros.
3255 Crompond Road, Yorktown Heights, NY

Firm Responsible for Preparation of Plan: SJF Engineering Services, Stephen J. Ferreira, P.E.

Firm's Address, Telephone # P.O. Box 1047, New Milford, CT 06776 (860) 350-2499

Name & Address of Project: Mahopac Motorcycles #485-Roaute 6 Mahopac, NY

Zoning District: COMM. Lot Size: 0.815 Acres Existing use: Motorcycle Sales and Service

Number & Dimensions of Existing Buildings, if any: (1) Building 190' Long x 31' Wide

Total Floor Area and Height of Existing Buildings, if any: Floor Area = 5,850 Building HT = <35'

Number of Existing Parking Spaces: 10 # Proposed: 16

Percentage of Lot Covered by Buildings and Parking: 28%

Does Existing Use Comply with Zoning Requirements: Yes

If Not, Describe Non-Conformities: _____

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

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

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

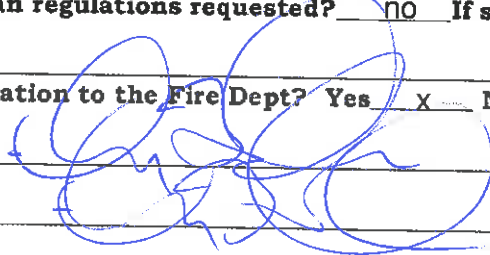
Is Public Sewer & Water Available no

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

Is the site adjacent to NYC Watershed Lands? no

Are any waivers of site plan regulations requested? no If so, List: _____

Have you sent your application to the Fire Dept? Yes No _____

Applicant's Signature:  Date: 2-20-15

Owner's Signature: _____ Date: 2-20-15

Brief Description of Project: _____
Parking space expansion for change of use for a portion of the Building, installation of
new retaining wall and line striping.

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			
SJF ENGINEERING SERVICES, STEPHEN J. FERREIRA, P.E.			
Name of Action or Project: Parking Expansion.			
Project Location (describe, and attach a location map): #485 Route 6, Mahopac, NY (Mahopac Motorcycles)			
Brief Description of Proposed Action: Parking space expansion for change of use for a portion of the Building, installation of new retaining wall and line striping.			
Name of Applicant or Sponsor: Matthew Beachak		Telephone: E-Mail:	
Address: 3255 Crompond Road			
City/PO: Yorktown Heights		State: NY	Zip Code: 10598
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 YES
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 YES
3.a. Total acreage of the site of the proposed action?		0.815 acres	
b. Total acreage to be physically disturbed?		0.110 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.815 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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			<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: _____		<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____			<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>INDIV. SEPTIC</u>		<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?		<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?		<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"/>	
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 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?		<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		<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		<input checked="" 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 checked="" type="checkbox"/> YES <u>EXISTING DRAINAGE SYSTEM ON SITE.</u>			<input checked="" 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: _____

Date: _____

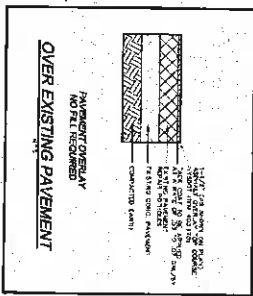
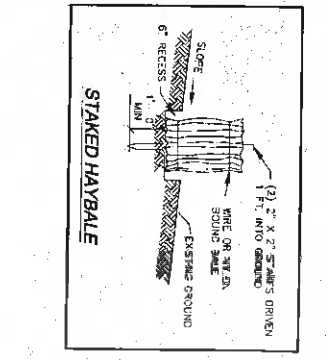
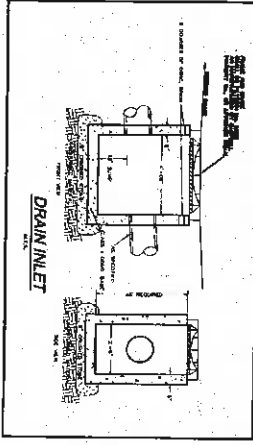
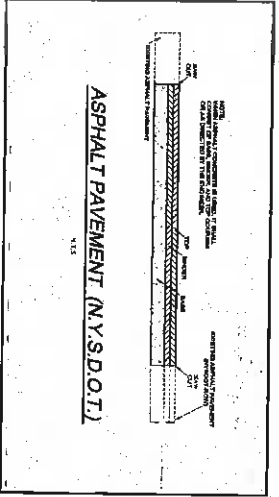
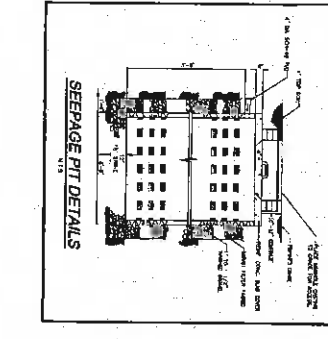
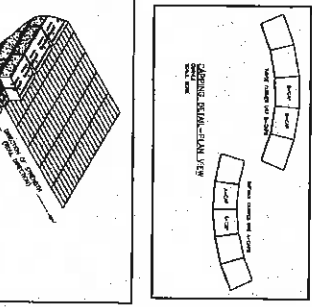
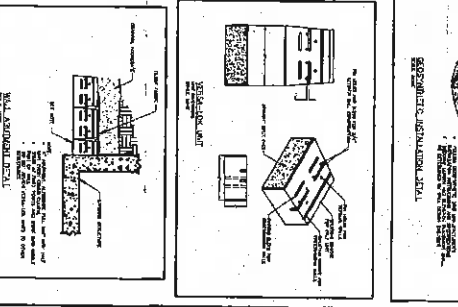
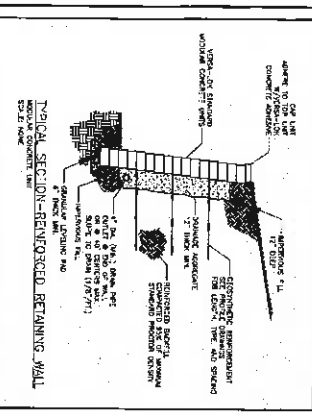
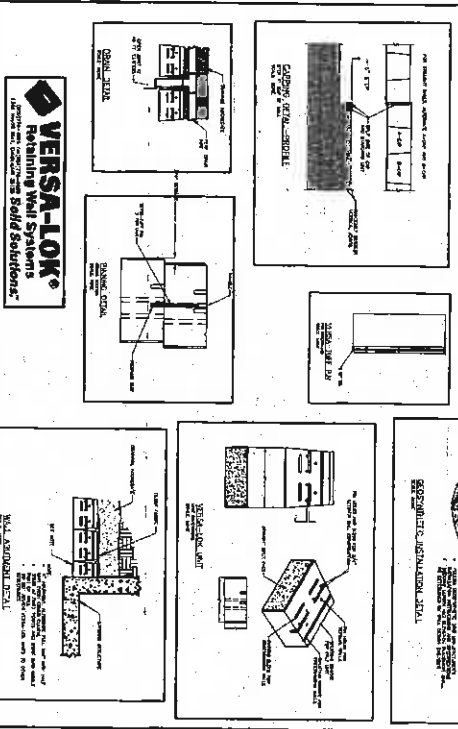
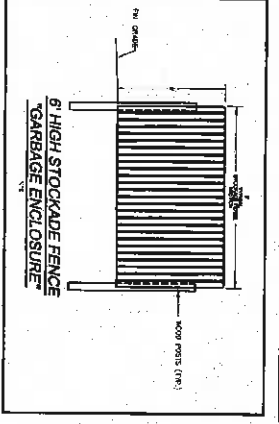
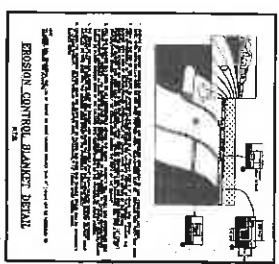
Signature: _____

STEPHEN J. FERRACIA, P.E.

2/5/15

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)?		



PROPERTY INFO:
OWNER:
BEACHAK BROTHERS, INC.
#485-ROUTE 6, MAHOPAC NY
TOWN OF CARMEL
PUTNAM COUNTY, NY
SECT: 7B.15 BLK: 1 LOT: 15

PROPOSED SITE PLAN FOR BEACHAK BROTHERS, INC. (A.K.A. MAHOPAC MOTORCYCLES)
"DETAILS"



SJF
SJF ENGINEERING SERVICES
P.O. BOX 1047
NEW MILFORD, CT 06778
(860) 350-2499

PAGE: P-2

DATE: APRIL 08, 2009



February 27, 2015

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

RE: Camp Kiwi – Amended Site Plan
825 Union Valley Road
Tax Map No. 77.17-1-32 & 77.13-1-41

Dear Chairman Gary and Members of the Board:

Please find enclosed five (5) copies (unless otherwise noted) of the following plans and documents in support of an application for amended site plan approval for the above referenced project:

- Three (3) sheet site plan set, dated February 27, 2015.
- Site Plan Application, dated February 23, 2015.
- Disclosure Addendum Statement, dated February 23, 2015.
- Site Plan Completeness Checklist, dated February 27, 2015.
- Short Form EAF, dated February 27, 2015.
- A \$3,000.00 check for the Amended Site Plan Application Fee.
- A \$600.00 check for a total of six (6) new parking spaces.

Camp Kiwi is looking to amend its site plan to include the repurposing of some of the camp areas on the site to provide improved camper safety, better accommodations for the existing camper base, and new camper experiences.

The proposed additions / changes include the following:

1. Relocation of the visitor parking area to the front of the site to provide additional safety to campers by separating this traffic from the camper area;
2. Addition of a 36'x40' enclosed play area in the location of the existing mini-putt;
3. Relocation of the gaga courts to the existing gravel area at the south end of the site;
4. Installation of a 60'x100' roller hockey rink in the existing gravel area at the south end of the great lawn;
5. Reconstruction of the outdoor theater seating and the adjacent program buildings;
6. Construction of a 10'x20' expansion to the existing deck on one of the program buildings.

We trust the enclosed information will be found adequate and we look forward to meeting with the Board on March 11, 2015 to discuss this project.

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: Adam Wallach, w/enclosures

Insite File No. 15100.100

SITE PLAN APPLICATION



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

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

Date Submitted: 2/27/15 Fee Paid \$ 3600.00 Tax Map # 77.17-1-32
77.13-41

Applicant's Name, Address, Telephone # & Email Address: CAMP KIWI, INC.
P.O. Box 518, Somers, NY 10589 email: adam@campkiwi.com
914-276-2267

Owner's Name, Address, Telephone # same as applicant

Firm Responsible for Preparation of Plan: INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

Firm's Address, Telephone # (845) 225-9690 3 GARRETT PLACE
CARMEL, NY 10512

Name & Address of Project: CAMP KIWI, 825 UNION VALLEY RD + 1-5 BLOSSOM LANE

Zoning District: R Lot Size: 14.7 ± AC Existing use: CHILDREN'S DAY CAMP + PRIVATE SCHOOL

Number & Dimensions of Existing Buildings, if any: (16) BUILDING (NOT INCLUDING TENTS OR SHEDS)

Total Floor Area and Height of Existing Buildings, if any: FLOOR AREA - TBD ; BLDG. HEIGHTS < 35 feet

Number of Existing Parking Spaces: 25 # Proposed: 9 relocated, 6 new = 31 sp total

Percentage of Lot Covered by Buildings and Parking: < 5%

Does Existing Use Comply with Zoning Requirements: yes

If Not, Describe Non-Conformities: _____

Deeds recorded in County Clerk's Office - Date 2/2/2004 Liber 1654 Page 357

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

Are there any Easements relating to the Site? yes If yes, attach copies of same.

Is Public Sewer & Water Available No

Does the Site Contain Wetlands, Steep Slopes or Other Environmental Constraints? yes

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

Is the site adjacent to NYC Watershed Lands? No

Are any waivers of site plan regulations requested? _____ If so, List: _____

Have you sent your application to the Fire Dept? Yes _____ No X

X Applicant's Signature: [Signature] Date: 2/23/15

X Owner's Signature: [Signature] Date: 2/23/15

Brief Description of Project: Existing Day Camp proposes the following amendments / changes to their site plan: relocation of parking area, addition of small playground, reconstruction of existing outdoor theater seating, addition of gaga stadium, addition of roller hockey rink, expansion of deck on an existing building. All improvements are proposed in areas of existing site improvement on-site.

Short Environmental Assessment Form

Part 1 - Project Information

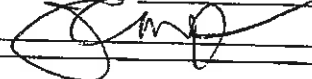
Instructions for Completing

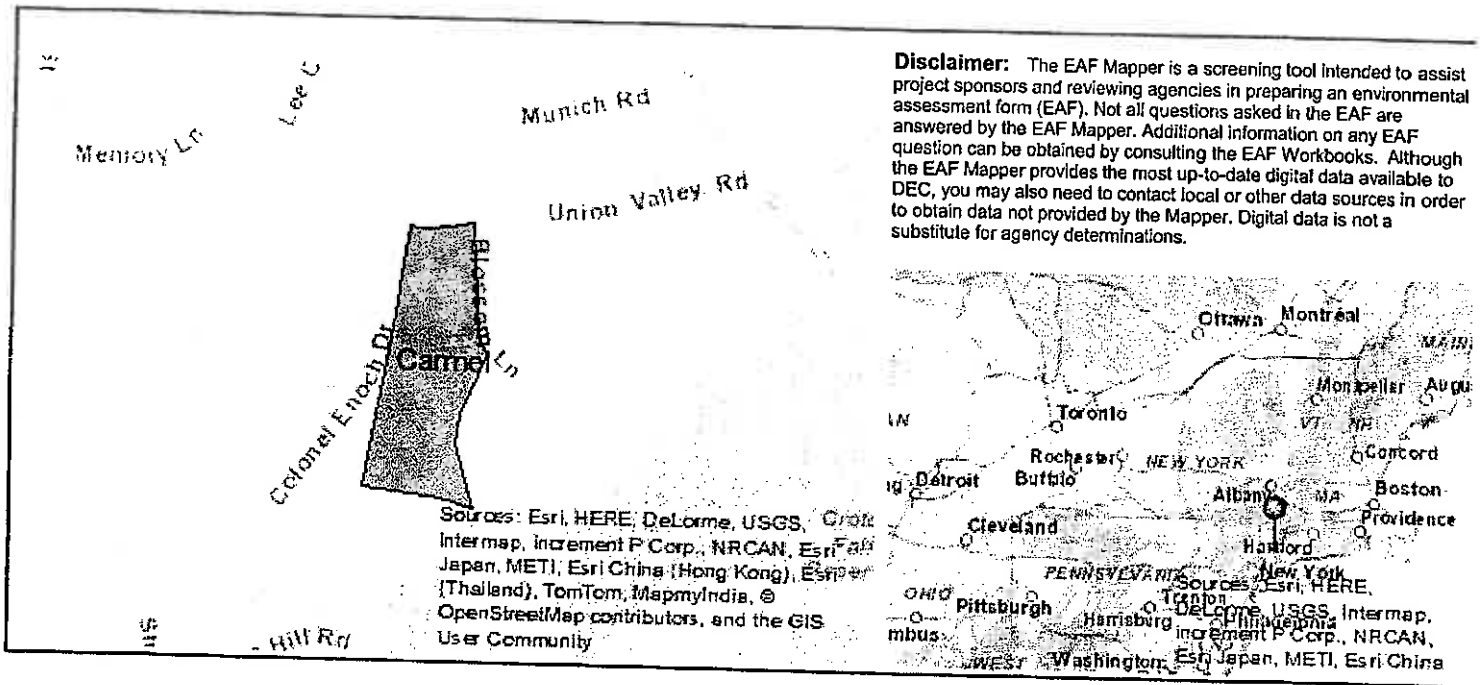
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

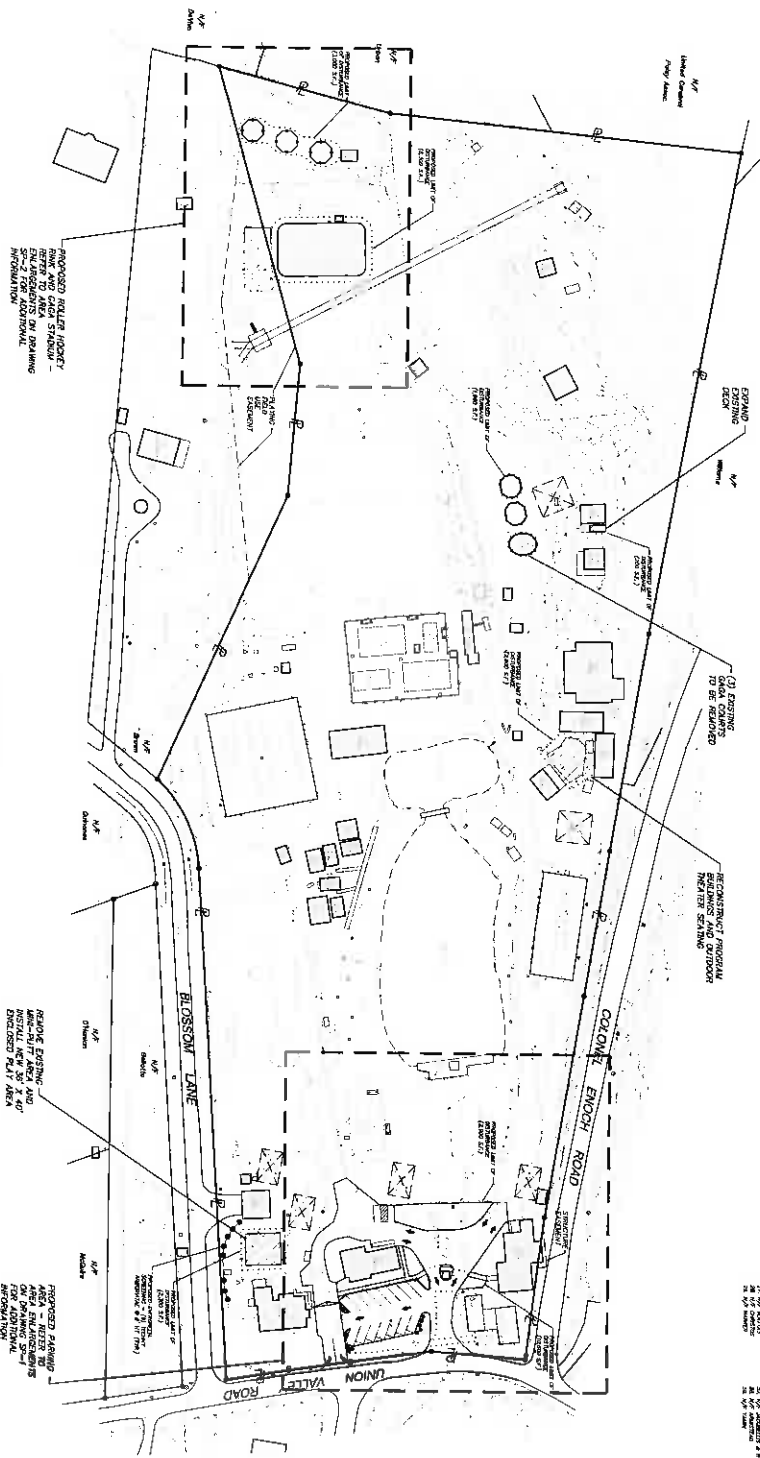
Part 1 - Project and Sponsor Information			
Name of Action or Project: Camp Kiwi - Amended Site Plan			
Project Location (describe, and attach a location map): Union Valley Road, Town of Carmel, Putnam County (between Colonel Enoch Dr. and Blossom Lane on south side of Union Valley Rd)			
Brief Description of Proposed Action: Existing school and day camp proposes the following amendments/changes to their site plan: relocation of parking area, addition of a small playground, reconstruction of existing outdoor theater seating, addition of a gaga courts, addition of a roller hockey rink, expansion of a deck on an existing building. All improvements are proposed in areas of existing improvements on-site.			
Name of Applicant or Sponsor: Camp Kiwi		Telephone: 914-276-2267	
		E-Mail: adam@campkiwi.com	
Address: P.O. 518			
City/PO: Somers		State: New York	Zip Code: 10589
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		14.7 +/- acres	
b. Total acreage to be physically disturbed?		0.7 +/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.7 +/- 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Day Camp</u>			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	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 checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: Project meets requirements - does not exceed	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ There is an existing water supply on-site. None of the proposed improvements require connection to the water supply	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ There is existing wastewater utilities on-site. None of the proposed improvements require connection to wastewater utilities	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<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: _____	NO	YES	
	<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 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? If Yes,	NO	YES	
	a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: There is an existing drainage system on-site. Runoff will be directed into this system.	NO	YES	
	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Insite Engineering, Surveying & Landscape Architecture PC</u></p>		<p>Date: <u>2/27/15</u></p>
<p>Signature: </p>		<p><u>Jeffrey J. Contelmo P.E.</u></p>



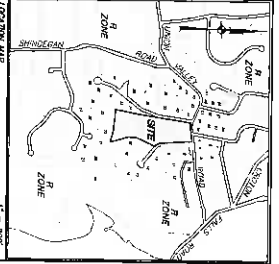
- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National Register of Historic Places] No
- Part 1 / Question 12b [Archeological Sites] No
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local and federal wetlands and 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] No



1 - OVERALL SITE PLAN

500' ADJACENTS

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PROPERTY MAP
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GENERAL NOTES
 1. THE SITE IS LOCATED IN THE CENTER OF THE MAP, BETWEEN BLOSSOM LANE AND UNION VALLEY ROAD.
 2. THE SITE IS SURROUNDED BY 30th STREET TO THE NORTH, 1st STREET TO THE SOUTH, AND 1st STREET TO THE WEST.
 3. THE SITE IS SURROUNDED BY 1st STREET TO THE WEST, 2nd STREET TO THE SOUTH, 3rd STREET TO THE EAST, AND 4th STREET TO THE NORTH.
 4. THE SITE IS SURROUNDED BY 4th STREET TO THE NORTH, 5th STREET TO THE SOUTH, 6th STREET TO THE EAST, AND 7th STREET TO THE WEST.
 5. THE SITE IS SURROUNDED BY 7th STREET TO THE WEST, 8th STREET TO THE SOUTH, 9th STREET TO THE EAST, AND 10th STREET TO THE NORTH.
 6. THE SITE IS SURROUNDED BY 10th STREET TO THE NORTH, 11th STREET TO THE SOUTH, 12th STREET TO THE EAST, AND 13th STREET TO THE WEST.
 7. THE SITE IS SURROUNDED BY 13th STREET TO THE WEST, 14th STREET TO THE SOUTH, 15th STREET TO THE EAST, AND 16th STREET TO THE NORTH.
 8. THE SITE IS SURROUNDED BY 16th STREET TO THE NORTH, 17th STREET TO THE SOUTH, 18th STREET TO THE EAST, AND 19th STREET TO THE WEST.
 9. THE SITE IS SURROUNDED BY 19th STREET TO THE WEST, 20th STREET TO THE SOUTH, 21st STREET TO THE EAST, AND 22nd STREET TO THE NORTH.
 10. THE SITE IS SURROUNDED BY 22nd STREET TO THE NORTH, 23rd STREET TO THE SOUTH, 24th STREET TO THE EAST, AND 25th STREET TO THE WEST.
 11. THE SITE IS SURROUNDED BY 25th STREET TO THE WEST, 26th STREET TO THE SOUTH, 27th STREET TO THE EAST, AND 28th STREET TO THE NORTH.
 12. THE SITE IS SURROUNDED BY 28th STREET TO THE NORTH, 29th STREET TO THE SOUTH, 30th STREET TO THE EAST, AND 1st STREET TO THE WEST.

LEGEND

○	Existing Property Line
○	Proposed Property Line
○	Existing Building Footprint
○	Proposed Building Footprint
○	Existing Parking Space
○	Proposed Parking Space
○	Existing Play Area
○	Proposed Play Area
○	Existing Road
○	Proposed Road
○	Existing Landscape
○	Proposed Landscape

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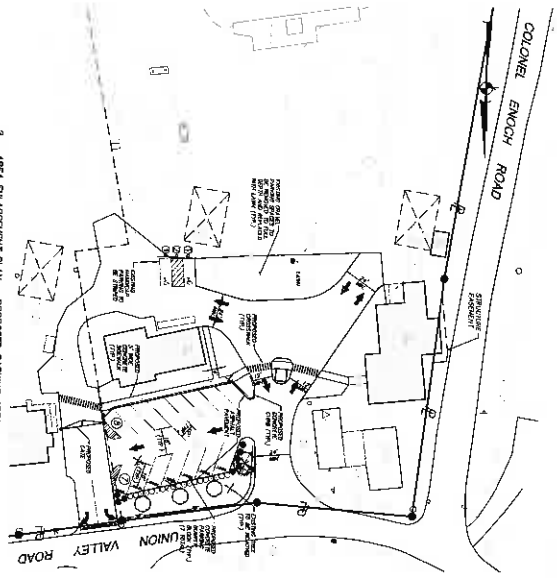
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SCALE
 1" = 50'

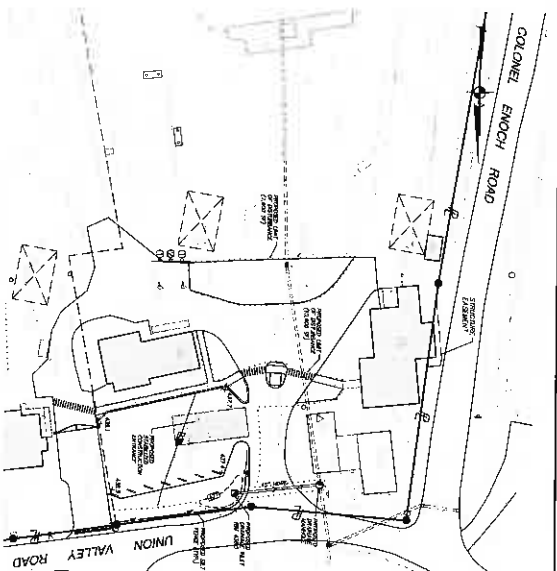
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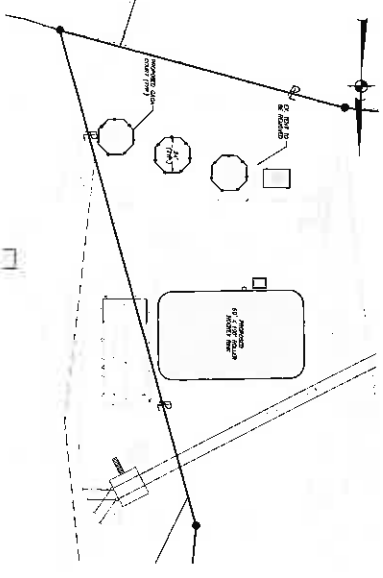
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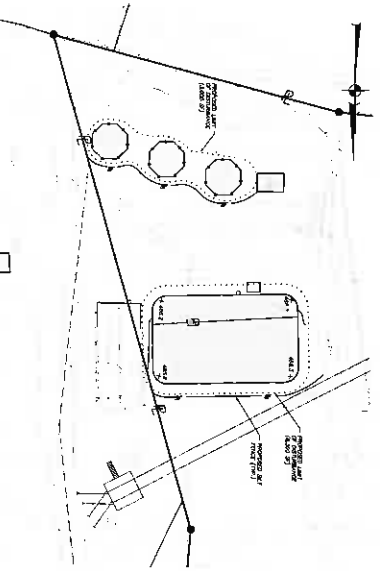
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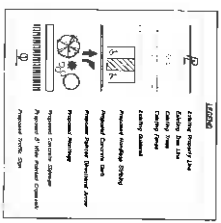
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4 - AREA ENLIGHTENMENT PLAN - PROPOSED RETAIL GROCERY, BANK AND GAS COURTYARDS - LAYOUT AND LANDSCAPING PLAN - SCALE: 1" = 20'



3 - AREA ENLIGHTENMENT PLAN - PROPOSED RETAIL GROCERY, BANK AND GAS COURTYARDS - LAYOUT AND LANDSCAPING PLAN - SCALE: 1" = 20'



SYMBOL	DESCRIPTION	SCALE
(Symbol)	Access Driveway	1" = 20'
(Symbol)	Access Lane	1" = 20'
(Symbol)	Access Road	1" = 20'
(Symbol)	Access Path	1" = 20'
(Symbol)	Access Point	1" = 20'
(Symbol)	Access Structure	1" = 20'
(Symbol)	Access Utility	1" = 20'
(Symbol)	Access Valve	1" = 20'
(Symbol)	Access Well	1" = 20'
(Symbol)	Access Valve	1" = 20'
(Symbol)	Access Well	1" = 20'
(Symbol)	Access Valve	1" = 20'
(Symbol)	Access Well	1" = 20'

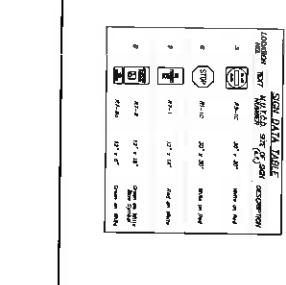
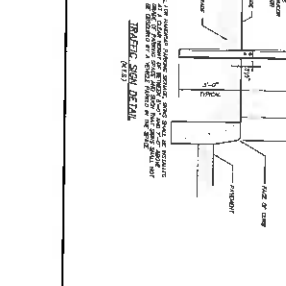
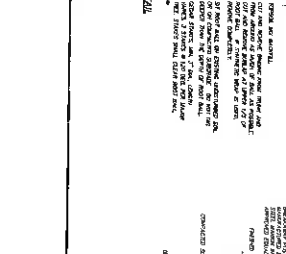
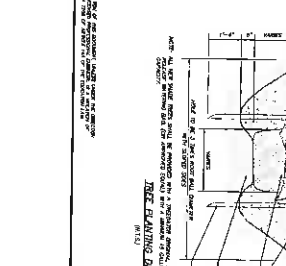
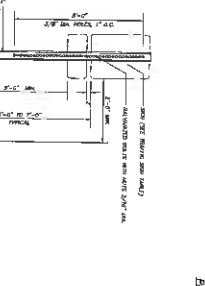
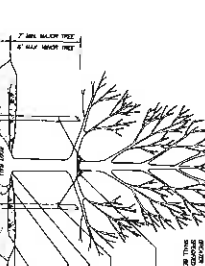
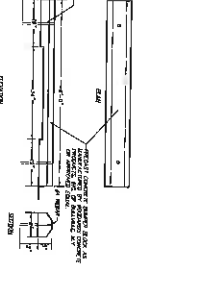
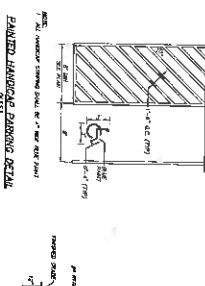
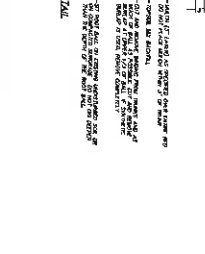
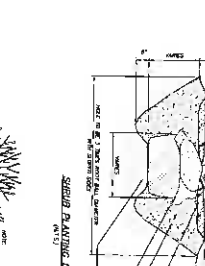
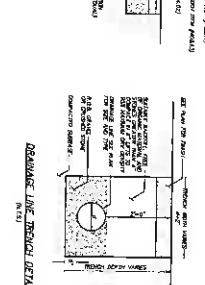
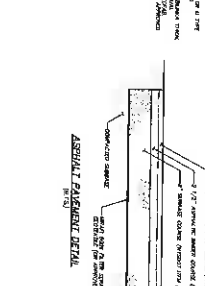
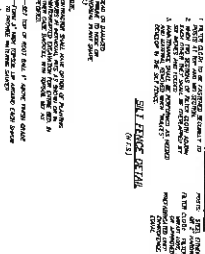
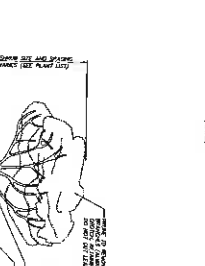
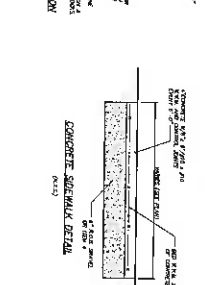
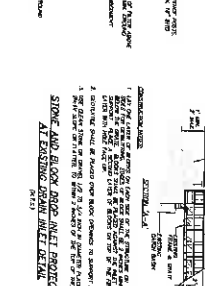
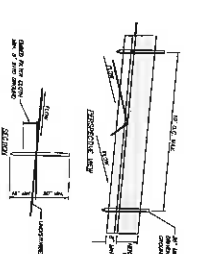
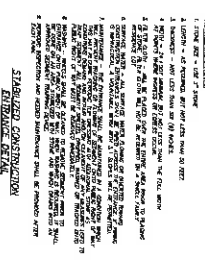
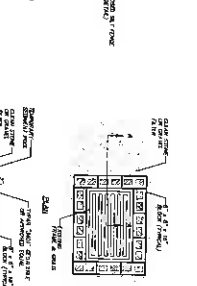
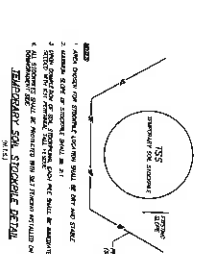
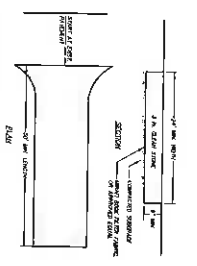
EXPLANATORY NOTES

1. All dimensions are in feet and inches.
2. All dimensions are in feet and inches.
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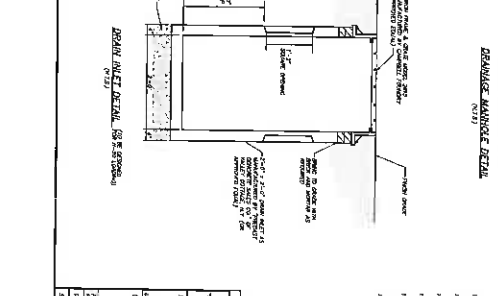
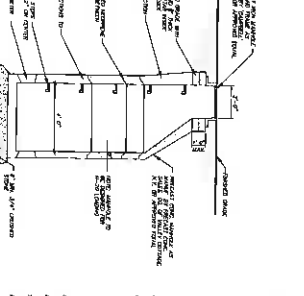
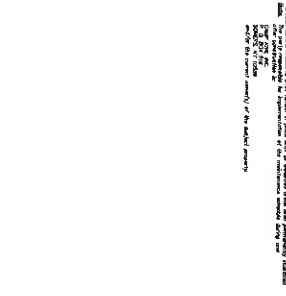
REFER TO DRAWING SP-1 FOR GENERAL NOTES

MAIN SITE

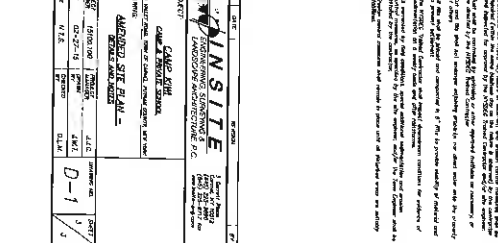
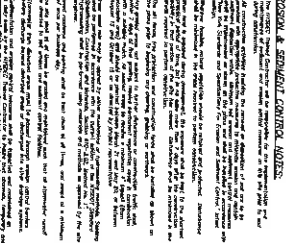
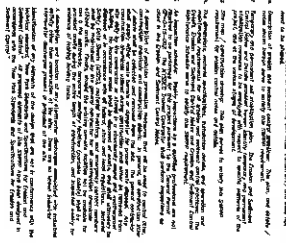
PROJECT	CLAMP ROAD
CLIENT	CLAMP ROAD SOCIETY
DESIGNED BY	CLAMP ROAD SOCIETY
DATE	10/10/10
SCALE	1" = 20'
NO.	SP-1



ROADWAY SEGMENTS	MAINTENANCE REQUIREMENTS
RESIDENTIAL	SWEEP 1-2 TIMES PER WEEK
COMMERCIAL	SWEEP 2-3 TIMES PER WEEK
INDUSTRIAL	SWEEP 2-3 TIMES PER WEEK
TRUCK TRAILER	SWEEP 3-4 TIMES PER WEEK
HAZARDOUS WASTE	SWEEP 4-5 TIMES PER WEEK
INTERSTATE	SWEEP 5-6 TIMES PER WEEK
STATE	SWEEP 5-6 TIMES PER WEEK
COUNTY	SWEEP 5-6 TIMES PER WEEK
MUNICIPALITY	SWEEP 5-6 TIMES PER WEEK
PRIVATE	SWEEP 5-6 TIMES PER WEEK



EROSION & SEDIMENT CONTROL NOTES:
1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND FOR A PERIOD OF 90 DAYS AFTER COMPLETION OF CONSTRUCTION.
2. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SOIL EROSION, SILTATION, AND SEDIMENTATION FROM OCCURRING ON THE PROJECT SITE.
3. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SEDIMENT FROM ENTERING ADJACENT WATER BODIES OR NEARBY PROPERTY.
4. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SEDIMENT FROM ENTERING NEARBY WATER BODIES OR PROPERTY.
5. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT SEDIMENT FROM ENTERING NEARBY WATER BODIES OR PROPERTY.



ROADSIDE	TYPE	HEIGHT	SPACING	INSTALLATION
1	3" x 6" SIGN	3' - 0"	10' - 0"	18" - 30"
2	4" x 8" SIGN	4' - 0"	15' - 0"	24" - 36"
3	6" x 12" SIGN	6' - 0"	20' - 0"	30" - 48"
4	8" x 16" SIGN	8' - 0"	25' - 0"	36" - 60"
5	12" x 24" SIGN	12' - 0"	35' - 0"	48" - 72"
6	18" x 36" SIGN	18' - 0"	50' - 0"	60" - 90"
7	24" x 48" SIGN	24' - 0"	70' - 0"	72" - 108"
8	36" x 72" SIGN	36' - 0"	100' - 0"	90" - 144"
9	48" x 96" SIGN	48' - 0"	140' - 0"	108" - 192"
10	72" x 144" SIGN	72' - 0"	200' - 0"	144" - 288"
11	96" x 192" SIGN	96' - 0"	280' - 0"	192" - 384"
12	144" x 288" SIGN	144' - 0"	400' - 0"	288" - 576"

PROJECT: CANAL SITE	CLIENT: LINDSEY INVESTMENTS P.C.
DRAWN BY: [NAME]	CHECKED BY: [NAME]
DATE: 08-27-18	SCALE: AS SHOWN
SHEET: 0-1	TOTAL SHEETS: 3



February 18, 2015

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

RE: Random Ridge Subdivision
Kennicut Hill Road
Mahopac

Dear Chairman Gary:

In September 2014 an application was made to the Planning Board to amend the 2004 subdivision approval of Random Ridge. I have enclosed a copy of that cover letter as it details the status of outside agency approvals as well as explains the benefits of the proposal.

Since September 20th the following events have occurred:

1. Lot #9, which had remained in ownership of Random Ridge LLC, was sold to Blitman Mahopac, LLC on February 10, 2015. A copy of Mark Dratch's letter notifying the Board of this event is attached. As a result, Blitman Mahopac, LLC own all 28 lots of the subdivision.
2. The N.Y.C.D.E.P. has granted a five (5) year extension to the Stormwater Pollution Prevention Plan and is now set to expire on March 5, 2020. A copy of the D.E.P. letter is attached.

We look forward to appearing before the Board at the March 11th meeting to discuss the merits of this proposals.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in black ink, appearing to read 'Paul M. Lynch', written over a horizontal line.

Paul M. Lynch, P.E.
PML/tal
Enclosures (3)

(L01505)

Mr. Mark Dratch
12 Rosemary Court
Yorktown Heights, NY 10598
February 18, 2015

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

Re: Random Ridge Lot #9

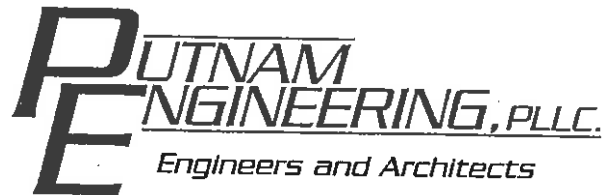
Dear Chairman Gary:

I am writing to inform both you and the Board that the Blitman Group purchased Lot #9 from me on February 10, 2015 and now own all twenty eight lots in the Random Ridge Subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Dratch", written in a cursive style.

Mark Dratch



September 30, 2014

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

Re: Random Ridge
Kennicut Hill Road
Mahopac, NY
TM #76.10-1-23, etc.
Project # 8131

Dear Mr. Gary:

Putnam Engineering, (P/E) is submitting an amended subdivision plan for the previously approved and filed 28 lot conventional subdivision known as Random Ridge. The site is located on Kennicut Hill Road in Mahopac. The proposal being presented is to cluster Random Ridge using the same lot count, reducing the development footprint on the property as well as preserving open space. The development has been prepared in accordance with Town code section 156-45.

Enclosed is an application, long EAF, disclosure statement and project development plans. The fee will be submitted under separate cover. A comparison of the 2004 approved plat vs the proposed clustered plan is provided. We have prepared five separate plan types for comparison purposes.

The Random Ridge Subdivision was approved by the Planning Board in March of 2004, the plat signed in July 2007 and recorded in the County Clerk's office as filed map # 2980, 2980a, 2980b, 2980c. It has received NYCDEP and NYSDEC stormwater approvals, and PCHD approval. Copies of the current agency approvals are included for the board's file. The N.Y.C.D.E.P. SWPPP approval is valid until March 5, 2015. The N.Y.C.D.E.P. Intermediate Subsurface Sewage Treatment System approval is valid until May 6, 2015 and The N.Y.S.D.E.C. S.P.D.E.S. permit for Groundwater Discharge is valid until August 31, 2018.

Prior to the signing of the 2004 approved plat, all Town fees were paid. The bond was provided to the Town and is current.

The current project approval if built would result in large lots with lengthy roads, extensive infrastructure and large disturbance area (37.5 acres) for 28 dwelling units. The amended plan is in accordance with Town of Carmel Zoning section 156-45, clustered development. This section allows for small lots with surrounding open space. There is municipal water and common septic areas. The benefit of a clustered subdivision is less impact to the land and greater open space.

The proposed subdivision has the following benefits compared to the approved 28 lot subdivision:

- 1) Area disturbance: previous 37.5 acres; proposed 23.5 acres.

(L01462)

2) Earthwork:

2004

Cut: 36,300 c.y.
Fill: 80,100 c.y.
Net: 43,900 c.y. of fill

2014

Cut: 52,100 c.y.
Fill: 68,600 c.y.
Net: 16,500 c.y. of fill

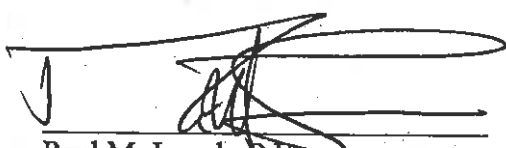
- 3) Impact on wetland buffer areas: previous 4.3 acres; proposed 0.8 acres.
- 4) Length of roadways: previous; 3000 linear feet; proposed 1990 linear feet.
- 5) Impervious area : previous, 3.78 acres ; proposed 3.14 acres.
- 6) Improvements to drainage and conformance to latest stormwater and green infrastructure are improvements over the previous plan.
- 7) A clubhouse and recreation area are provided in the proposed plan. None were required for the previous plan. The proposed clubhouse and recreation area does not meet the requirements of the Town ordinance and, as such, will be complying with the recreation fee provision of said code.
- 8) Open Space; there is 57.4 acres of open space proposed. None was required for the previous plan.

The prior approved subdivision supported the development of 28 units. The proposed plan achieves the same with less disturbance, less impact and better design.

We request this item be placed on the next available agenda.

Sincerely,

PUTNAM ENGINEERING, PLLC


Paul M. Lynch, P.E.

Encs

RJC/tal

cc: Mr. Ronald F. York
Blitman Development Corp.



February 12, 2015

Paul M. Lynch, P.E.
Putnam Engineering, P.L.L.C.
4 Old Route 6,
Brewster, NY 10509

Emily Lloyd
Commissioner

Paul V. Rush, P.E.
Deputy Commissioner
Bureau of Water Supply
prush@dep.nyc.gov

465 Columbus Avenue
Valhalla, New York 10595

T: (845) 340-7800
F: (845) 334-7175

Re: Random Ridge Subdivision;
Stormwater Pollution Prevention Plan (SWPPP)
Kennicut Hill Road; (T) Carmel; Tax Map # 76.10-1-10 & 76.10-1-23
DEP Log # 1994-MU-0089-SP.1

Dear Mr. Lynch:

DEP has received your letter dated January 29, 2015 requesting a renewal of the current SWPPP approval issued by DEP on March 5, 2005, which was subsequently renewed until March 5, 2015. Upon review of the SWPPP and in accordance with Section 18-23 of the *Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and Its Sources* (Watershed Regulations), DEP grants a renewal of the SWPPP approval for five (5) additional years, subject to the conditions noted in the SWPPP Determination. The SWPPP approval for Random Ridge Subdivision will expire on March 5, 2020.

If you have any questions, please contact the undersigned at (914)742-2025 or jdrake@dep.nyc.gov.

Sincerely,

John G. Drake, P.E.
Civil Engineer
Stormwater Programs

xc: (T) Carmel Planning Department
(T) Carmel Building Department

ALLEN BEALS, M.D., J.D.
Commissioner of Health

ROBERT MORRIS, P.E., MPH
Director of Environmental Health



MARYELLEN ODELL
County Executive

DEPARTMENT OF HEALTH

1 Geneva Road, Brewster, New York 10509
Phone # (845) 808-1390 Fax # (845) 278-7921

October 3, 2013

Blitman Mahopac, LLC
Attn: Ronald York
118 North Bedford Road
Mount Kisco, NY 10549

Re: Approval of Plans for Carmel Water District #8
Public Water Supply System Extension to serve
Random Ridge Subdivision
(T) Carmel

Dear Mr. York:

This Department is forwarding an Approval of Plans and approved plans consisting of 19 B/W prints for the above project to your design professional.

The approval of plans and approved plans should be filed in the appropriate office of Blitman Mahopac LLC. Blitman Mahopac LLC is obligated to comply with each of the conditions stipulated in the Approval of Plans.

Supervision of construction by a licensed professional engineer who shall furnish a Certificate of Construction Compliance is a responsibility of Blitman Mahopac LLC.

This approval applies only to the installation of approximately 5,020 LF of eight inch PVC distribution mains to serve the proposed 28 lot realty subdivision as set forth in the Engineer's Report, prepared by Paul Lynch, P.E.

Should you have any comments concerning this matter, please contact this office.

Respectfully,

A handwritten signature in cursive script that reads "Robert Morris".

Robert Morris P.E., MPH
Director of Environmental Health

RM:cw

cc: P. Lynch, P.E.
M. Budzinski, P.E.
R. Gainer, P.E. (T) Carmel

ALLEN BEALS, M.D., J.D.
Commissioner of Health

ROBERT MORRIS, P.E., MPH
Director of Environmental Health



MARYELLEN ODELL
County Executive

DEPARTMENT OF HEALTH

1 Geneva Road, Brewster, New York 10509

Phone # (845) 808-1390

Fax # (845) 278-7921

October 3, 2013

Random Ridge Sewage Works Corporation
C/O Blitman Development Corp.
118 North Bedford Road, Suite 102
Mt. Kisco, NY 10549

Re: Approval of Plans for a Common Wastewater Treatment System
for Random Ridge Subdivision, (T) Carmel TM # 76.13-2-84 & 85
SPDES Permit # 3-3720-00351 / 00001 (NY 0270806)

This office has received the engineering report, plans and application for the wastewater treatment system for the above-noted project.

Upon review, it has been determined that the submission meets the applicable criteria of the NYS Department of Environmental Conservation and the Putnam County Health Department for the design of sewage treatment systems. This approval of plans is issued under provisions of Article 3 of the Putnam County Sanitary Code, Article 17 of the Environmental Conservation Law and 6 NYCRR 652, and is issued for plans prepared by Putnam Engineering with the last revision date of April 13, 2005.

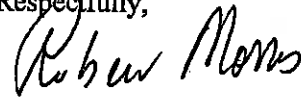
This letter shall serve as record of approval and by initiating construction of the project covered by this approval of plans, the applicant accepts and agrees to abide by and conform to the following:

1. THAT the approval letter shall be maintained on file by the applicant.
2. THAT the approval is revocable or subject to modification or change pursuant to Article 3 of the Putnam County Sanitary Code and Article 17 of the Environmental Conservation Law.
3. THAT the facilities shall be fully constructed and completed in compliance with the engineering report and plans, as approved.
4. THAT the construction of the facilities shall be under the supervision of a person or firm licensed and registered to practice professional engineering in the State of New York under the Education Law of the State of New York, which supervision is the responsibility of the applicant.
5. THAT the design professional supervising such construction shall certify to the Department in writing, that the constructed facilities have been under his/her supervision and that the work has been fully completed in accordance with the approved engineering reports, plans, and approval of plans.
6. THAT the design professional shall submit an application for construction compliance consisting of "as-built" plan and guarantee after construction is completed together with

- certification by the engineer that the sewage treatment system has been completed in conformance with the approved plans.
7. THAT operation of the sewage treatment system shall not be permitted until the construction compliance and authorization to operate are approved by this Department.
 8. THAT the approval is valid for two (2) years and expires on October 3, 2015.
 9. THAT maximum flow of 14,400 gallons per day to the sewage treatment system shall not be exceeded.
 10. That the Health Department be notified when the construction starts on the system and also notified prior to backfill of the system.
 11. THAT the wastewater facilities are to receive sanitary wastes only.

The Department is forwarding three (3) copies of the approved construction permit and two (2) copies of the approved construction plans to your design professional. This approval of plans is issued for the construction of a 16,156 gallon septic tank, 9'x16' pump chamber, 4729 LF of absorption trenches in System "A", 4749 LF of absorption trenches in System "B", 4824 LF of absorption trenches in System "C", 0 to 3 feet of ROB fill and appurtenances and is issued for the State Commissioner of Environmental Conservation.

Respectfully,



Robert Morris, P.E., MPH
Director of Environmental Health

RM/mjb/jmg
Approval of plans sts

cc: P. Lynch, P.E.
D. Shedlo, NYC DEP
BI, (T) Carmel
NYSDEC, White Plains
M. Budzinski, P.E., PCDOH
File

SUBDIVISION APPLICATION



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

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

Date Submitted: 9/4/14 Fee Paid \$ 1,500.00 Tax Map # 76.10-1-23 see attached list.

APPLICANT & PROPERTY OWNER'S INFORMATION

Applicant's Name, Address, Telephone # & Email: BLITMAN BUILDING CORP.
118 N BEDFORD RD, SUITE 102, MT. KISCO NY 10549 (914)244-8600

Owner's Name, Address, Telephone # & Email: BLITMAN MAHOPAC LLC
SAME AS ABOVE

Firm Responsible for Preparation of Plan: PUTNAM ENGINEERING, PLLC
Firm's Address, Telephone # 4 OLD ROUTE 6, BREWSTER NY 10509 (845) 279-6789

PROJECT INFORMATION

Subdivision Name and Property Address: RANDOM RIDGE, KENNICUT HILL ROAD

Zoning District: R # of Lots Proposed: 28 # of Acres: 78.5

Are Proposed Roads to be offered to the Town? No: Yes: X

Deeds recorded in County Clerk's Office - Date 12/12/08 Liber 1822 Page 242

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

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

Will the Site have a Town Road? X Private Road? Open Development?

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

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

Is the site adjacent to NYC Watershed Lands? NO

Are any waivers of subdivision regulations requested? YES If so, List: TREE PLAN

Have you sent your application to the Fire Dept? Yes X No

Applicant's Signature: [Signature] Date: 6-24-14

Owner's Signature: [Signature] Date: 6-24-14

*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: Random Ridge		
Project Location (describe, and attach a general location map): Kennicut Hill Road, Town of Carmel, Putnam County		
Brief Description of Proposed Action (include purpose or need): Proposed 28 lot residential subdivision on 78.5 acres: 28 single family cluster lots. The project site is located within the R - Residential zoning district. Sewer service shall be provided by community subsurface sewage treatment system located on-site and to be maintained by a homeowner's association. Water service shall be provided by a connection to the existing Carmel Water District #8 facilities traversing the subject property.		
Name of Applicant/Sponsor: Blitman Building Corp.		Telephone: 914-244-8600
		E-Mail:
Address: 118 North Bedford Road, Suite 102		
City/PO: Mt. Kisco	State: NY	Zip Code: 10549
Project Contact (if not same as sponsor; give name and title/role): Putnam Engineering, PLLC - Project Engineer		Telephone: 845-279-6789
		E-Mail: plynch@putnameng.com
Address: 4 Old Route 6		
City/PO: Brewster	State: NY	Zip Code: 10509
Property Owner (if not same as sponsor): Same as Applicant		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

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 - Subdivision	September 2014
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Putnam County Health Department - SSTS	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYCDEP - SWPPP, SSTS	
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC - General Permit, SPEDES	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
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 type="checkbox"/> Yes <input checked="" 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 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):	
NYCDEP Watershed Boundary	

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):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
R Residential

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes 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? Mahopac Central School District

b. What police or other public protection forces serve the project site?
Town of Carmel Police Department

c. Which fire protection and emergency medical services serve the project site?
Mahopac Volunteer Fire Department

d. What parks serve the project site?
Town of Carmel Parks

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)? Residential

b. a. Total acreage of the site of the proposed action? _____ 78.5 acres
 b. Total acreage to be physically disturbed? _____ +/- 23.5 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 78.5 acres

c. Is the proposed action an expansion of an existing project or use? Yes 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? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? 28
 iv. Minimum and maximum proposed lot sizes? Minimum .19 acres Maximum 3.17 acres

e. Will proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 36 months
 ii. If Yes:
 • Total number of phases anticipated _____ 10
 • Anticipated commencement date of phase 1 (including demolition) _____ 01 month 2015 year
 • Anticipated completion date of final phase _____ 01 month 2018 year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes 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	<u>0</u>	<u>N.A.</u>	<u>N.A.</u>	<u>N.A.</u>
At completion of all phases	<u>28</u>	<u>N.A.</u>	<u>N.A.</u>	<u>N.A.</u>

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,
 i. Total number of structures 1
 ii. Dimensions (in feet) of largest proposed structure: 35' max. height; 50' width; and 45' length
 iii. Approximate extent of building space to be heated or cooled: +/- 1,800 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? Yes No
 If Yes,
 i. Purpose of the impoundment: stormwater runoff control
 ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: surface water runoff
 iii. If other than water, identify the type of impounded/contained liquids and their source.
N.A.
 iv. Approximate size of the proposed impoundment. Volume: 0.6 million gallons; surface area: 0.5 acres
 v. Dimensions of the proposed dam or impounding structure: 5' height; 440' length
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes 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?
 • 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? Yes 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? Yes 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? Yes No
 If Yes:
 i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): Encroachment proposed into adjacent buffer area of Town of Carmel wetland

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:
Placement of fill for stormwater pond berm, rip-rap spillway, rip-rap swales and plunge pools will encroach into local wetland adjacent buffer area

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: _____

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: _____ 12,000 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: Carmel Water District #8
- 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: _____
Install approx. 3,000 L.F. of 8" watermain, with 28 new hookups
- Source(s) of supply for the district: Existing wells

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: _____

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

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

i. Total anticipated liquid waste generation per day: _____ 12,000 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): _____
sanitary wastewater

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

• Do existing sewer lines serve the project site? Yes No
 • Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • 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):
Community subsurface sewage treatment system to be installed on-site

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____
N.A.

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? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or 3.3 acres (impervious surface)
 _____ Square feet or 78.5 acres (parcel size)
 ii. Describe types of new point sources. Swales, stormwater pipes, curbs

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)?
Stormwater discharges from small storms will be directed to green infrastructure practices that distribute the flow and infiltrate it into the ground. Larger storms are directed to on-site retention pond that controls the rate of runoff to pre-developed conditions
 • If to surface waters, identify receiving water bodies or wetlands: _____
Through local town wetland to NYSDEC Wetland CF-2
 • Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes 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? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
Heavy equipment during construction phases
 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
N.A.
 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
N.A.

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? Yes No
 If Yes:
 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) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ 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)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

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? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations:	
• Monday - Friday:	8am - 5pm	• Monday - Friday:	N.A.
• Saturday:	8am - 5pm	• Saturday:	N.A.
• Sunday:	N.A.	• Sunday:	N.A.
• Holidays:	N.A.	• Holidays:	N.A.

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:
Use of excavation equipment, 8am - 5 pm Monday through Saturday as required during construction

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Existing vegetation to be removed during construction to permit installation of infrastructure and single family homes

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Residences to have security and landscape lighting

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Existing vegetation to be removed during construction to permit installation of infrastructure and single family homes

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:
Diesel exhaust during construction

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? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • 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): _____

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	3.3	+3.3
• Forested	70.2	48.27	-21.93
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.6	7.1	+4.5
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0.13	+0.13
• Wetlands (freshwater or tidal)	5.7	5.7	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: lawns	0	14.0	+14.0

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:
Lakeview Elementary School

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:
Adjacent school had previously disposed of hazardous materials on subject property
NYR000013573

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? _____ > 8 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ <1 %

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

ChB, ChC, ClD, ClE, ClF, CrC, CsD,	_____ %
HrF, PoC, PoD, RhB	_____ %
_____	_____ %

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

e. Drainage status of project site soils: Well Drained: _____ 90 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ 10 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 18 % of site
 10-15%: _____ 12 % of site
 15% or greater: _____ 70 % 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 _____ Classification _____
- Wetlands: Name NYS wetland, Town wetland, Federal wetland Approximate Size 79 ac
- Wetland No. (if regulated by DEC) CF-2

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: _____

m. Identify the predominant wildlife species that occupy or use the project site:

deer	squirrel	birds
raccoon		

n. Does the project site contain a designated significant natural community? Yes No
If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

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? Yes No

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? Yes No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

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? Yes No
If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
If Yes:

i. CFA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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: <u>Putnam County Bikeway</u>	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>Putnam County scenic bike / walking trail</u>	
iii. Distance between project and resource: _____	<u>0.25</u> 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.

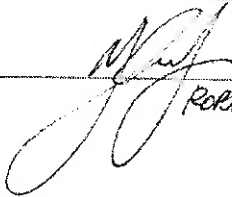
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

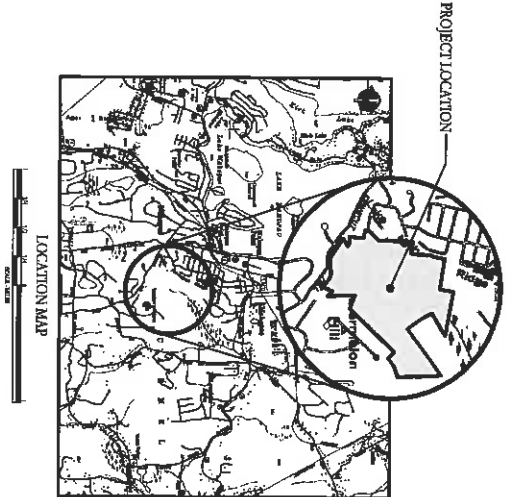
Applicant/Sponsor Name Putnam Engineering, PLLC Date 09/03/14

Signature _____ Title PROJECT MGR


ROBERT J CAMERON JR, RA.

RANDOM RIDGE

KENNICUT HILL ROAD
TOWN of CARMEL
PUTNAM COUNTY, NEW YORK



EXHAUSTIVE SCHEDULE

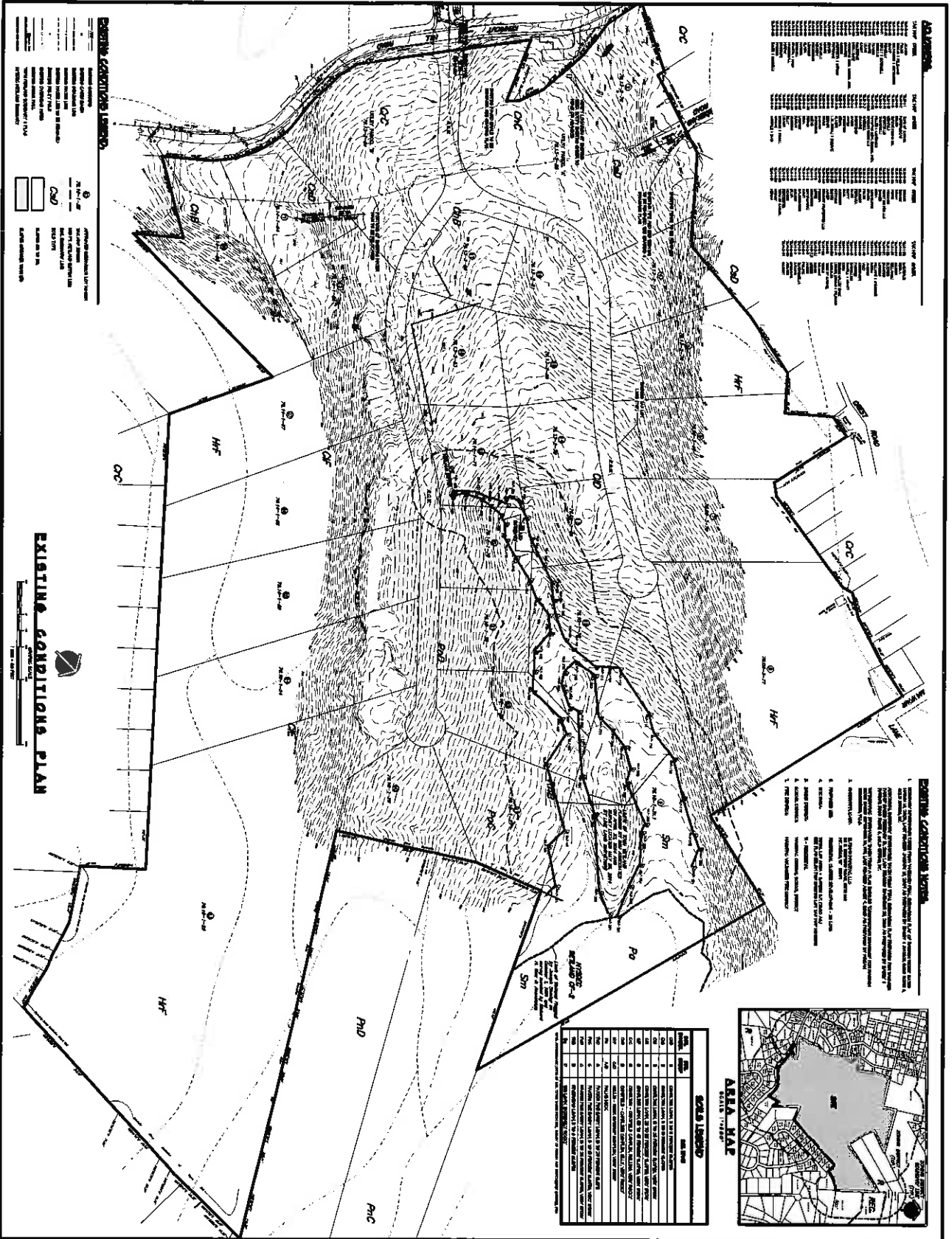
NO.	DESCRIPTION	DATE
1	PRELIMINARY PLANS	10/15/04
2	PERMITS	11/15/04
3	CONSTRUCTION	12/15/04
4	COMPLETION	01/15/05

OWNER / APPLICANT

MR. & MRS. JAMES H. HARRIS
100 COUNTRY CLUB DRIVE
CARMEL, NY 12016

CARMEL PLANNING BOARD APPROVAL

APPROVED BY: _____ DATE: _____



EXISTING CONDITIONS LEGEND

1. EXISTING BUILDING FOOTPRINTS
2. EXISTING DRIVEWAYS
3. EXISTING DRIVEWAYS (W/DRIVEWAY)
4. EXISTING DRIVEWAYS (W/DRIVEWAY)
5. EXISTING DRIVEWAYS (W/DRIVEWAY)
6. EXISTING DRIVEWAYS (W/DRIVEWAY)
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8. EXISTING DRIVEWAYS (W/DRIVEWAY)
9. EXISTING DRIVEWAYS (W/DRIVEWAY)
10. EXISTING DRIVEWAYS (W/DRIVEWAY)

NOTES

1. ALL EXISTING BUILDINGS TO BE DEMOLISHED AND RECONSTRUCTED AS SHOWN ON THESE PLANS.
2. ALL EXISTING DRIVEWAYS TO BE RECONSTRUCTED AS SHOWN ON THESE PLANS.
3. ALL EXISTING DRIVEWAYS TO BE RECONSTRUCTED AS SHOWN ON THESE PLANS.
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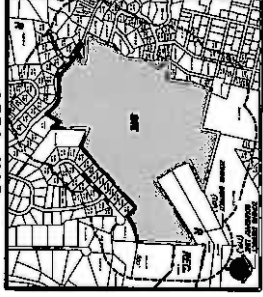
EXISTING CONDITIONS PLAN

NOTES

1. ALL EXISTING BUILDINGS TO BE DEMOLISHED AND RECONSTRUCTED AS SHOWN ON THESE PLANS.
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10. ALL EXISTING DRIVEWAYS TO BE RECONSTRUCTED AS SHOWN ON THESE PLANS.

SCALE LEGEND

NO.	DESCRIPTION	SCALE
1	EXISTING BUILDING FOOTPRINTS	AS SHOWN
2	EXISTING DRIVEWAYS	AS SHOWN
3	EXISTING DRIVEWAYS (W/DRIVEWAY)	AS SHOWN
4	EXISTING DRIVEWAYS (W/DRIVEWAY)	AS SHOWN
5	EXISTING DRIVEWAYS (W/DRIVEWAY)	AS SHOWN
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10	EXISTING DRIVEWAYS (W/DRIVEWAY)	AS SHOWN



C-020

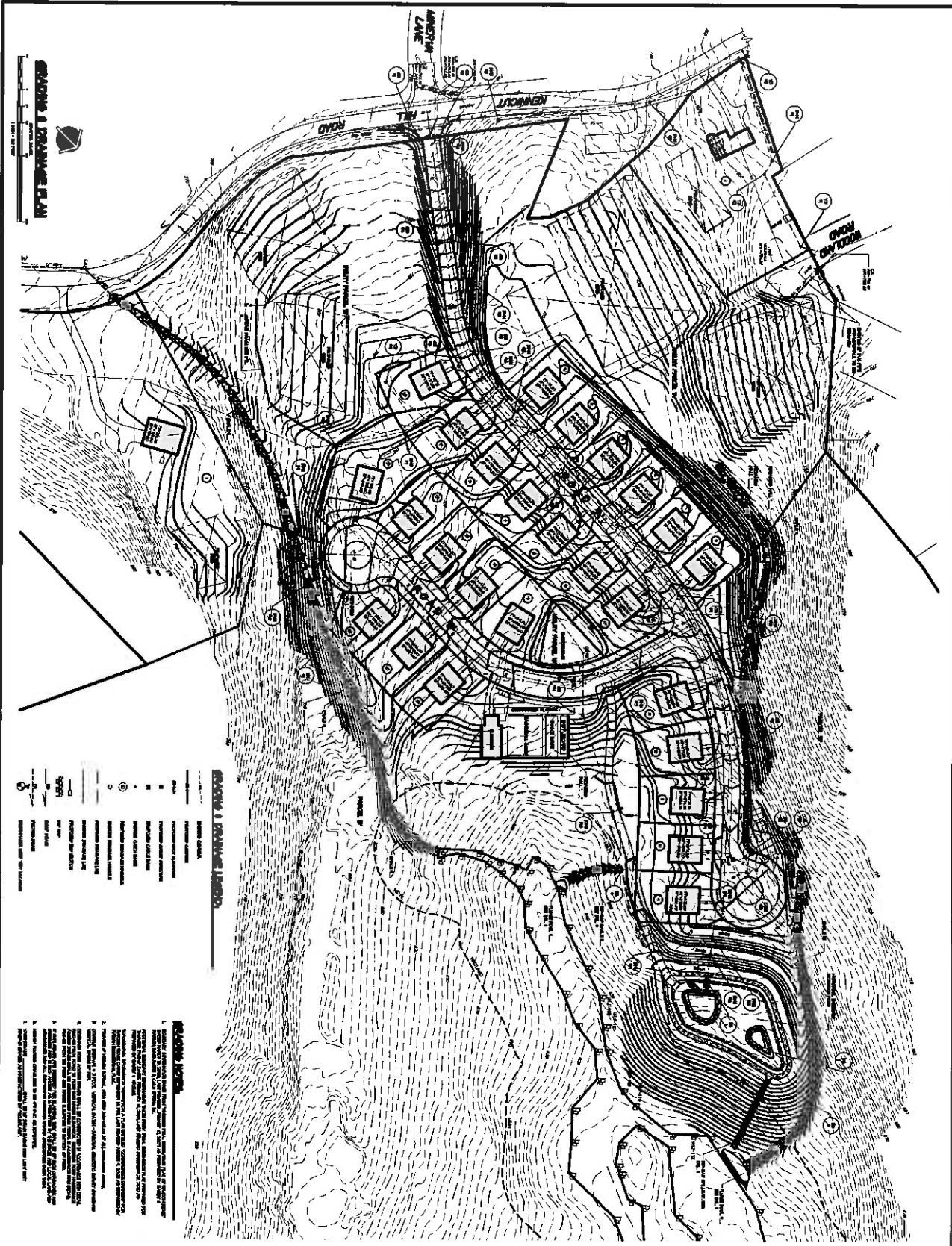
EXISTING CONDITIONS and REMOVALS PLAN

DATE: 10/15/10
SCALE: AS SHOWN
PROJECT: RANDON REBE
CLIENT: RANDON REBE
LOCATION: RANDON REBE

RANDON REBE
RANDON REBE
RANDON REBE

NO.	DESCRIPTION	SCALE
1	EXISTING BUILDING FOOTPRINTS	AS SHOWN
2	EXISTING DRIVEWAYS	AS SHOWN
3	EXISTING DRIVEWAYS (W/DRIVEWAY)	AS SHOWN
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ENGINEER
4 OLD FORD & UNIVERSITY, NEW YORK 10004
646 270-0101 FAX 646 270-0101

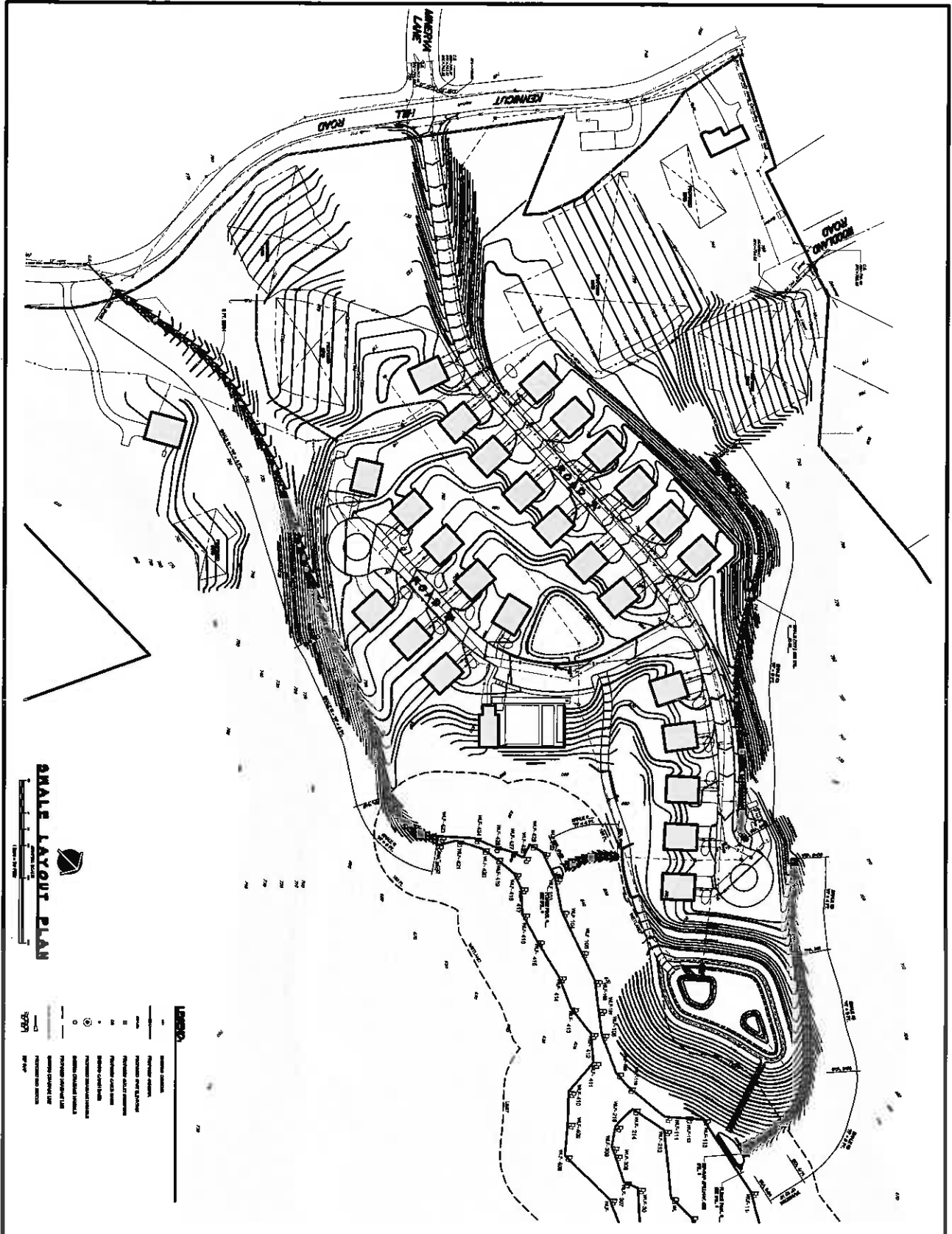


LEGEND

(Symbol)	Proposed Street
(Symbol)	Proposed Sidewalk
(Symbol)	Proposed Storm Drain
(Symbol)	Proposed Catch Basin
(Symbol)	Proposed Culvert
(Symbol)	Proposed Easement
(Symbol)	Proposed Utility
(Symbol)	Proposed Retention Pond
(Symbol)	Proposed Stormwater Pond
(Symbol)	Proposed Stormwater Basin
(Symbol)	Proposed Stormwater Inlet
(Symbol)	Proposed Stormwater Outlet
(Symbol)	Proposed Stormwater Structure
(Symbol)	Proposed Stormwater Facility
(Symbol)	Proposed Stormwater System
(Symbol)	Proposed Stormwater Treatment
(Symbol)	Proposed Stormwater Control
(Symbol)	Proposed Stormwater Management
(Symbol)	Proposed Stormwater Mitigation
(Symbol)	Proposed Stormwater Reduction
(Symbol)	Proposed Stormwater Elimination

NOTES

1. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. THE PROPOSED STORM DRAINAGE SYSTEM IS BASED ON A DESIGN FLOOD OF 100-YEAR RETURN PERIOD.
3. THE PROPOSED STORM DRAINAGE SYSTEM IS BASED ON A DESIGN FLOOD OF 100-YEAR RETURN PERIOD.
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SCALE LAYOUT PLAN

 SCALE: 1" = 20'

LEGEND

1	PROPOSED BUILDING
2	PROPOSED DRIVEWAY
3	PROPOSED DRIVEWAY
4	PROPOSED DRIVEWAY
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ENLARGED 6076 PLAN

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AGRICULTURAL FIELD ROTATIONAL SCHEDULES

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31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

ENLARGED 6076 PLAN

CHM

RANDON REBE

HERBERT HILL ROAD
 TOWN OF CARROLL
 FRENCH CREEK, NEW YORK

PREPARED BY:

DATE:

SCALE:

PROJECT NO.:

CLIENT:

DESCRIPTION:

REVISIONS:

APPROVED:

DATE:

PROJECT:

CLIENT:

DESCRIPTION:

REVISIONS:

APPROVED:

DATE:

PROJECT:

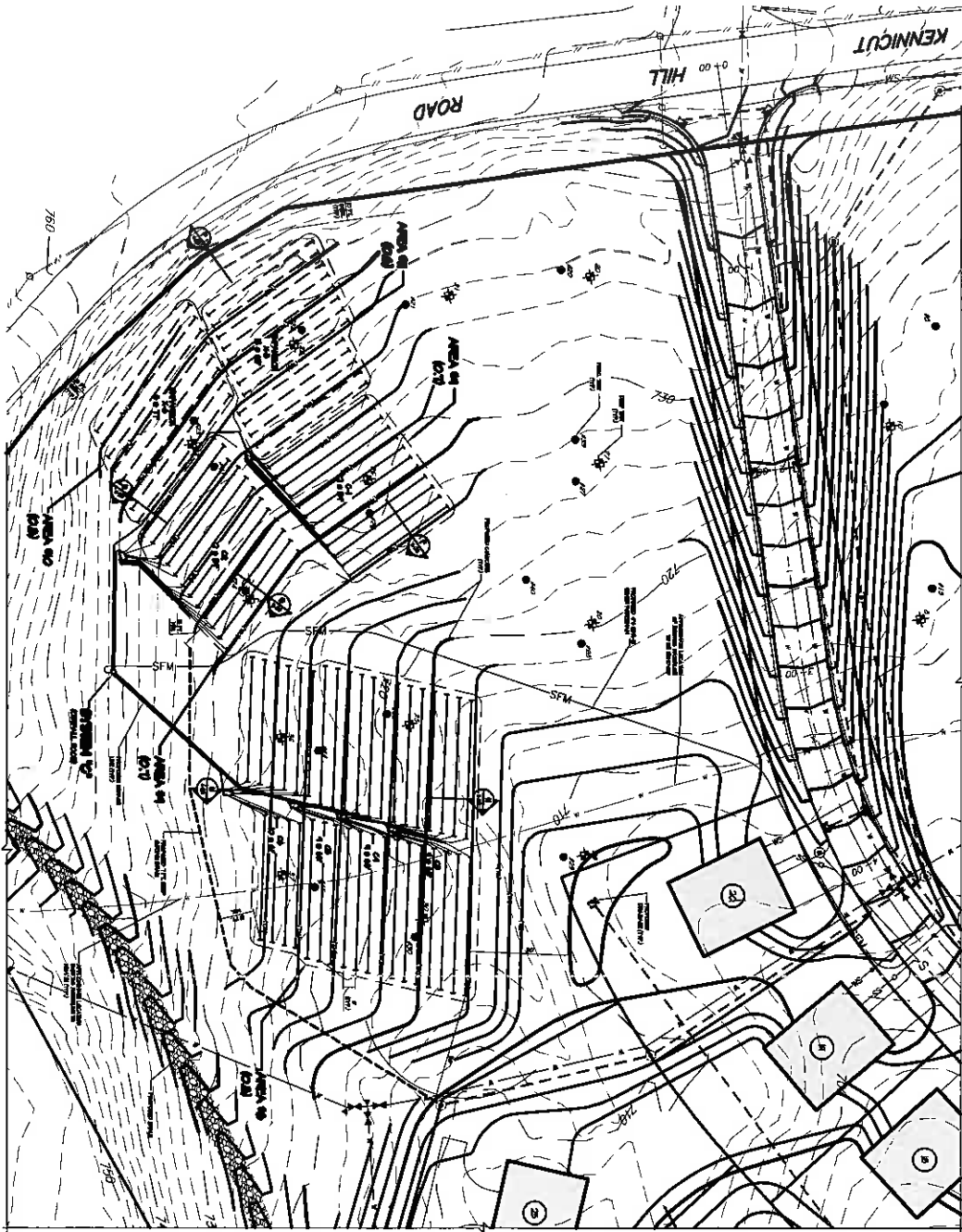
CLIENT:

DESCRIPTION:

REVISIONS:

APPROVED:

DATE:



ENLARGED 8575 PLAN

CH2

- LEGEND**
- EXISTING
 - PROPOSED
 - ...

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE PROPOSED STRUCTURES ARE TO BE CONSTRUCTED ON THE SLOPE OF THE HILL.
3. THE PROPOSED STRUCTURES ARE TO BE CONSTRUCTED ON THE SLOPE OF THE HILL.
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10. THE PROPOSED STRUCTURES ARE TO BE CONSTRUCTED ON THE SLOPE OF THE HILL.

PROPOSED FIELD INSTRUMENT SCHEDULE

NO.	DESCRIPTION	DATE	BY	CHECKED BY
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PROPOSED FIELD INSTRUMENT SCHEDULE

NO.	DESCRIPTION	DATE	BY	CHECKED BY
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PROPOSED FIELD INSTRUMENT SCHEDULE

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PROPOSED FIELD INSTRUMENT SCHEDULE

...

ENLARGED 8575 PLAN

CH2

RANDON RIDGE
KENNICUT HILL ROAD
TOWN OF RANDON
PUTNAM COUNTY, NEW YORK

PROPOSED FIELD INSTRUMENT SCHEDULE

NO.	DESCRIPTION	DATE	BY	CHECKED BY
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PROPOSED FIELD INSTRUMENT SCHEDULE

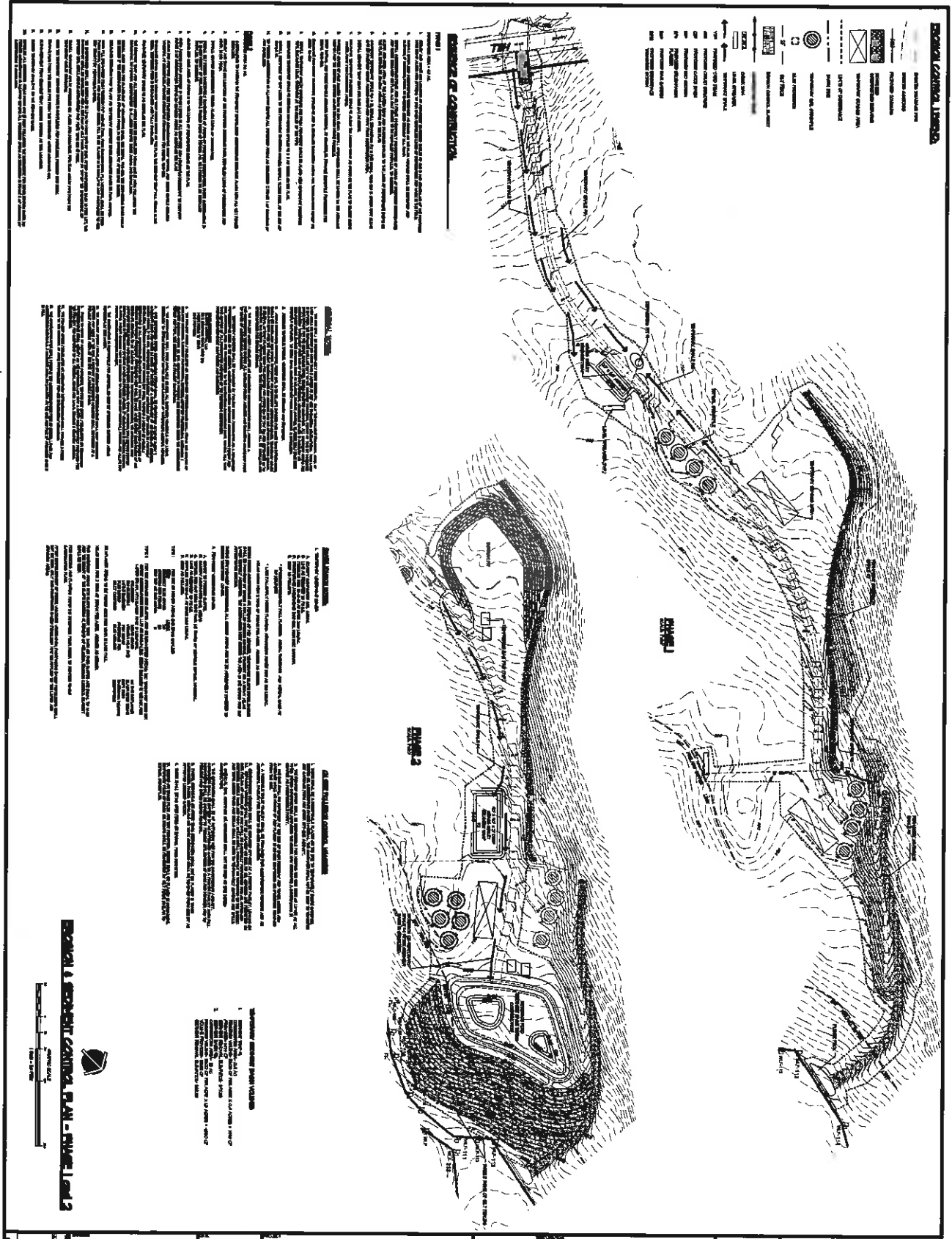
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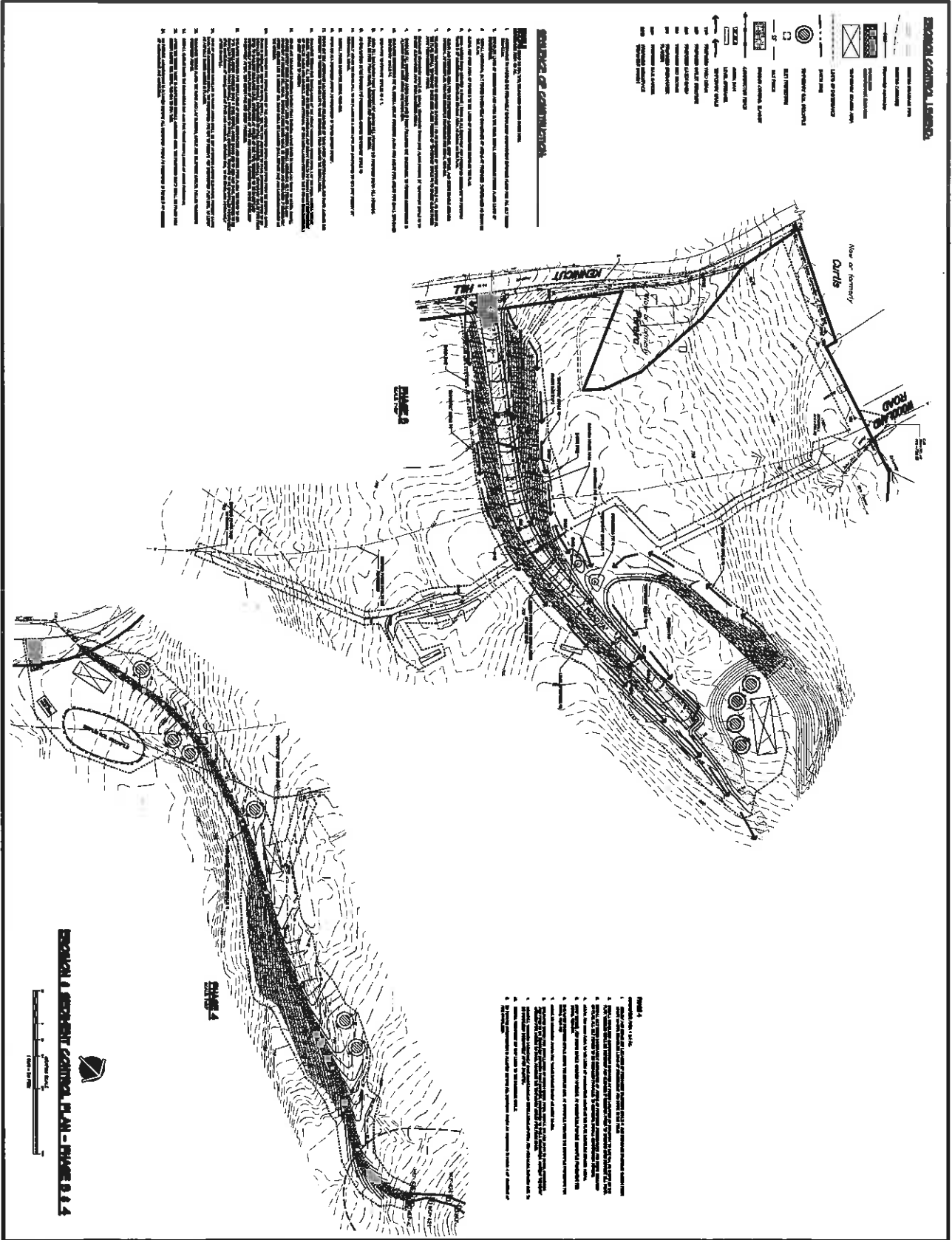
PROPOSED FIELD INSTRUMENT SCHEDULE

...

PROPOSED FIELD INSTRUMENT SCHEDULE

...





- EROSION CONTROL LEGEND**
- Silt Fence
 - Sediment Basin
 - Check Dam
 - Vegetative Filter Strip
 - Erosion Control Blanket
 - Mulch
 - Erosion Control Mat
 - Straw Bale Barrier
 - Temporary Sealing Material
 - Temporary Erosion Control Measure
 - Final Erosion Control Measure
 - Proposed Erosion Control Measure
 - Existing Erosion Control Measure
 - Proposed Road
 - Existing Road
 - Proposed Utility
 - Existing Utility
 - Proposed Structure
 - Existing Structure
 - Proposed Foundation
 - Existing Foundation
 - Proposed Foundation Footing
 - Existing Foundation Footing
 - Proposed Foundation Wall
 - Existing Foundation Wall
 - Proposed Foundation Slab
 - Existing Foundation Slab
 - Proposed Foundation Pier
 - Existing Foundation Pier
 - Proposed Foundation Column
 - Existing Foundation Column
 - Proposed Foundation Wall Pier
 - Existing Foundation Wall Pier
 - Proposed Foundation Wall Slab
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NOTES

1. THIS PLAN IS THE PROPERTY OF THE CONSULTANT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE DESCRIBED HEREON.
2. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS AND HAS FOUND NO OBVIOUS EROSION OR SEDIMENTATION PROBLEMS.
3. THIS PLAN IS BASED ON THE ASSUMPTION THAT THE PROPOSED CONSTRUCTION AND OPERATIONS WILL BE CONDUCTED IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND THAT ALL EROSION CONTROL MEASURES WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND OPERATIONS PERIOD.
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EROSION & SEDIMENT CONTROL PLAN - PHASE 3 & 4

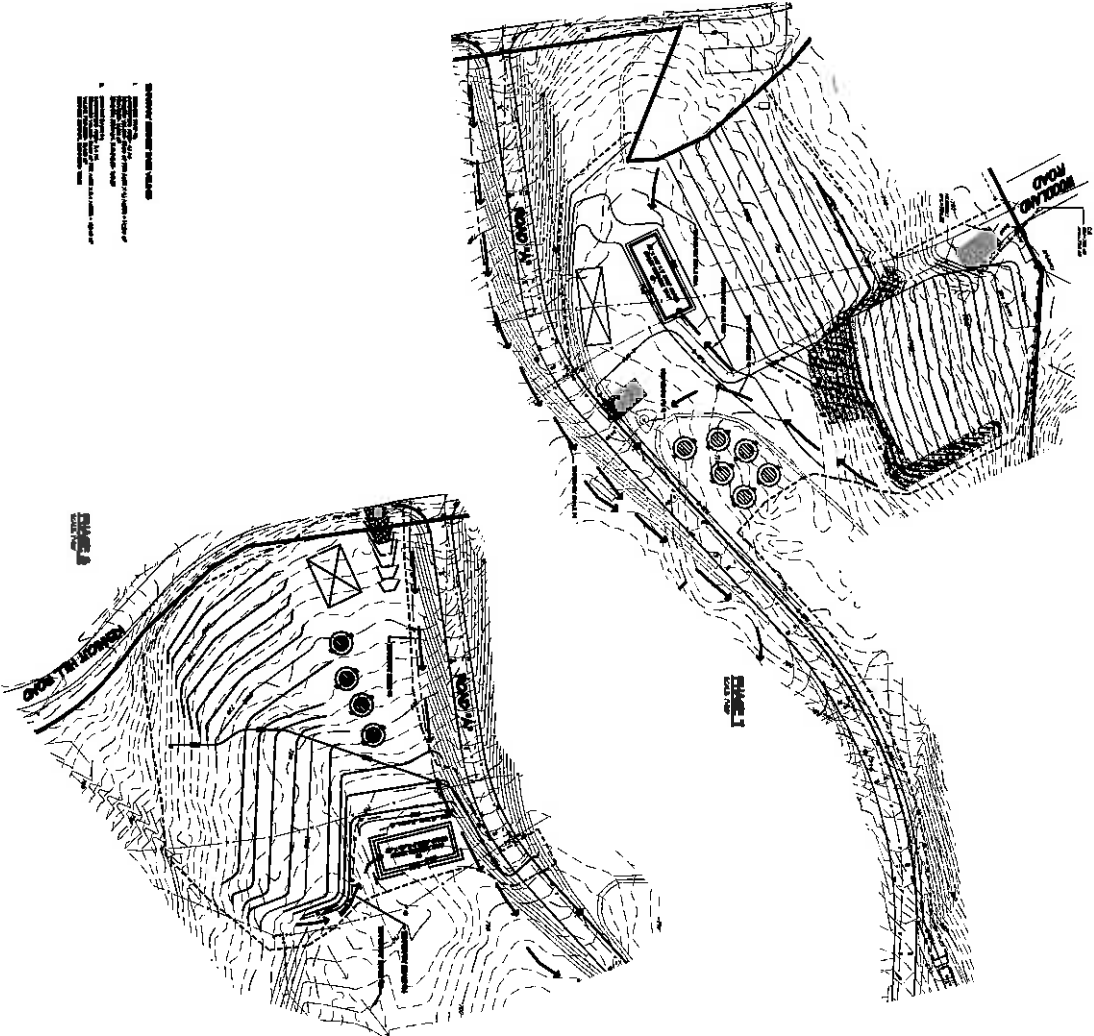
	<p>EROSION and SEDIMENT CONTROL PLAN PHASE 3 & 4</p>	<p>DATE: 08/15/2014</p> <p>SCALE: AS SHOWN</p> <p>BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>APPROVED BY: [Name]</p>	<p>RANSON RIDGE RANSON HILL ROAD TOWN OF CARROLL FERRY COUNTY, WIS. 54601</p>	<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	BY	DATE									<p>THIS PLAN IS THE PROPERTY OF EROSION CONTROL SYSTEMS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE DESCRIBED HEREON. ANY REPRODUCTION OR DISTRIBUTION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF EROSION CONTROL SYSTEMS, INC. IS STRICTLY PROHIBITED.</p> <p>© 2014 EROSION CONTROL SYSTEMS, INC. ALL RIGHTS RESERVED.</p>
		NO.	REVISION	BY	DATE												
<p>EROSION CONTROL SYSTEMS, INC. 2500 E. 10TH AVE. SUITE 100 DENVER, CO 80202 TEL: 303.751.1111 FAX: 303.751.1112 WWW.EROSIONCONTROLSYSTEMS.COM</p>																	

EROSION CONTROL LEGEND

- 1. EROSION CONTROL MAT
- 2. GEOTEXTILE
- 3. CONCRETE CURB
- 4. CONCRETE CURB WITH DRAINAGE
- 5. CONCRETE CURB WITH DRAINAGE AND SLOPE PROTECTION
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SUMMARY OF CONSTRUCTION

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE EROSION CONTROL REGULATIONS AND THE NEW YORK STATE EROSION CONTROL MANUAL.
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EROSION CONTROL PLAN - PHASE 1 & 2

C-24

EROSION and SEDIMENT CONTROL PLAN PHASE 1 & 2

DATE: 08/14/2014
PROJECT: RANDOM RIDGE
SCALE: AS SHOWN
SHEET NO: 1
SHEET TOTAL: 1

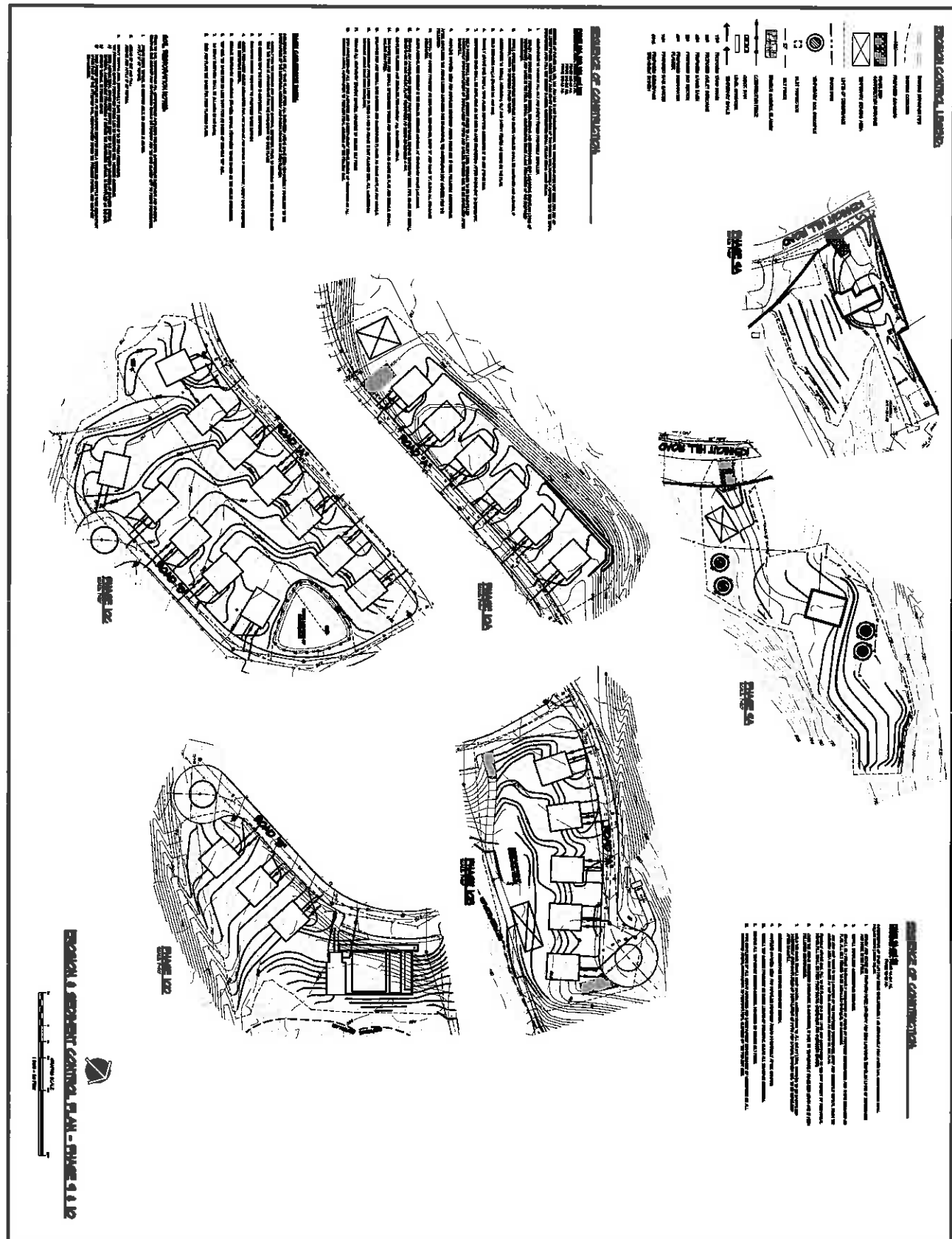
RANDOM RIDGE
RANDOM RIDGE ROAD
TOWN OF RANDOLPH
TOWN OF RANDOLPH, NEW YORK

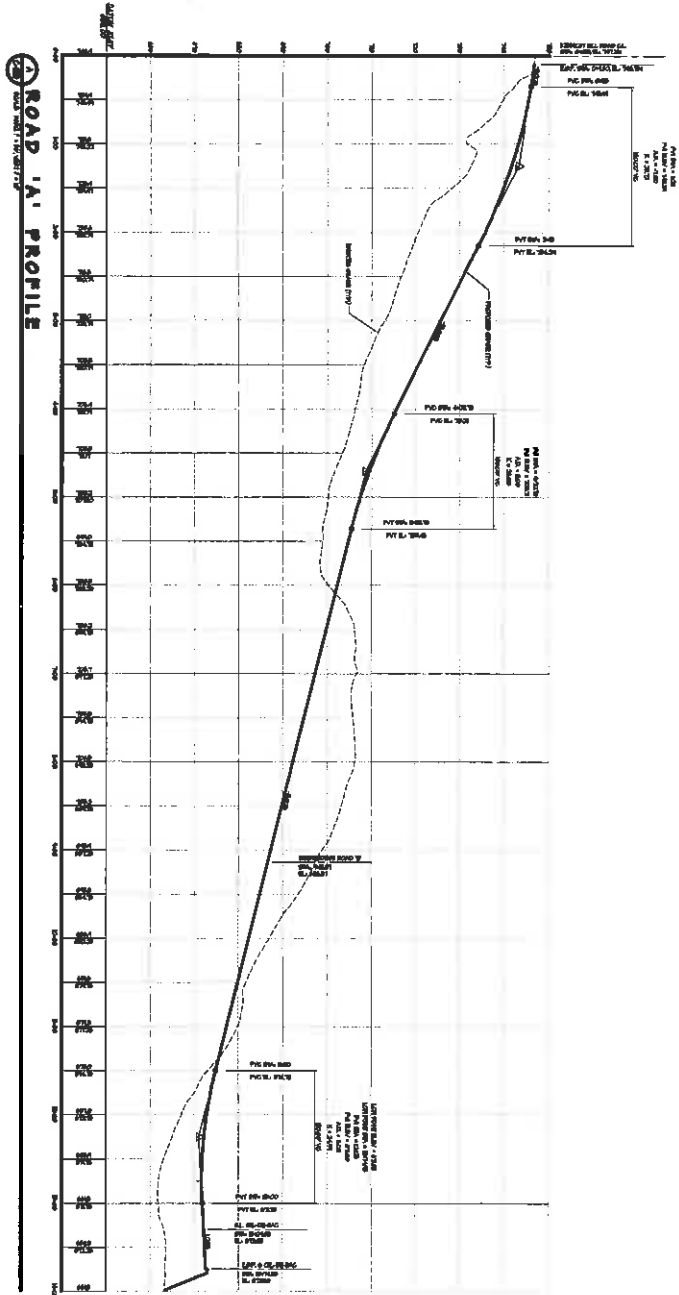
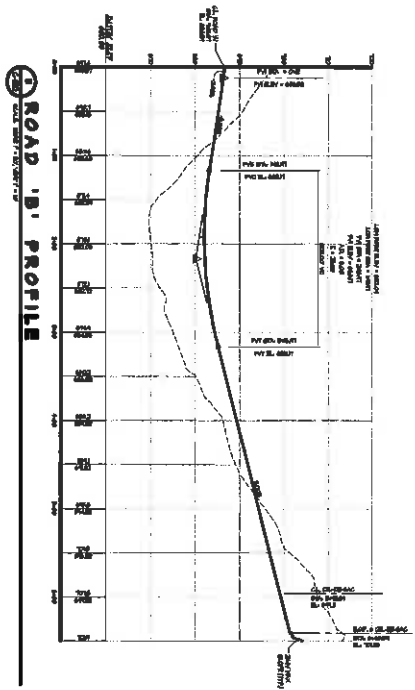
NO.	DESCRIPTION	DATE	BY	CHECKED

FOR MORE INFORMATION, CONTACT THE DESIGNER AT THE ADDRESS LISTED BELOW.
DESIGNER: [Firm Name]
ADDRESS: [Address]
PHONE: [Phone Number]
FAX: [Fax Number]
E-MAIL: [Email Address]

EROSION CONTROL SYSTEMS
DESIGNERS - CONTRACTORS

4650 ROUTE 4, RANDOLPH, NEW YORK 12424
845-275-0700 FAX 845-275-0701
WWW.EROSIONCONTROL.COM





C-210 ROAD PROFILES	DATE: 08/18/2014 PROJECT: RANDOLPH RIDGE DRAWN BY: [blank] CHECKED BY: [blank] SCALE: [blank]	RANDOLPH RIDGE RANDOLPH ROAD TOWN OF CARROLL FRENCH CREEK, NEW YORK	<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>CHECKED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE	BY	CHECKED																QUINCY ENGINEERING ENGINEERS - ARCHITECTS 4 OLD HEMPSTEAD, BUSHY PARK, NEW YORK, USA (516) 271-0700 FAX (516) 271-0701
	NO.	DESCRIPTION	DATE	BY	CHECKED																			

<p>SEWER TRENCHING DETAIL</p>	<p>SEWER REMOVAL MANHOLE DETAIL</p>	<p>SEWER CONTROL BARRIER WALL DETAIL</p>	<p>SEWER AND CONCRETE TRENCHING DETAIL</p>
<p>TERRACE DETAIL</p>	<p>STONE & BLOCK STEP DETAIL PROTECTION DETAIL</p>	<p>CONCRETE SAFETY TRENCH DETAIL</p>	<p>WALKWAY DETAIL</p>
<p>LANDSCAPE DETAIL</p>	<p>NET PROTECTION DETAIL</p>	<p>GRASS NET PROTECTION DETAIL</p>	<p>TERRACE DETAIL</p>
<p>GRASS GRASS DETAIL</p>	<p>GRASS GRASS DETAIL</p>	<p>CONCRETE DETAIL</p>	<p>TERRACE DETAIL</p>
<p>CONCRETE DETAIL</p>	<p>CONCRETE DETAIL</p>	<p>CONCRETE DETAIL</p>	<p>CONCRETE DETAIL</p>

1.0 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.1 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.2 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.3 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.4 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.5 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.6 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.7 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.8 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.9 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.10 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.11 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
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4. VALVES
5. CONTROLS

1.12 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
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3. PIPING
4. VALVES
5. CONTROLS

1.13 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
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3. PIPING
4. VALVES
5. CONTROLS

1.14 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.15 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.16 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.17 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.18 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.19 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.20 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.21 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.22 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.23 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.24 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.25 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.26 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.27 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.28 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.29 **TEMPERATURE CONTROL SYSTEMS**

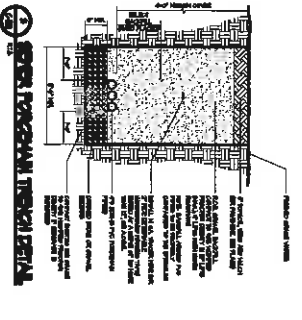
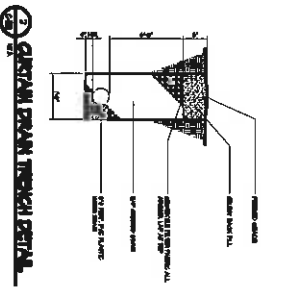
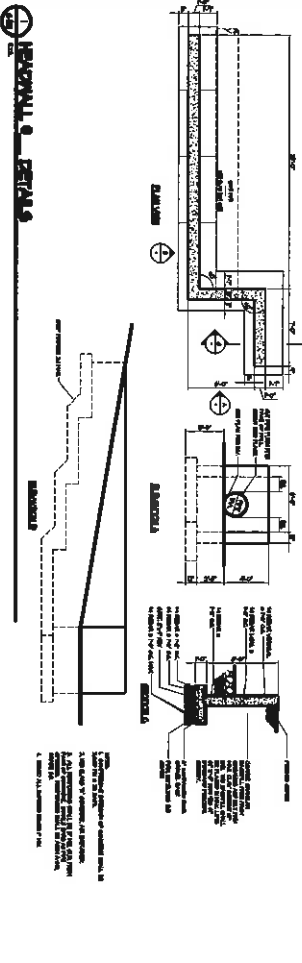
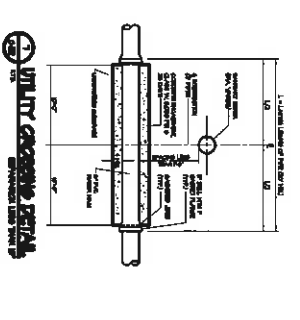
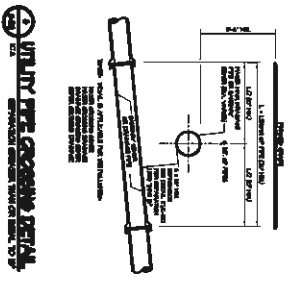
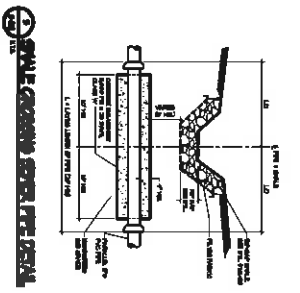
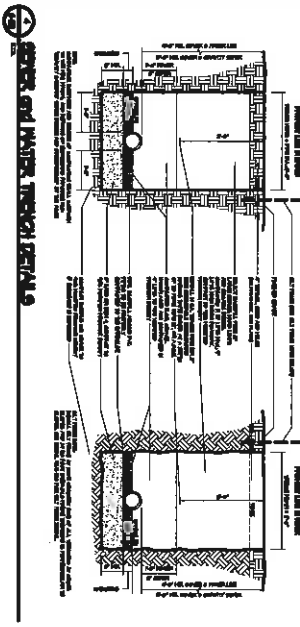
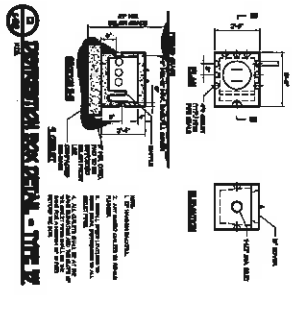
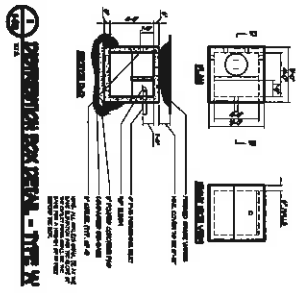
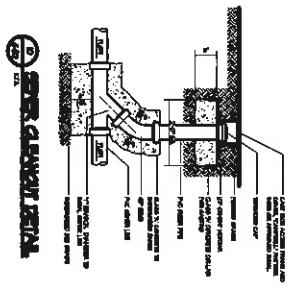
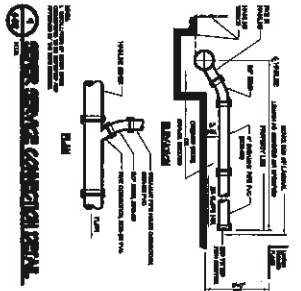
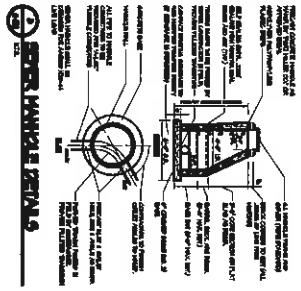
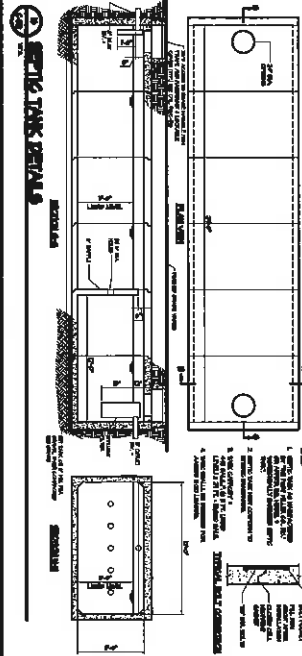
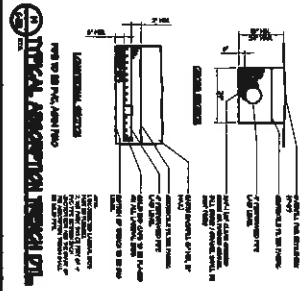
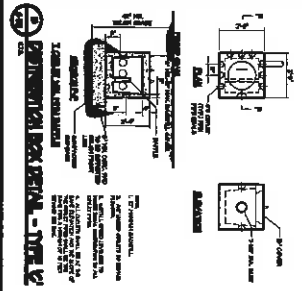
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2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.30 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS

1.31 **TEMPERATURE CONTROL SYSTEMS**

1. FURNACE
2. BOILER
3. PIPING
4. VALVES
5. CONTROLS



C-912

DETAILS

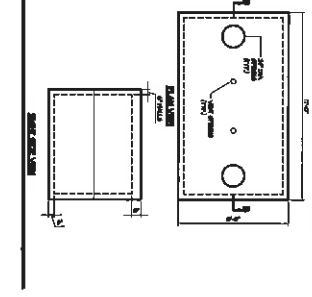
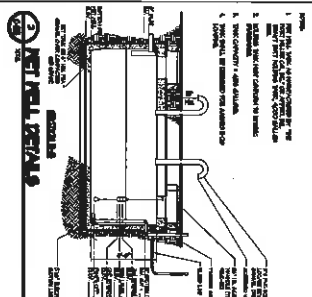
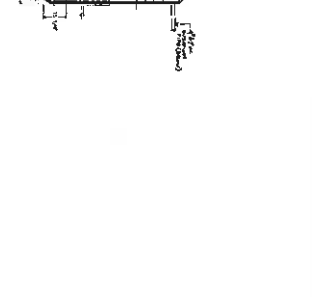
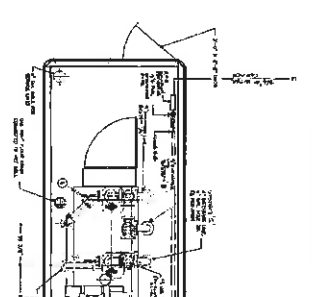
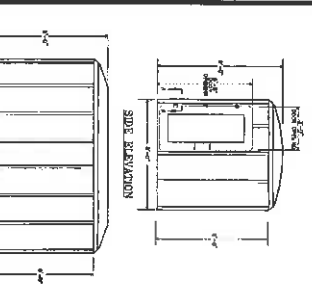
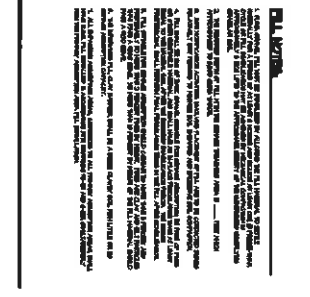
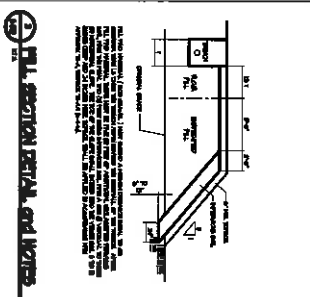
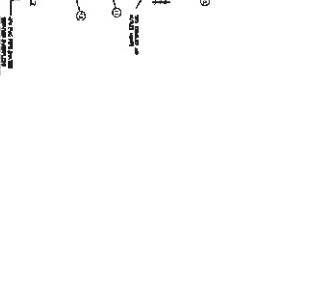
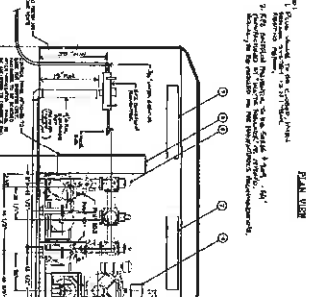
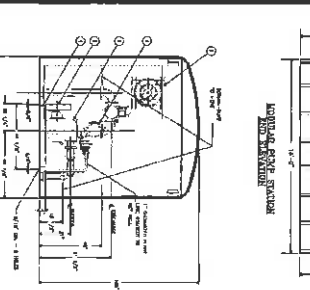
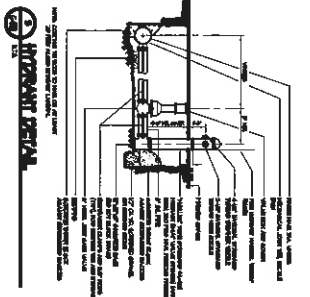
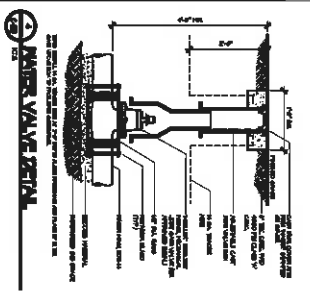
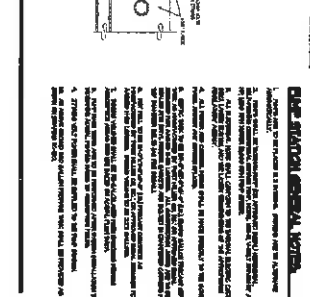
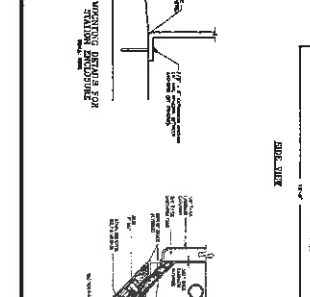
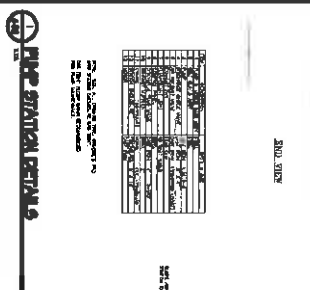
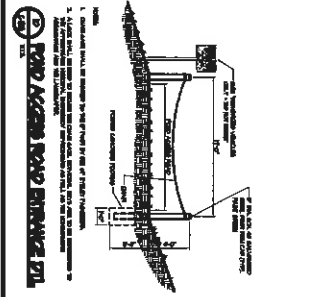
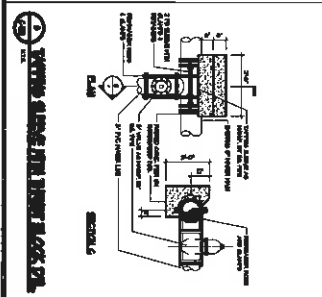
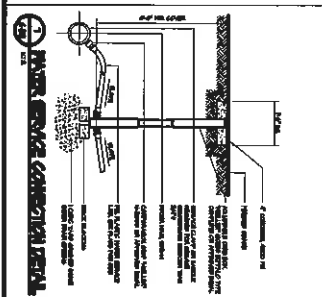
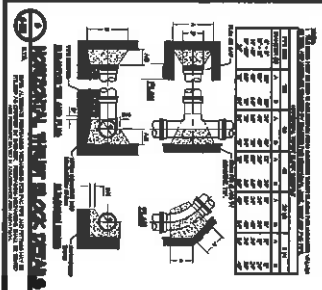
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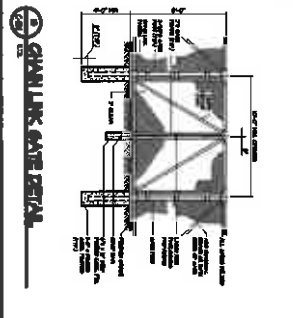
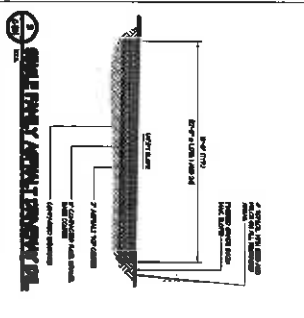
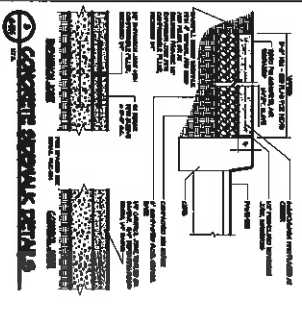
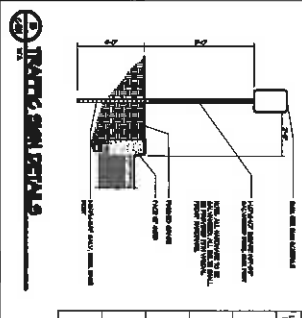
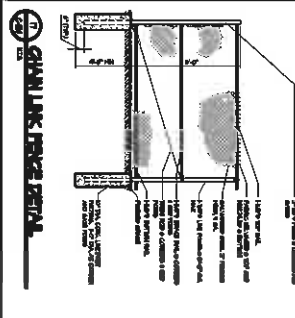
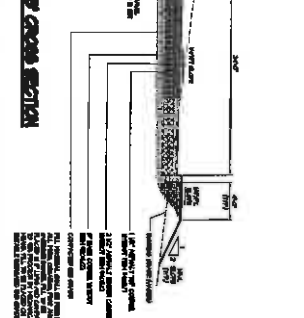
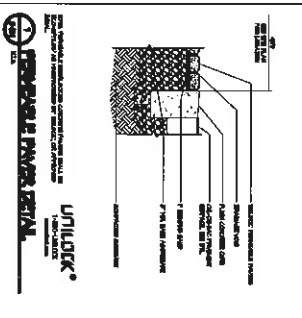
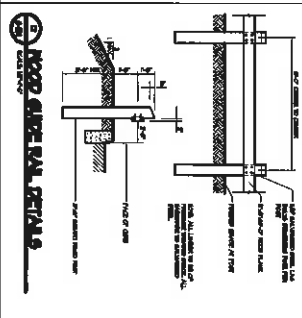
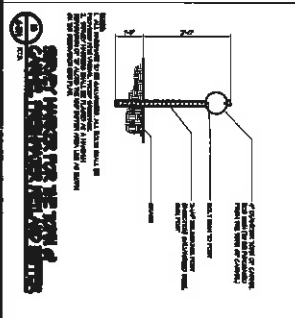
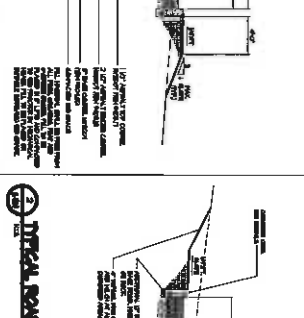
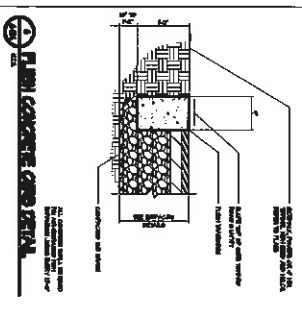
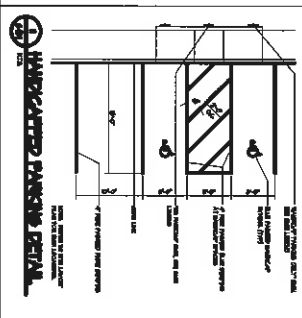
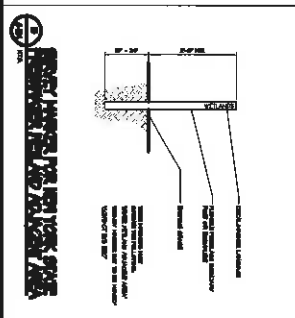
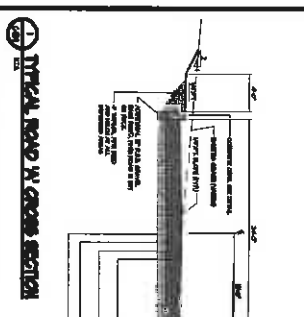
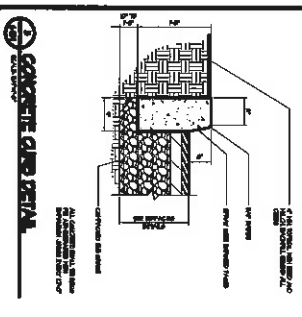
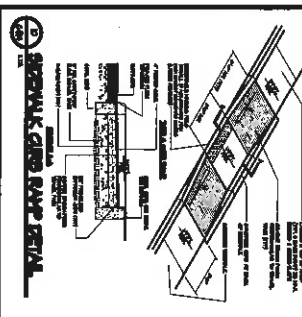
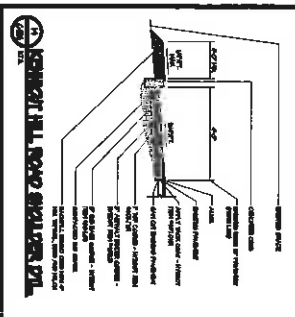
HERBERT HILL ROAD
TOWN OF GARDNER
PUNAH, OAHU, HAWAII

NO.	DESCRIPTION	DATE

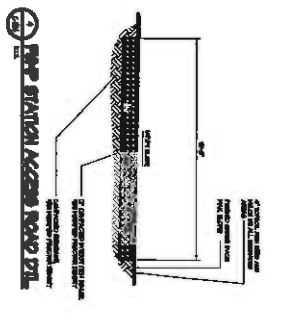
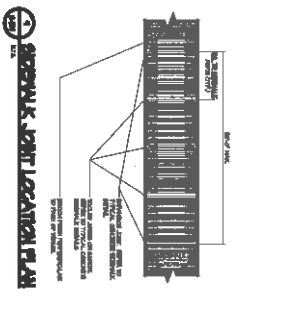
GENERAL CONTRACTING

4 OLD FORDS & SPRINGFIELD, NEW YORK, 10958
800-333-3333 FAX: 845-238-0304





NO.	DESCRIPTION	QTY.	UNIT	REMARKS
1	STOP SIGN	1	EA	SEE PLAN
2	25' SIGN	1	EA	SEE PLAN
3	15' SIGN	1	EA	SEE PLAN
4	5' SIGN	1	EA	SEE PLAN
5	CONCRETE SIGN POST	1	EA	SEE PLAN
6	WOOD SIGN POST	1	EA	SEE PLAN
7	WOOD SIGN POST	1	EA	SEE PLAN
8	WOOD SIGN POST	1	EA	SEE PLAN
9	WOOD SIGN POST	1	EA	SEE PLAN
10	WOOD SIGN POST	1	EA	SEE PLAN



C-914

DETAILS

RANDOM RIDGE

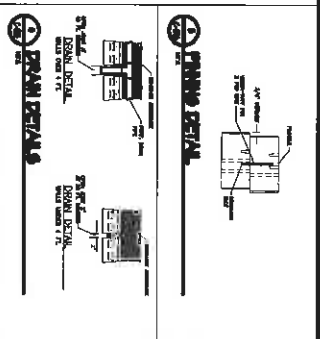
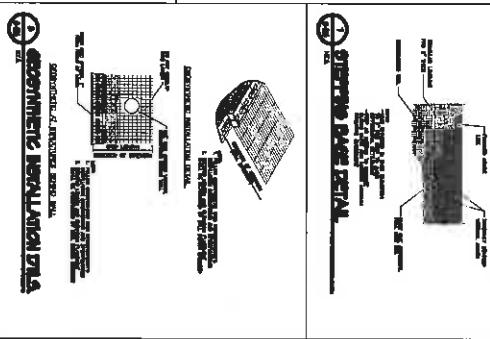
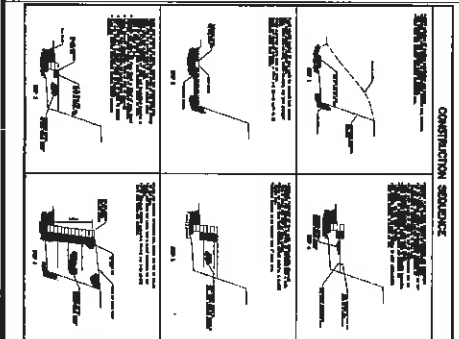
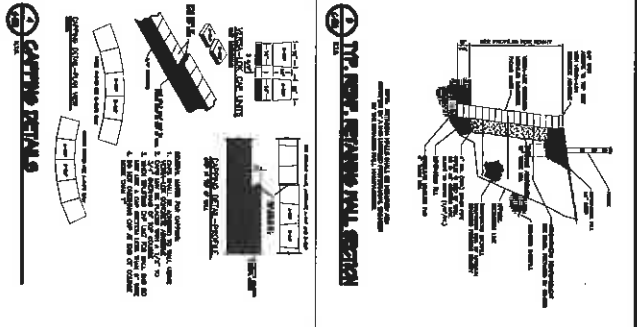
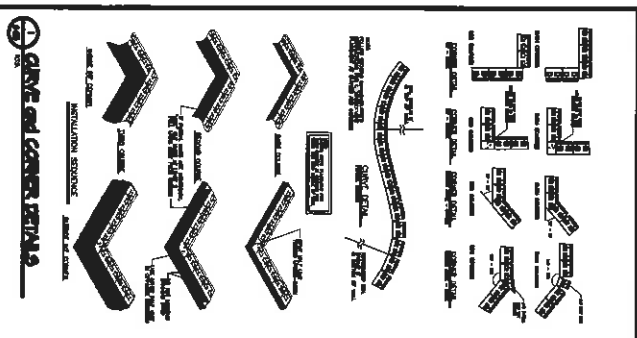
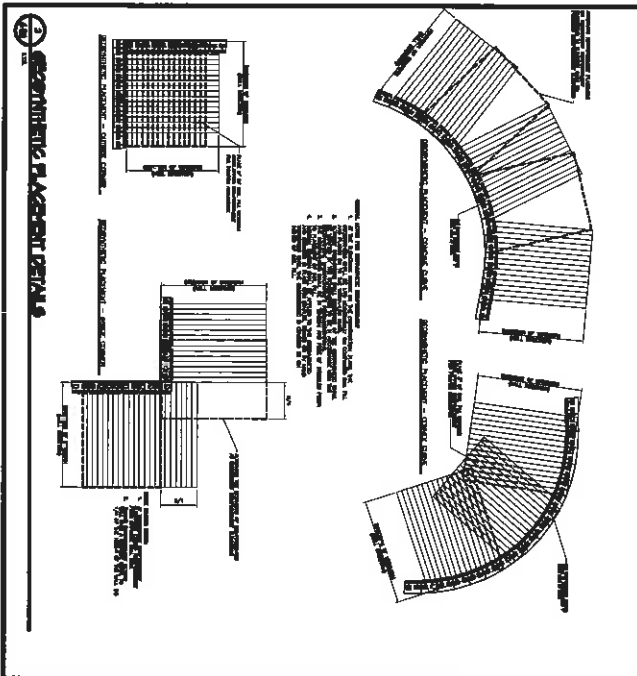
RANDOM HILL ROAD
TYPE OF CONCRETE
RANDOM CURB, 10' HIGH

NO.	DESCRIPTION	QTY.	UNIT	REMARKS
1	STOP SIGN	1	EA	SEE PLAN
2	25' SIGN	1	EA	SEE PLAN
3	15' SIGN	1	EA	SEE PLAN
4	5' SIGN	1	EA	SEE PLAN
5	CONCRETE SIGN POST	1	EA	SEE PLAN
6	WOOD SIGN POST	1	EA	SEE PLAN
7	WOOD SIGN POST	1	EA	SEE PLAN
8	WOOD SIGN POST	1	EA	SEE PLAN
9	WOOD SIGN POST	1	EA	SEE PLAN
10	WOOD SIGN POST	1	EA	SEE PLAN

EMERALD ENGINEERING

4-616 NORTH 4TH STREET, SUITE 100, DENVER, CO 80202

303-733-8888 FAX 303-733-8889

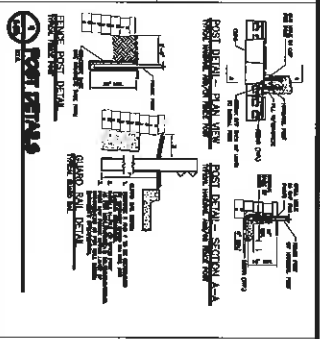


CONCRETE REINFORCEMENT - SOLUTIONS

1. SEE PLAN FOR REINFORCEMENT SECTION.
2. SEE PLAN FOR REINFORCEMENT SECTION.
3. SEE PLAN FOR REINFORCEMENT SECTION.

GROUND TABLE

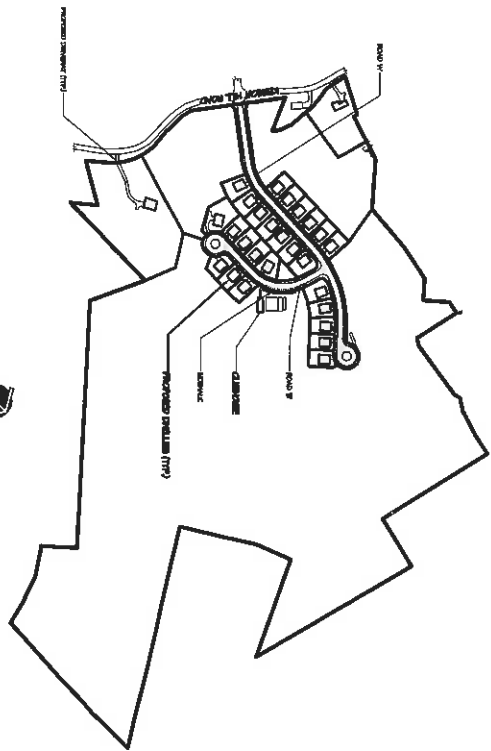
NO.	DESCRIPTION	QTY	UNIT	REMARKS
1	CONCRETE	100	CU YD	
2	REINFORCEMENT	50	TON	
3	FORMWORK	200	SQ YD	
4	PAINT	10	TON	
5	BRICK	1000	1000	
6	GLASS	100	SQ FT	
7	STEEL	50	TON	
8	CEMENT	100	TON	
9	SAND	100	CU YD	
10	GRAVEL	100	CU YD	



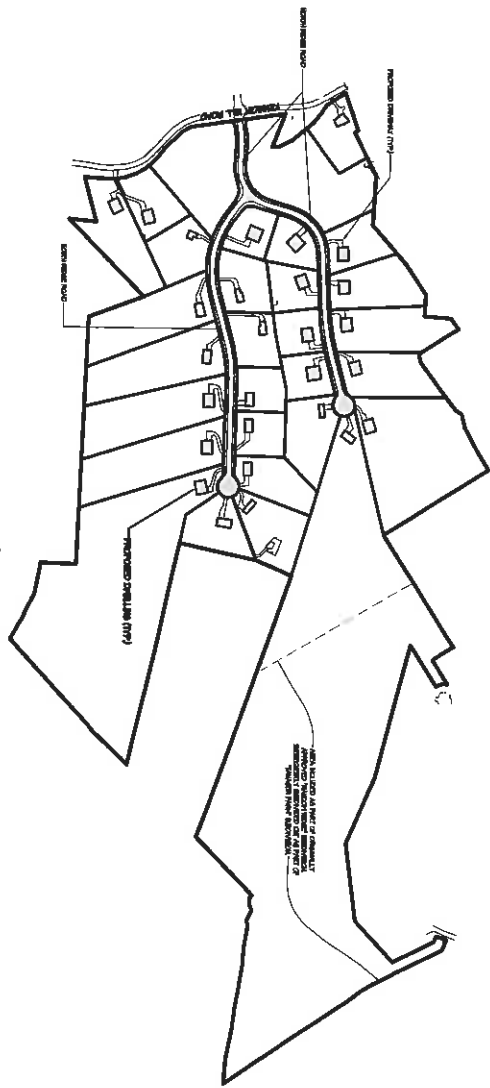
GENERAL NOTES

1. ALL CONCRETE SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH INDICATED ON THE DRAWINGS.
2. ALL REINFORCEMENT SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH INDICATED ON THE DRAWINGS.
3. ALL FORMWORK SHALL BE CAST IN PLACE AND FINISHED TO THE FINISH INDICATED ON THE DRAWINGS.
4. ALL PAINT SHALL BE APPLIED TO THE FINISH INDICATED ON THE DRAWINGS.
5. ALL BRICK SHALL BE LAYED TO THE FINISH INDICATED ON THE DRAWINGS.
6. ALL GLASS SHALL BE SET TO THE FINISH INDICATED ON THE DRAWINGS.
7. ALL STEEL SHALL BE WELDED TO THE FINISH INDICATED ON THE DRAWINGS.
8. ALL CEMENT SHALL BE MIXED TO THE FINISH INDICATED ON THE DRAWINGS.
9. ALL SAND SHALL BE WASHED TO THE FINISH INDICATED ON THE DRAWINGS.
10. ALL GRAVEL SHALL BE WASHED TO THE FINISH INDICATED ON THE DRAWINGS.

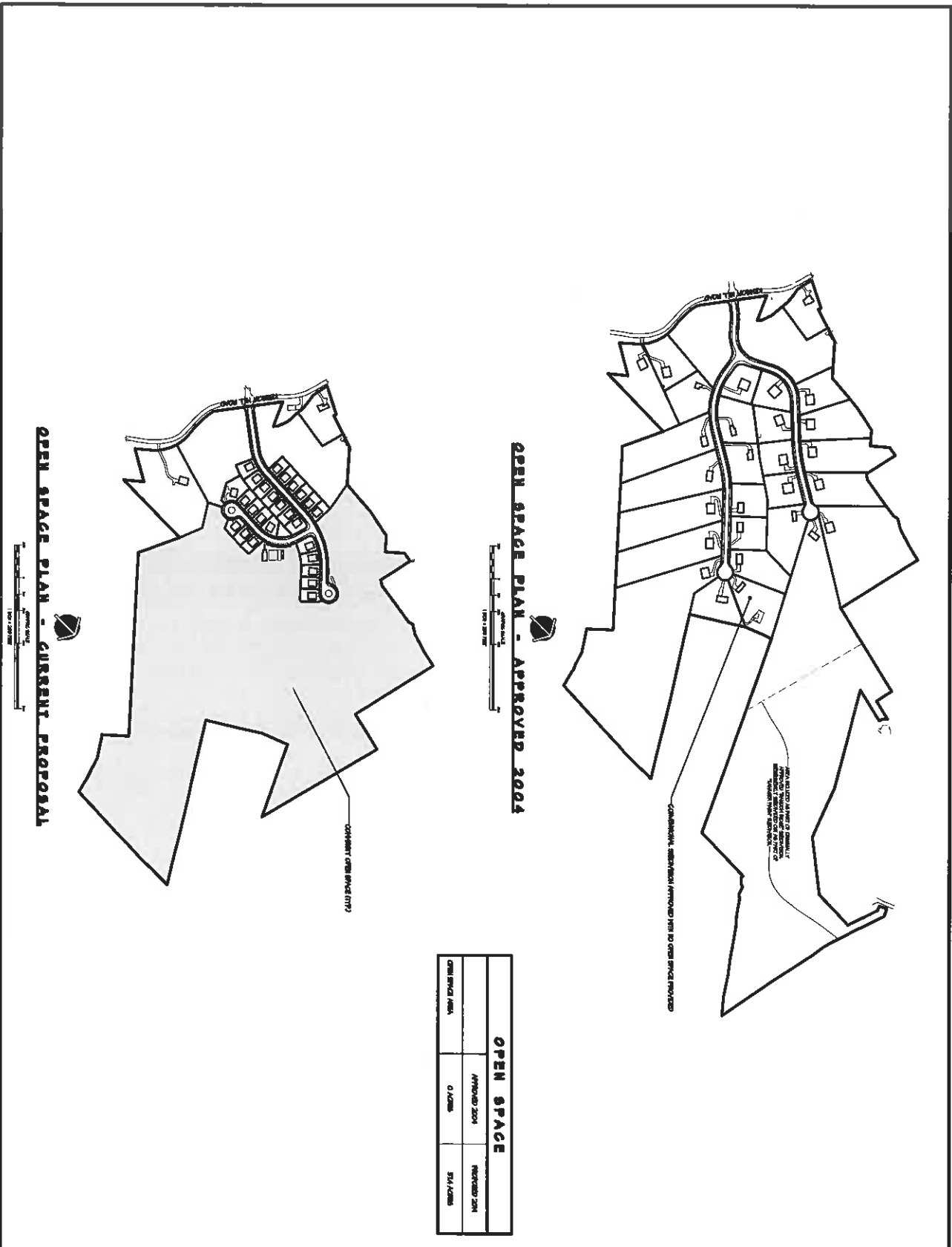
IMPERVIOUS AREAS PLAN - CURRENT PROPOSAL



IMPERVIOUS AREAS PLAN - APPROVED 2004



IMPERVIOUS AREAS			
	APPROVED 2004	RECORDED 2011	
TOTAL IMPERVIOUS COVERAGES	082 AC.	121 AC.	
TOTAL PAVED DRIVEWAYS	122 AC.	141 AC.	
TOTAL PAVED SIDEWALKS	124 AC.	124 AC.	
TOTAL IMPERVIOUS SERVICES	878 AC.	124 AC.	



OPEN SPACE PLAN - CURRENT PROPOSAL

OPEN SPACE PLAN - APPROVED 2004

COMPARISON OPEN SPACE (172)

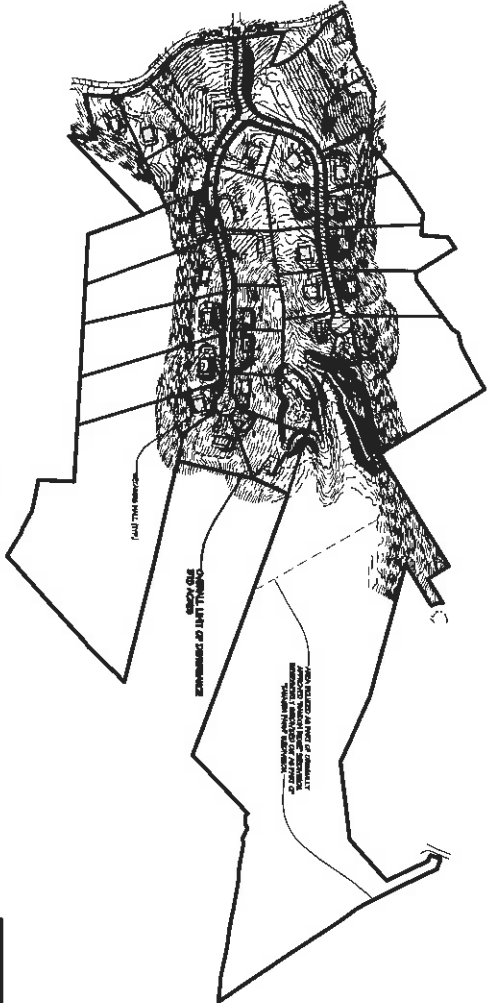
COMPARISON OPEN SPACE (172)

OPEN SPACE		
AREA	APPROVED 2004	CURRENT 2004
OPEN SPACE	0 ACRES	374 ACRES

GRADING PLAN - CURRENT PROPOSAL



GRADING PLAN - APPROVED 2004



GRADING DATA

	APPROVED 2004	PROPOSED 2004
TOTAL AREA OF DISTURBANCE	913 AC.	288 AC.
AMOUNT OF CUT	86000 CFT.	82000 CFT.
AMOUNT OF FILL	80000 CFT.	44000 CFT.
NET	4000 CFT. FILL	38000 CFT. FILL
TOTAL VOLUMES OF EXCAVATION	20000 CFT.	20000 CFT.

BIBBO ASSOCIATES, L.L.P.

Consulting Engineers

Joseph J. Buschynski, P.E.
Timothy S. Allen, P.E.
Sabri Barisser, P.E.

February 13, 2015

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

Attn: Mr. Harold Gary, Chairman

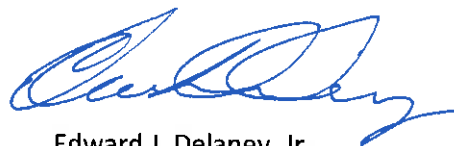
Re: Proposed 14-Lot Subdivision
Yankee Development

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. It is noted that the original Preliminary Resolution was approved on February 15, 2012 and has since been extended at 6-month intervals. It is noted that we have not completed the NYCDEP review process. We respectfully request to be placed on your earliest agenda.

Should you require any additional information, please contact me directly at (914) 277-5805 ext. 333.

Very truly yours,



Edward J. Delaney, Jr.
Project Manager

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



VIA EMAIL & FIRST CLASS MAIL

December 3, 2014

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

Re: Hillcrest Commons Lot E-2.2
Tax Map No. 44.10-2-4.2

Dear Chairman Gary and Members of the Board:

As you may recall, the Resolution of Approval (Amended Final Site Plan) for the above referenced project was granted on January 9, 2013, which approval was thereafter extended by your Board for one year pursuant to Section 156-61(I) of the Town of Carmel Zoning Ordinance.

Initial tree clearing has been performed on the site, however, due in part to the current unavailability of financing for this project, construction will not commence within 12 months of the date of the extended site plan approval which expires on January 9, 2015.

Accordingly, we respectfully request that this matter be added to the Board's earliest available agenda for consideration of an action to grant a re-approval of the previously approved site plan for this project.

Enclosed please find a check in the sum of \$1,500 made payable to the "Town of Carmel" for the site plan re-approval fee.

Thank you for your attention to this matter.

Sincerely,

John R. Bainlardi
Vice President



March 5, 2015

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

RE: Hillcrest Commons (Lot E-2.2)
Request for Re-Approval of Amended Site Plan
Tax Map No. 44.10-2-4.2

Dear Chairman Gary and Members of the Board:

By letter to your Board dated December 3, 2014, Wilder Balter Partners requested re-approval of the Amended Site Plan approval previously granted by your Board for construction of a 74-apartment multifamily community with pool and club room on the above referenced property. In support of this request, we offer the following to assist in your review:

1. Reduced copies of the approved Amended Site Plan for Lot E-2.2, signed by Chairman Gary, are attached for your reference. No changes to the approved plan are proposed by the project sponsor. The amended site plan, as approved, remains 100% compliant with all applicable zoning laws.
2. A reduced copy of the approved and filed subdivision map which created Lot E-2.2 (as well as Lot E-2.1) is attached for your reference.
3. In accordance with a separate site plan approval granted by your Board, construction on Lot E-2.1 of a 76-apartment community consisting of three multifamily buildings was completed in 2012. All Certificates of Occupancy have been issued and the community is 100% occupied. All related site work and infrastructure has been completed and inspected, and the performance bonds for same have been released. Such work includes all stormwater facilities, wetland mitigation, roadway and emergency access improvements, recreation facilities, utilities, and sewer and water system improvements. A reduced copy of the as-built survey showing these improvements is attached for your reference. Kindly note that those improvements necessary to support Lot E-2.2 have been 100% completed and brought to the property boundary.
4. The \$770,000 Site Improvement Bond required for Lot E-2.2 remains posted with the Town and is attached hereto for your referenced. As stated above, construction of all proposed improvements located within the Town of Kent and NYSDOT right of way are 100% complete, and the applicable performance bonds have been released.
5. All required regulatory agency (NYSDEC, NYCDEP and PCDOH) approvals and permits issued in connection with the Amended Site Plan approval for Lot E-2.2 continue in full force and effect through 2017. These approvals are on file with the Town and copies of same were delivered to your Town engineer this past December for his review and file.

Given the foregoing, we respectfully request that your Board grant the Amended Site Plan re-approval at your next meeting on March 11, 2015.

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

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

Very truly yours,
INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

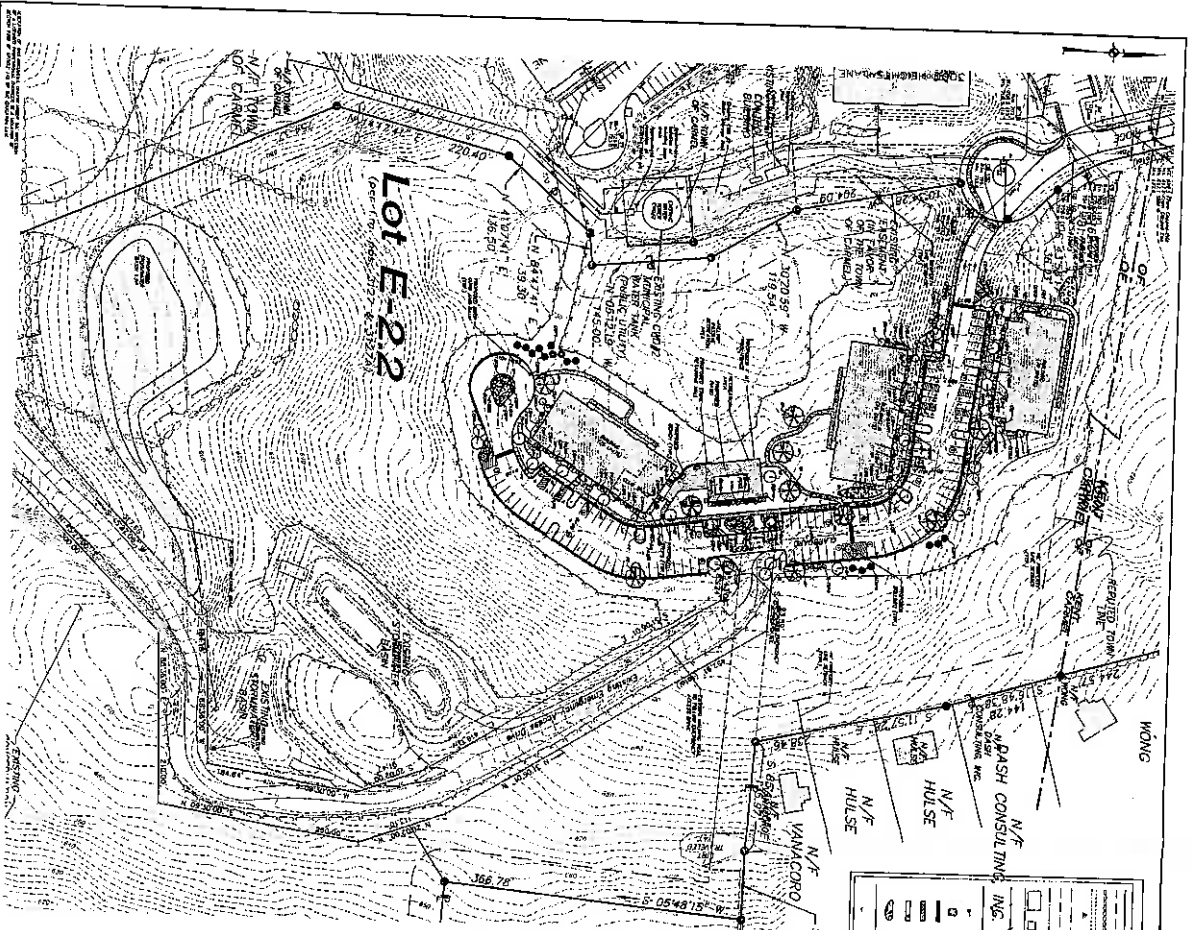
By: 
Jeffrey J. Conzelmo, PE
Senior Principal Engineer

JJC/zp/amh

Enclosures

cc: Patrick Cleary, AICP
John Bainlardi, Esq.
Richard Franzetti, P.E.

Insite File No. 12175.100

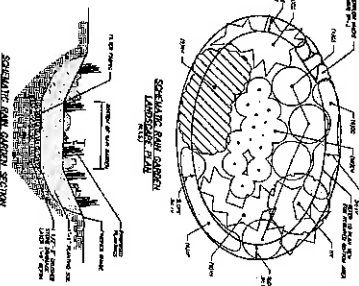


LEGEND

Symbol	Description
---	Proposed Site Boundary
---	Proposed Building Footprint
---	Proposed Parking Area
---	Proposed Driveway
---	Proposed Access Road
---	Proposed Utility Lines
---	Proposed Erosion Control
---	Proposed Retention Wall
---	Proposed Stormwater Management
---	Proposed Landscaping
---	Proposed Site Elevation

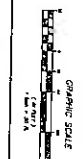
EXHAUST LIST

NO.	DESCRIPTION	TYPE	REMARKS
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SCHEMATIC DEVELOPMENT SCENARIO

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PROJECT INFORMATION

WINSITE

PROJECT: RESIDENTIAL COMMUNITY
 LOCATION: LOT E-22, SECTION 10, TOWNSHIP 10N, RANGE 10E, COUNTY OF GARFIELD, COLORADO
 OWNER: [Name]
 ARCHITECT: [Name]
 DATE: 07/15/10
 SCALE: 1" = 20'

APPROVED

DATE: 07/15/10

REDUCED SCALE PLAN



Town of Carmel

January 28, 2015

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

JAN 29 2015

Via Email: Rose Trombetta - rtrombetta@ci.carmel.ny.us

RE: MK Realty Site Plan
U.S. Route 6 and Old Route 6
Tax Map No. 55.06-1-44 & 45

Dear Chairman Gary and Members of the Board:

The above referenced Site Plan was re-granted Site Plan Approval on February 27, 2013 and a one year extension of approval at the March 11, 2014 Planning Board meeting.

It is respectfully requested that this project be placed on the Planning Board's next available agenda for consideration of a Re-Grant of Site Plan Approval. The \$1,500.00 fee for the re-grant of approval will be delivered to your office under separate cover.

Should you have any questions or comments regarding this information, please do not hesitate to contact our office.

Very truly yours,

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

By:


Jeffrey J. Contelmo, P.E.
President, Principal Engineer

JJC/zmp

Enclosure(s)

cc: Kevin Dwyer, Via Email: kevinbdwyer@msn.com

Insite File No. 04235.100



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

WAIVER OF SITE PLAN APPLICATION

To: Town of Carmel Planning Board

I would like to request a waiver of the site plan requirements in connection with a change of use on the property located at:

424 Baldwin Place Rd, Mahopac, NY 10541

Tax Map # 75.11-2-25 in the R Zone.

Converting 4 family units & Store into 6 family units. Property has 2 additional single family homes bringing site to 8 family units.

For the following reasons:

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

My proposed use of the site is 8 Residential Family Units

The present use of the site is 8 Residential Family Units

I will employ 0 people (number).

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

Signs will conform to the code.

Special Comments The zoning board approved the change from Commercial to residential in the 1980's.

In support of my request, I have attached the following:

- Requirements:
- 5 copies of this waiver request.
 - 5 copies of a floor layout drawn to scale.
 - 5 copies of a parking layout drawn to scale on your survey.
 - 5 copies of a location map.

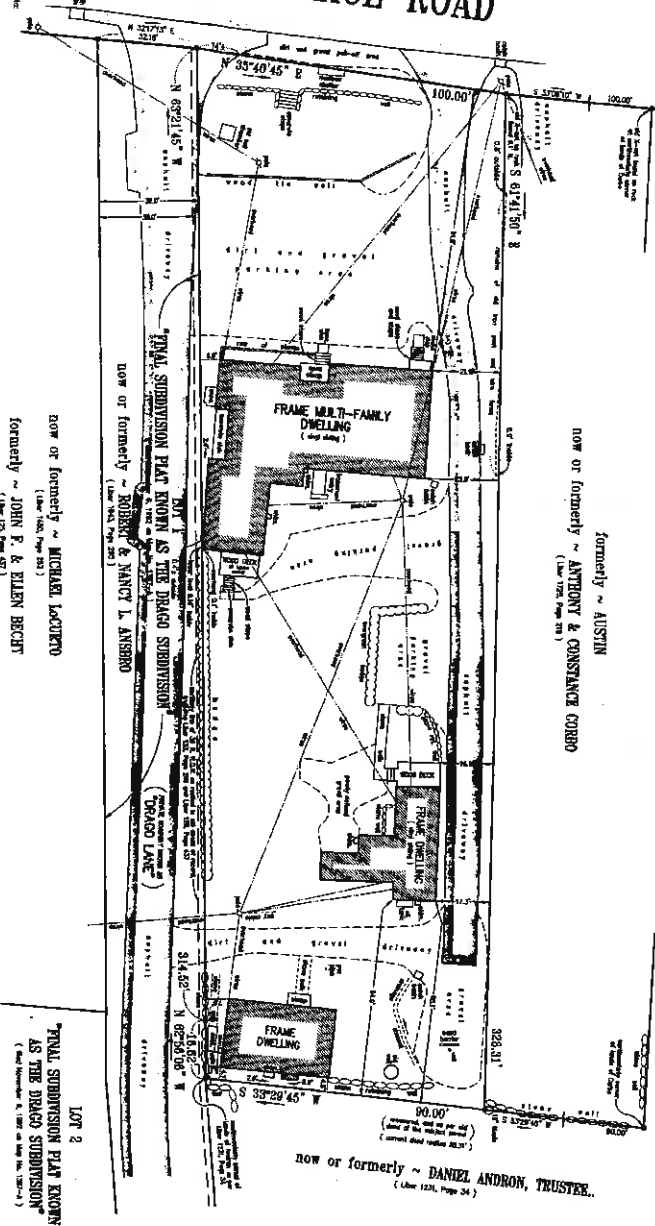
Michael Campanelli 10 Park Lane, Mahopac, NY 10541

Print Applicant's Name, Address & Telephone Number

Michael Campanelli 4-8-14

Applicant's Signature & Date

BALDWIN PLACE ROAD



formerly ~ AUSTIN
 now of formerly ~ ANTHONY & CONSTANCE CORBO
 (Law 128, Page 28)

now of formerly ~ DANIEL ANDRON, TRUSTEE.
 (Law 128, Page 34)

now of formerly ~ ROBERT & NANCY L. ANSARO
 (Law 128, Page 29)

now of formerly ~ MICHAEL LACOSTO
 (Law 128, Page 30)
 formerly ~ JOHN F. & ELLEN BECHT
 (Law 128, Page 27)
 formerly ~ AGOR

AREA = 31,143 SQ. FT.
 (0.7148 ACRE)

Prepared by:
Barker Land Surveying, P.C.
 855 Parkside Hollow Road
 Putnam Valley, New York 10578
 Phone: (845) 661-6582 / (845) 862-2899

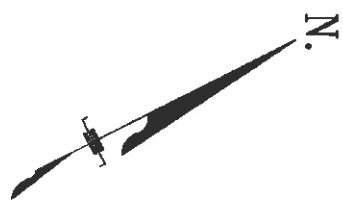
[Signature]
 ROBERT L. ANSARO, A.L.S.
 1000 N. 10th St., Putnam Valley, NY 10578

This map is the original of the survey and shall not be used as a copy. It is the property of the surveyor and shall not be used for any other purpose without the written consent of the surveyor. The surveyor is not responsible for any errors or omissions in this survey. The surveyor is not responsible for any errors or omissions in this survey. The surveyor is not responsible for any errors or omissions in this survey.

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SURVEY OF PROPERTY
 PREPARED FOR
MICHAEL CAMPANELLI
 &
ROCCO CAMPANELLI
 PROPERTY SITUATE IN
TOWN OF CARMEL
COUNTY OF PUTNAM
STATE OF NEW YORK
 SCALE: 1" = 20'
 DATE: JUNE 3, 2014

PLANNING BOARD
TOWN OF CARMEL

In the Application of

MICHAEL CAMPANELLI

Petitioner,

For Waiver of Site Development Plan Approval
Pursuant to Section 156-61(L) of the Code of the
Town of Carmel.

MEMORANDUM OF LAW

POINT I

PETITIONER'S APPLICATION IS
CONSISTENT WITH THE REQUIREMENTS
FOR WAIVER OF SITE PLAN APPROVAL

Section 156-61(L) of the Code of the Town of Carmel entitled "[s]ite plan approval" provides as follows:

"[s]ite development plan approval as required in this chapter may be waived, in whole or in part, when the site development is for a conforming use or occupancy *that will not enlarge an existing building* and where said conforming use or occupancy would also *conform to all other requirements of this chapter.*" (emphasis added).

By a decision of the Town of Carmel Zoning Board of Appeals (the "Zoning Board"), dated January 23, 1986, a copy of which is annexed, petitioner's predecessor-in-title, Norman E. Hill, was granted an interpretation to permit the conversion of a commercial space of one-thousand (1,000) square feet within a dwelling on the Premises (424 Baldwin Place Road, Mahopac, New York 10541; TM No. 101-4-32) into two (2) one-bedroom apartments.

The prior commercial use of this space was both non-conforming and proved increasingly arduous to maintain as a commercially viable space. Thus, the Zoning Board eliminated the mixed use building on the Premises in favor of a more restrictive use, that being

strictly residential. All three (3) existing building on the Premises have and continue to be utilized as residential dwellings.

It is clear that none of the existing dwellings on the Premises are or have been enlarged since Petitioner has been in record ownership thereof. The Town of Carmel Building Inspector has confirmed by a memorandum, dated April 30, 2014, that no relief is required before the Town of Carmel Zoning Board of Appeals. Thus, Petitioner's application for waiver of site plan approval to continue utilizing the Premises as having eight (8) residential dwelling units is appropriate.

POINT II

WAIVER OF SITE PLAN APPROVAL IS AUTHORIZED DESPITE ANY NONCONFORMITIES ON THE PREMISES

Section 156-47(A) of the Code of the Town of Carmel entitled "[c]ontinuation" provides, in pertinent part, as follows:

"[a]ny type of nonconforming use of buildings or land may be continued indefinitely, but shall not be:

(1) *Enlarged or structurally altered, extended or placed on a different portion of the lot or parcel of land occupied by such use* on the effective date of this chapter or of any applicable amendment thereof, nor shall any external evidence of such use be increased by any means whatsoever, except whereby, through such alteration, it is changed to a conforming use;

(2) Changed to another nonconforming use without approval from the Board of Appeals and then *only to a use which, in the opinion of said Board, is of a more restricted nature.*" (emphasis added).

The Code of the Town of Carmel contemplates that any type of nonconforming use of buildings or land may be continued indefinitely.

One of the clear purposes of Sections 156-47 is to accommodate for nonconforming land and uses of land that are not developed over time. Here, *but for* the change of use within the

one-thousand (1,000) square feet of commercial space of the largest building on the Premises, Petitioner has neither developed nor does he intend to develop the Premises beyond the nonconformities that were previously recognized as lawful by the Town of Carmel Zoning Board of Appeals in 1986. In creating two (2) additional dwelling units on the Premises, the Zoning Board acknowledged this use as being "more restrictive and in conformity within the residential area in which it is located." Petitioner's application and use of the Premises is in keeping with these policies.

Notwithstanding the above, Town Law Section 274-a(5) entitled "[w]aiver of requirements", authorizes a Planning Board to:

"when reasonable, waive any requirements for the approval, approval with modifications or disapproval of site plans submitted for approval. Any such waiver, which shall be subject to appropriate conditions set forth in the ordinance or local law adopted pursuant to this section, may be exercised in the event any such requirements are found not to be requisite in the interest of the public health, safety or general welfare or inappropriate to a particular site plan."

Consistent with Town Law Section 274-a(5), the Code of the Town of Carmel contemplates scenarios in which nonconforming uses of real property should be allowed to continue provided the intensity and scope of their use remains consistent. Petitioner's use of the Premises as housing eight (8) residential units has been continuous and uninterrupted since 1986. Additionally, Petitioner has received approval from the Putnam County Board of Health for the eight (8) bedroom count reflected on the surveys annexed to this application.

Any nonconformities arising by virtue of amendments to the Code of the Town of Carmel to date are mitigated by both the Zoning Board's interpretive decision and Petitioner's reasonable and consistent use of the Premises for residential purposes. Thus, any nonconforming

dimensions and/or uses of the Premises may be lawfully continued and do not affect Petitioner's entitlement to waiver of site plan approval.

CONCLUSION

Based on the above, Petitioner respectfully requests the grant of waiver of site plan approval pursuant to 156-61(L) of the Code of the Town of Carmel with respect to the Premises.

Dated: Carmel, New York
August 6, 2014

WILLIAM A. SHILLING, JR., P.C.

By: 

Michael V. Caruso

122 Old Route 6
Carmel, New York 10512
(845) 225-7500

Attorneys for Petitioner

March 13, 1986

Mr. Martin King
Professional Building
Baldwin Place, New York 10505

Re: Norman Hill - TM 101-4-32
499 Baldwin Place Road, Mahopac

Dear Mr. King:

As you are aware, the Zoning Board of Appeals of the Town of Carmel, on January 23, 1986, rendered an interpretation as to the use of the above captioned property.

The Board found that the proposed use of the 1000 sq. ft. commercial space can be converted to two one bedroom apartments and will thus be in conformity with the residential area in which it is located. In addition to the two new apartments, there are four pre-existing apartments making a total of six apartments and two cottages for a total of eight dwelling units.

The Board's finding is contingent upon the applicant obtaining site plan approval from the Town of Carmel Planning Board and a cessation of all commercial activity on the site.

Very truly yours,

Peggy Moore, Secretary
to the Zoning Board of Appeals

ZBA

Town of Carmel
ZONING BOARD OF APPEALS

McALPIN AVENUE - MAHOPAC, NEW YORK 10541

914-628-1500

INTERPRETATION OF SECTION 63-12 (B)

APPLICANT - NORMAN E. HILL

FINDINGS OF FACT

Application concerns property located at 499 Baldwin Place Road, tax map #101-4-32 in an R-40/30 zone, Mahopac, New York.

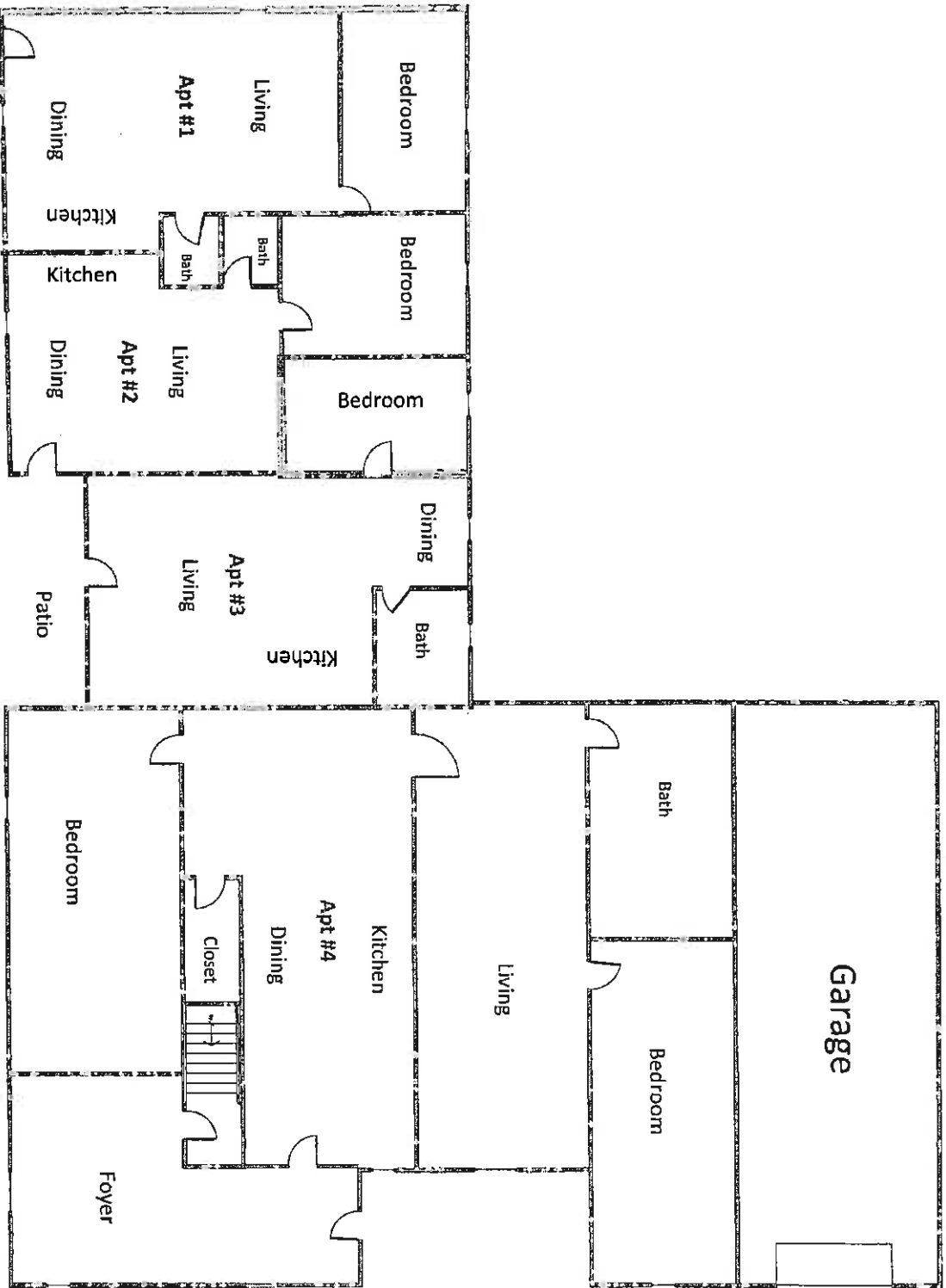
William Shilling, Esquire, representing the applicant, appeared before the Board and stated that his client wished an interpretation of Section 63-12 (B) which states that non-conforming uses shall not be changed to another non-conforming use without approval from the Board of Appeals and then only to a use which, in the opinion of the Board, is of a more restricted nature. He said the subject structure has four residential units and 1000 sq. ft. of space previously used for commercial purposes. The applicant wishes to discontinue the commercial use and establish two one bedroom apartments. His client bought the subject property in 1978 and part of the structure had been used as an appliance store until 1983 when the applicant was unsuccessful in continuing the commercial rental. The applicant warehoused appliances on the site as well as doing repairs and holding garage sales. The applicant wants to discontinue the non-conforming use and create two one bedroom apartments in the 1000 sq. ft. commercial area. He thought that was more restrictive and in conformity with the residential zone in which the building is located. Mr. Shilling stated that he thought under the code, a commercial use is less restrictive than a residential use and that as a matter of law, a residential use is more restricted than a commercial one.

INTERPRETATION

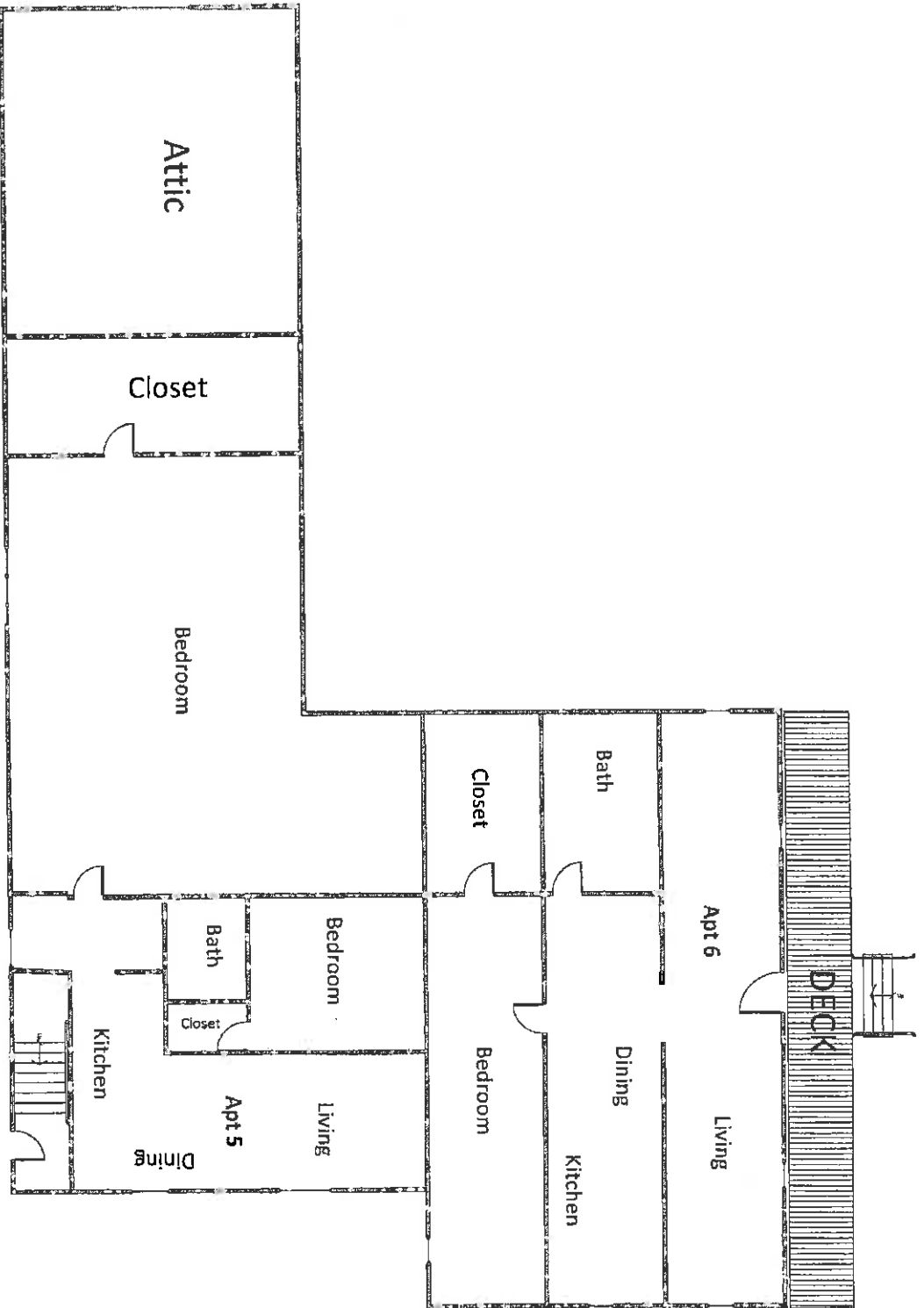
After due deliberation, the Board found the applicant's request, in light of Section 63-12(B), to be that the proposed use of the 1000 sq. ft. of commercial space to wit: the creation of two one bedroom apartments, is more

restrictive and in conformity with the residential area in which it is located. This finding is contingent upon the applicant obtaining site plan approval from the Town of Carmel Planning Board and a cessation of all commercial activity on the site. This approval is conditioned upon the issuance by the Planning Board of a site plan approval upon such terms as the Planning Board deems necessary to the extent the applicant can comply with the requirements for the RMF zone. The filed site plan shall state that the use was approved by the ZBA.

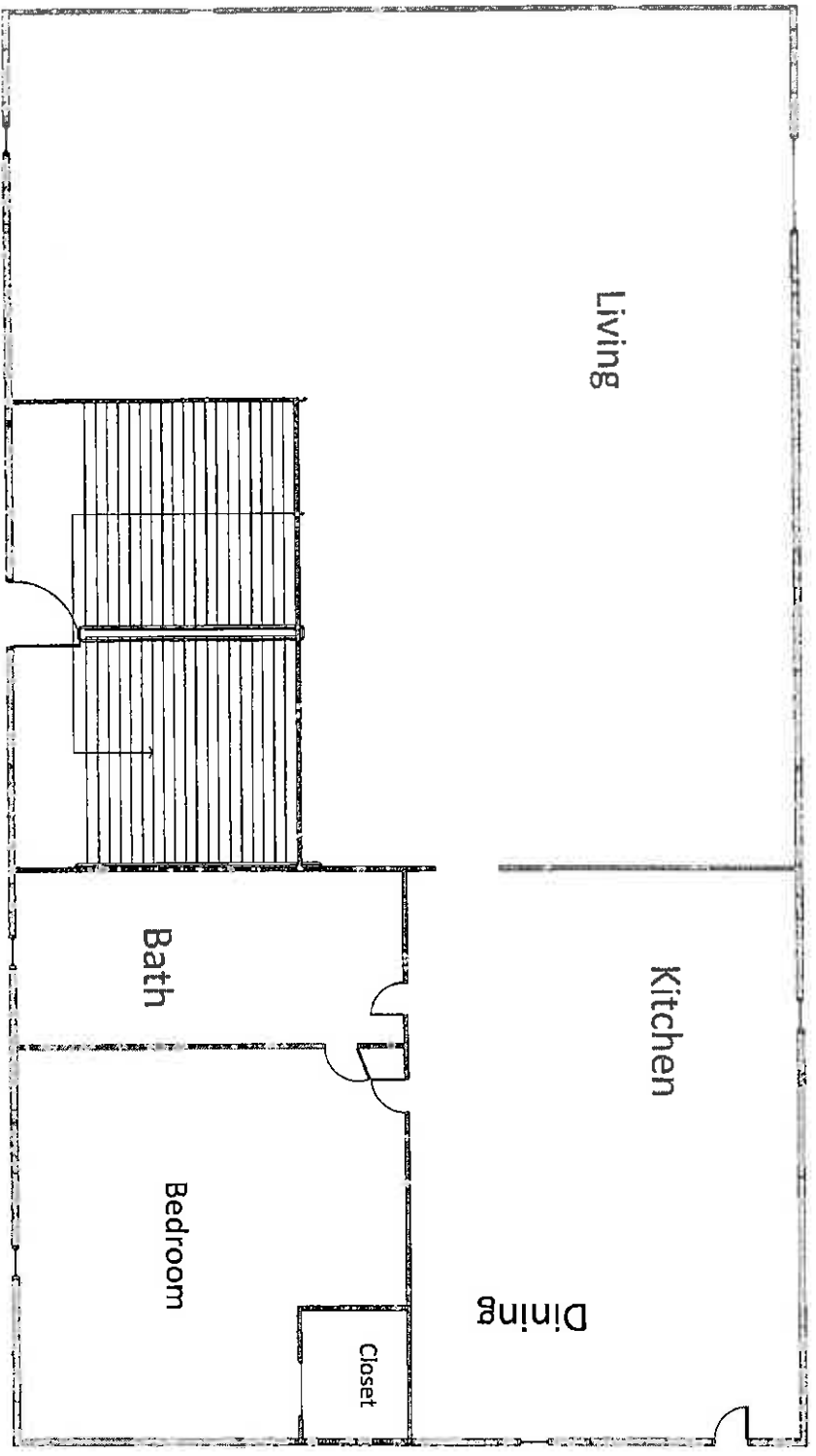
Joseph Girven, Chairman



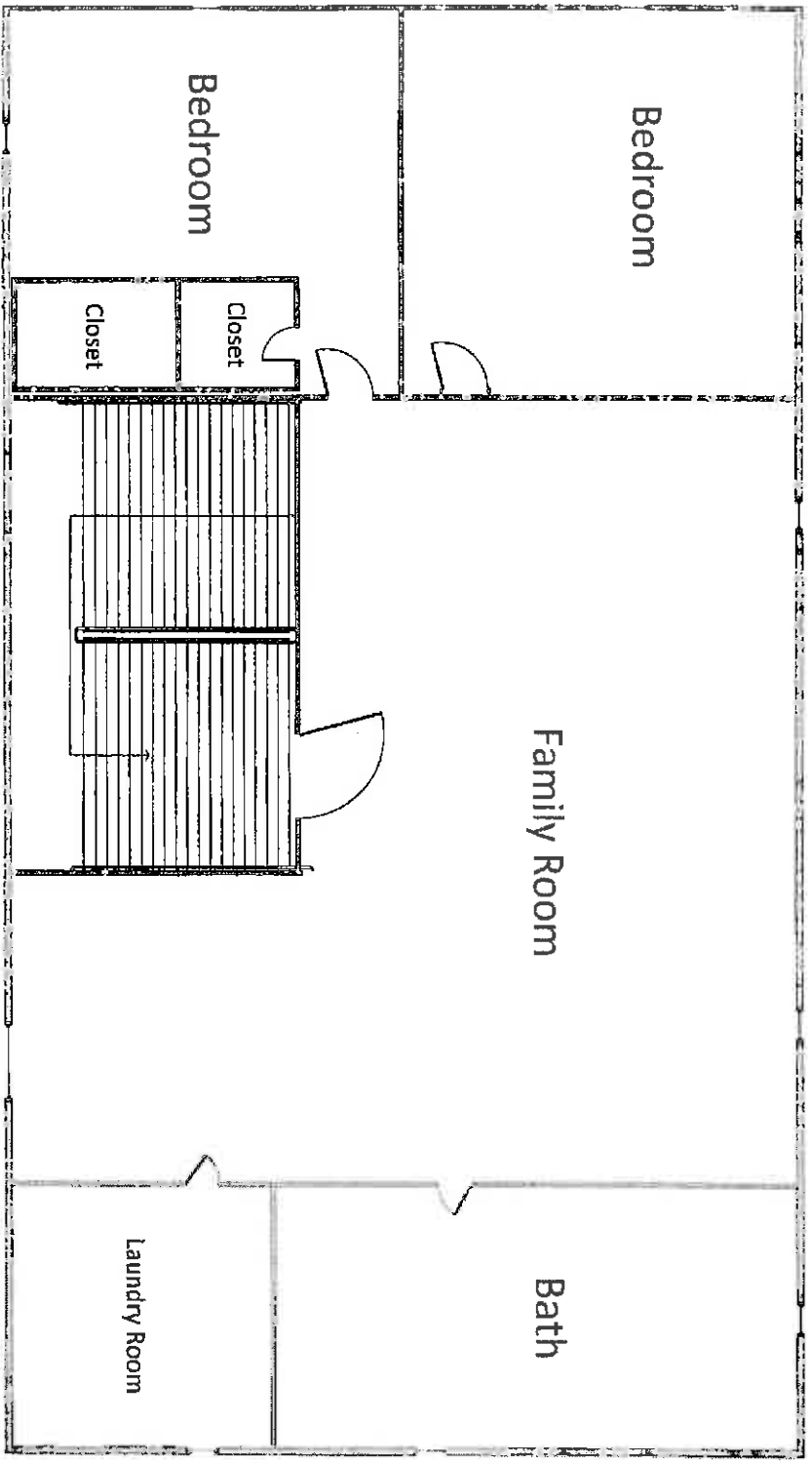
Lower Floor Layout



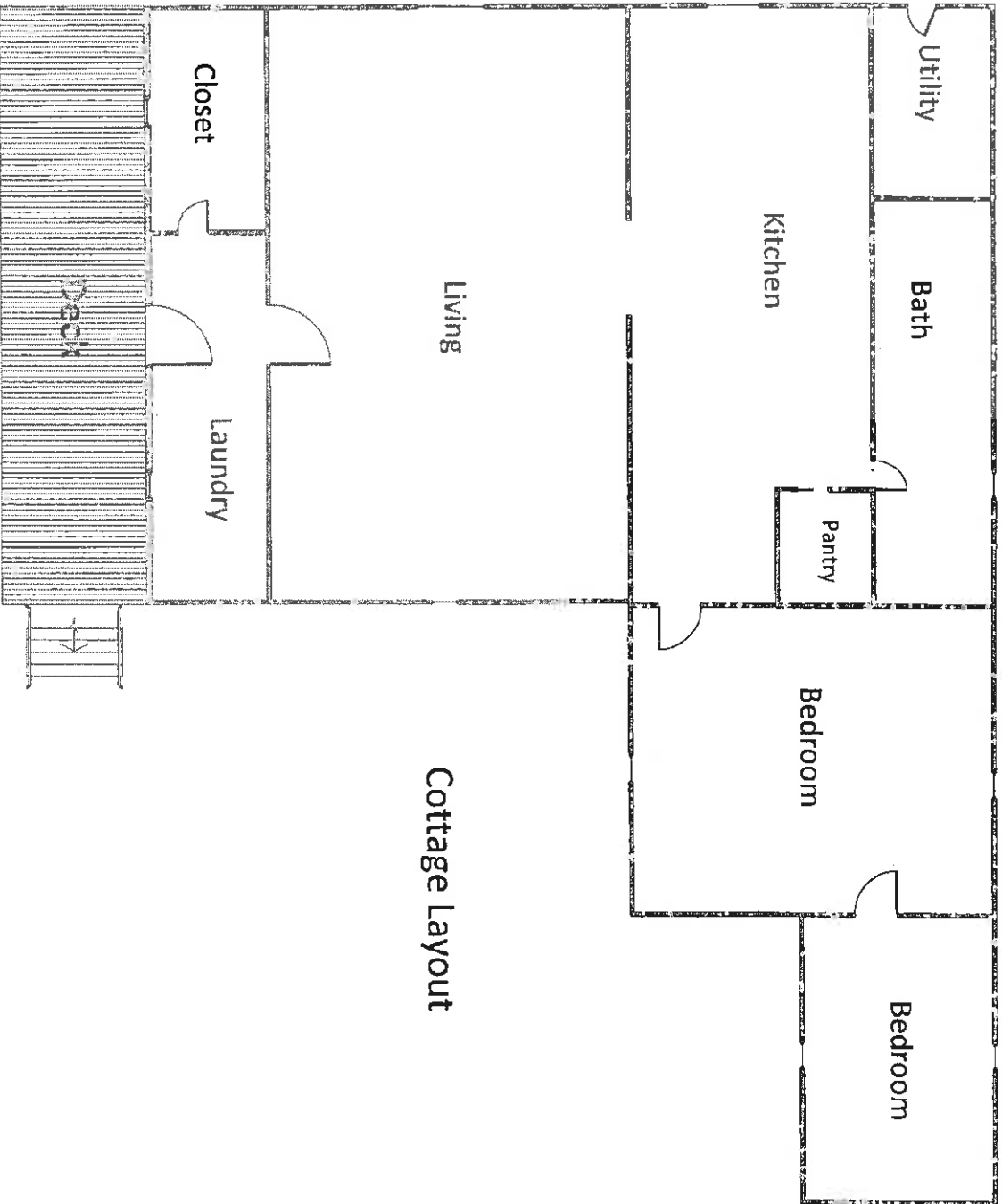
Second Floor Layout



High Ranch House Upper Layout



High Ranch House Lower Layout



Cottage Layout