

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice-Chair

BOARD MEMBERS
CARL GREENWOOD
ANTHONY GIANNICO
DAVE FURFARO
CARL STONE
KIM KUGLER

**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
MAY 13, 2015 – 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1.	Beachak Brothers, Inc. a/k/a Mahopac Motorcycles 485 Route 6	75.16-1-15	05/13/15	03/25/15 Site Plan/Change of Use
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SITE PLAN

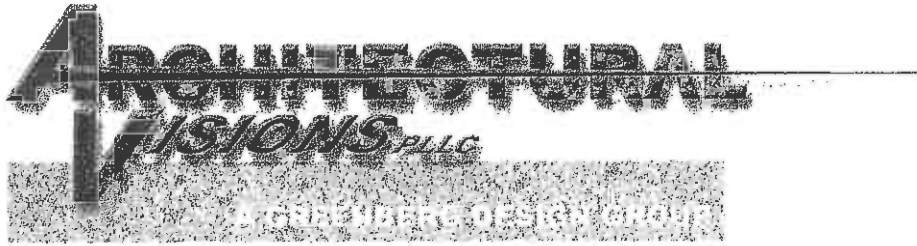
2.	Moskowitz, Jay & Janet – 47 Tyler Court	64.15-1-65		04/15/15 Site Plan/Dock
3.	EMTK Realty - 1736 Route 6, Carmel	44.18-1-40		04/24/15 Site Plan
4.	Secor 78 LLC. – 78 Secor Road	74.43-1-11		04/18/15 Amended Site Plan

SUBDIVISION

5.	Random Ridge – Kennicut Hill Road	76.10-1-23		05/04/15 Amended Final Subdivision Plat
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MISC.

6.	Meadowland GM Showroom – 1952 Route 6	55.11-1-8,9,10		Bond Return
7.	Charry Subdivision – 85 Washington Road	54.19-1-1	10/2014	Extension of Final Subdivision Approval
8.	Minutes – 04/22/15			



April 13, 2015

Harold Gary, Chairman and Members of the Planning Board
Town of Carmel
Town Hall
65 Mcalpin Ave
Mahopac, NY 10541

Re: Dock for Jay and Janet Moskowitz
47 Tyler Court
Mahopac, NY 10541
T.M. # 64.15-1-65

Dear Mr. Gary and Members of the Board,

Mr. and Mrs. Moskowitz are proposing a dock on Kirk Lake off of the above mentioned property. The ECB referred this project to the Planning Board. We have met with the Towns' Consultants to review the project. Since no improvements are proposed for the site we are applying to the Planning Board under Section 156.27 – Private Water Related Facilities of the code of the Town of Carmel. We conform to all those code requirements except for the required parking spaces. Under the above mentioned section of the code one parking space is required for every 750 square feet of land area. Therefore $409,606 \text{ sf} / 750 = 547 \text{ ps}$. Only two parking spaces are necessary. Therefore a variance of 545 cars will be required from the Zoning Board of Appeals.

Due to the Wetland Checkzone and State regulated Freshwater Wetlands that exist on the adjacent lots of this sub-division (Lakeview at Hill Farm) only this lot and the adjacent lots will have access to Kirk Lake.

Base on the above, I respectfully request that this project be referred to the Zoning Board of Appeals and the ECB.

Very truly yours,


Joel Greenberg
JG/trnz

Two Muscote Road North
Mahopac, New York 10541
P: (845) 628-6613 F: (845) 628-2807
Email: joel.greenberg@arch-visions.com
www.arch-visions.com





TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



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

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

No application will be placed on the agenda that is incomplete

Pre-Submission:

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

Submission Requirements:

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

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

- 11 copies of the Site Plan Application Form, signed and notarized.
- 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference).
- 5 full size sets of the Site Plan (including floor plans and elevations)
- 1 CD (in pdf. format) containing an electronic version of the Site Plan *None provided
- 2 copies of the Disclosure Statement
- 11 copies of the Site Plan Completeness Certification Form
- All supplemental studies, reports, plans and renderings. ~~NA~~
- 2 copies of the current deed.
- 2 copies of all easements, covenants and restrictions.
- The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

Rose Grambetta 5/4/15
Planning Board Secretary; Date

[Signature] 5-4-15
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

Application Name: Jay & Janet Moskowitz		Application # 15-0002	Date Submitted: 4-13-15
Site Address: No. 47 Street: Tyler Court Hamlet: Mahopac, NY 10541			
Property Location: (Identify landmarks, distance from intersections, etc.) Hill Street			
Town of Carmel Tax Map Designation: Section 64.15 Block 1 Lot(s) 65		Zoning Designation of Site: R 120	
Property Deed Recorded in County Clerk's Office Date 2/5/2001 Liber 1553 Page 127		Liens, Mortgages or other Encumbrances Yes No	
Existing Easements Relating to the Site <input checked="" type="radio"/> No Yes Describe and attach copies: /		Are Easements Proposed? No <input checked="" type="checkbox"/> Yes Describe and attach copies: J	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input checked="" type="checkbox"/> No Attached List to this Application Form			
Property Owner: Jay & Janet Moskowitz		Phone #:	Email:
Owners Address: No. 13 Street: Tennis Court Rd Town: Mahopac State: NY Zip: 10541		Fax#:	
Applicant (if different than owner): N/A		Phone #:	Email:
Applicant Address (if different than owner): No. Street: N/A Town: State: Zip:		Fax#:	
Individual/ Firm Responsible for Preparing Site Plan: Joel Greenberg Architectural Visions PLLC		Phone #: 845 628 6613 Fax#: 845 628 2807	Email: joel.greeberg@arch.visions.com
Address: No. 2 Street: Muscoot Rd North Town: Mahopac State: NY Zip: 10541			
Other Representatives: N/A		Phone #:	Email:
Owners Address: No. Street: Town: State: Zip:			
Describe the project, proposed use and operation thereof: 16' x 25' Dock on Kirk Lake & 2 Parking Spaces			

TOWN OF CARMEL SITE PLAN APPLICATION

Lot size: Acres: 9.4 Square Feet:		Square footage of all existing structures (by floor): N/A	
# of existing parking spaces: 0		# of proposed parking spaces: 2	
# of existing dwelling units: 0		# of proposed dwelling units: 0	
Is the site served by the following public utility infrastructure:			
■ Is project in sewer district or will private septic system(s) be installed? <u>NO</u>			
■ If yes to Sanitary Sewer answer the following:			
▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/>			
▶ Is this an in-district connection? _____ Out-of district connection? _____			
▶ What is the total sewer capacity at time of application? _____			
▶ What is your anticipated average and maximum daily flow _____			
For Town of Carmel Town Engineer			
▶ What is the sewer capacity <u>NA - Pro</u>			
■ Water Supply		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
If Yes:			
▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/>			
▶ What is the total water capacity at time of application? _____			
▶ What is your anticipated average and maximum daily demand _____			
■ Storm Sewer		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
■ Electric Service		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
■ Gas Service		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• Telephone/Cable Lines		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
For Town of Carmel Town Engineer			
Water Flows <u>NA Pro</u>		Sewer Flows <u>NA Pro</u>	
Town Engineer; Date			
What is the predominant soil type(s) on the site? <u>CFC CHARLTON - CHATEAU</u>		What is the approximate depth to water table? PARKING AREA N/A	
Site slope categories:		7-15% <u>100%</u> 25-35% <u>0%</u> >35% <u>0%</u>	
Estimated quantity of excavation:		Cut (C.Y.) <u>0</u> Fill (C.Y.) <u>0</u>	
Is Blasting Proposed		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>	
Is the site located in a designated Critical Environmental Area?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the sight distance? Left <u>200'</u> Right <u>200'</u>			
Is the site located within 500' of:			
• The boundary of an adjoining city, town or village		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of a state or county park, recreation area or road right-of-way		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of state or county owned land on which a building is located		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

TOWN OF CARMEL SITE PLAN APPLICATION

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

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

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

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

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

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

Does the site contain freshwater wetlands?
 Yes: No:

Jurisdiction:
 NYCDEC: Town of Carmel:

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

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

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

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

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

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

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

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

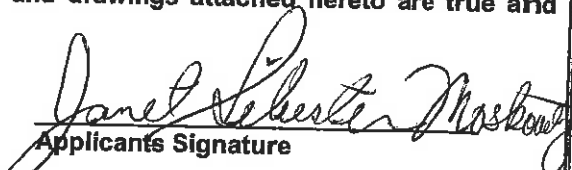
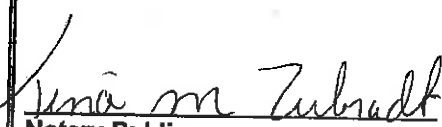
Has this application been referred to the Fire Department? Yes: No:

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

Zoning Provision	Required	Existing	Proposed
Lot Area	3000 sf	409,606 sf	409,606 sf
Lot Coverage	N/A	N/A	N/A
Lot Width	50 ft		
Lot Depth	30 ft		
Front Yard	N/A	N/A	N/A
Side Yard	N/A	N/A	N/A
Rear Yard	N/A	N/A	N/A
Minimum Required Floor Area	N/A	N/A	N/A
Floor Area Ratio	N/A	N/A	N/A
Height	N/A	N/A	N/A
Off-Street Parking	547 ft	0	2 PS*
Off-Street Loading	N/A	N/A	N/A

* 409,606 SF / 750 FT = 547 PS Required, PROV. 2, VAR. 545PS
 3 of 4

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances: Parking
Foundation N/A	
Structural System N/A	
Roof N/A	
Exterior Walls N/A	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>Jay Moskowitz</u> Applicants Name	 Applicants Signature
Sworn before me this <u>1st</u> day of <u>May</u> 20 <u>15</u>	
 Notary Public	TINA M. ZUBRADT Notary Public, State of New York No. 01ZU6103694 Qualified in Dutchess County <u>16</u> Commission Expires January 5, 20 <u>08</u>



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

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

?



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	N/A	<input type="checkbox"/>	✓	
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	N/A	<input type="checkbox"/>	✓	
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	NA	<input type="checkbox"/>	Ⓟ	
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary		<input checked="" type="checkbox"/>	✓	
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter		<input checked="" type="checkbox"/>	✓	

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

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



Professionals Seal

Joel Greenberg
Signature - Applicant

4/10/15
Date

James Robert Mahoney
Signature - Owner

5/1/15
Date



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

Richard J. Frazer

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

Rose Trombetta
 Signature - Planning Board Secretary

5/4/15
 Date

[Signature]
 Signature - Town Engineer

5/4/15
 Date

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Jay & Janet Moskowitz			
Project Location (describe, and attach a location map): 47 Tyler Court			
Brief Description of Proposed Action: Dock & 2 Parking Spaces			
Name of Applicant or Sponsor: Jay Moskowitz		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Carmel ZBA & BLDG. DEPT.			YES X
3.a. Total acreage of the site of the proposed action?		9.4	acres
b. Total acreage to be physically disturbed?		0.02	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		9.4	acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Jay & Janet Moskowitz</u>		Date: <u>3/30/15</u>
Signature: <u>[Handwritten Signature] - Proj. Architect</u>		

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

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

New York State Department of Environmental Conservation

Division of Environmental Permits, Region 3

21 South Putt Corners Road, New Paltz, New York 12561-1620

Phone: (845) 256-3054 • FAX: (845) 255-4659

Website: www.dec.ny.gov



Joe Marinis
Commissioner

January 6, 2015

Jay Moskowitz
47 Tyler CT
Mahopac NY

RE: Jurisdictional Determination for Dock on Kirk Lake
Town of Carmel, Putnam County

CH 5606

Dear Mr. Moskowitz:

As previously noted, the installation of a dock as proposed by yourself, does not require a Department of Environmental Conservation (DEC) permit.

The DEC will not comment on any regulations a local municipality requires, as long as the municipal regulation is as stringent as the DEC's. New York State is a home rule state and allows the local authority to mandate its own regulations.

Please contact this office if you have questions regarding the above information. Thank you.

Sincerely,


Janet Swentusky
Division of Environmental Permits
Region 3, Telephone No. 845/256-3162

NOTE: Regarding erosion/sedimentation control requirements:

Stormwater discharges require a SPDES Stormwater permit from this Department if they either:

- occur at industrial facilities and contain either toxic contaminants or priority pollutants OR
- result from construction projects involving the disturbance of 5000 square feet or more of land within the NYC Department of Environmental Protection East of Hudson Watershed or for proposed disturbance of 1 acre or more of land outside the NYC DEP Watershed

Your project may be covered by one of two Statewide General Permits or may require an individual permit. For information on stormwater and the general permits, see the DEC website at <http://www.dec.ny.gov/chemical/8468.html>. If this site is within an MS4 area (Municipal Separate Storm Sewer System), the stormwater plan must be reviewed and accepted by the municipality and the MS-4 Acceptance Form must be submitted to the Department. For Stormwater questions, call Natalie Browne at 914-428-2505 x 354.

-OVER PLEASE -

Court

Dear Mr. Moskowitz,

DEP has reviewed the documents describing the proposed dock on Kirk Lake, received by DEP on 2/5/2015.

The documents included:

1. Town of Carmel ECB Agenda for January 22, 2015
2. A completed Town of Carmel Application for Wetland Permit or Letter of Permission dated 1/13/15
3. A completed Short Environmental Assessment Form dated 1/13/15
4. A materials list
5. A dock sketch
6. A dock location map
7. A copy of the subdivision plan depicting the proposed dock location

Based on the information provided, the proposed action requires no regulatory approvals from DEP.

Please contact me if you have any questions.

Best Regards,

John Drake

John G. Drake, P.E. | Civil Engineer II | NYC Environmental Protection

Bureau of Water Supply | Regulatory & Engineering Programs

(O) 914 742 2025 | (F) 914 773 0343 | jdrake@dep.nyc.gov

Joel Greenberg

From: Jay Moskowitz <tipstrader@gmail.com>
Sent: Thursday, March 05, 2015 10:55 AM
To: Joel Greenberg
Subject: Fwd: Dock on Kirk Lake: 47 Tyler Court

Sent from my iPhone

Begin forwarded message:

From: "Drake, John" <JDrake@dep.nyc.gov>
Date: February 5, 2015 at 3:51:57 PM EST
To: JAY MOSKOWITZ <tipstrader@gmail.com>
Cc: "Rose Trombetta (Town of Carmel)" <rtrombetta@ci.carmel.ny.us>, "Galasso, Mary" <MGalasso@dep.nyc.gov>
Subject: Dock on Kirk Lake: 47 Tyler Court

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John G. Drake, P.E. | Civil Engineer II | NYC Environmental Protection

Bureau of Water Supply | Regulatory & Engineering Programs

(O) 914 742 2025 | (F) 914 773 0343 | jdrake@dep.nyc.gov

I-1922



JOINT APPLICATION FORM

For Permits/Determinations to undertake activities affecting streams, waterways, waterbodies, wetlands, coastal areas and sources of water withdrawal.



New York State

You must separately apply for and obtain separate Permits/Determinations from each involved agency prior to proceeding with work. Please read all instructions.

US Army Corps of Engineers (USACE)

<p>APPLICATIONS TO 1. NYS Department of Environmental Conservation</p> <p>Check all permits that apply:</p> <table border="0"> <tr> <td><input type="checkbox"/> Stream Disturbance</td> <td><input type="checkbox"/> Coastal Erosion Management</td> </tr> <tr> <td><input type="checkbox"/> Excavation and Fill in Navigable Waters</td> <td><input type="checkbox"/> Wild, Scenic and Recreational Rivers</td> </tr> <tr> <td><input type="checkbox"/> Docks, Moorings or Platforms</td> <td><input type="checkbox"/> Water Withdrawal</td> </tr> <tr> <td><input type="checkbox"/> Dams and Impoundment Structures</td> <td><input type="checkbox"/> Long Island Well</td> </tr> <tr> <td><input type="checkbox"/> 401 Water Quality Certification</td> <td><input type="checkbox"/> Aquatic Vegetation Control</td> </tr> <tr> <td><input type="checkbox"/> Freshwater Wetlands</td> <td><input type="checkbox"/> Aquatic Insect Control</td> </tr> <tr> <td><input type="checkbox"/> Tidal Wetlands</td> <td><input type="checkbox"/> Fish Control</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Incidental Take of Endangered/Threatened Species</td> </tr> </table> <p><input type="checkbox"/> I am sending this application to this agency.</p>	<input type="checkbox"/> Stream Disturbance	<input type="checkbox"/> Coastal Erosion Management	<input type="checkbox"/> Excavation and Fill in Navigable Waters	<input type="checkbox"/> Wild, Scenic and Recreational Rivers	<input type="checkbox"/> Docks, Moorings or Platforms	<input type="checkbox"/> Water Withdrawal	<input type="checkbox"/> Dams and Impoundment Structures	<input type="checkbox"/> Long Island Well	<input type="checkbox"/> 401 Water Quality Certification	<input type="checkbox"/> Aquatic Vegetation Control	<input type="checkbox"/> Freshwater Wetlands	<input type="checkbox"/> Aquatic Insect Control	<input type="checkbox"/> Tidal Wetlands	<input type="checkbox"/> Fish Control		<input type="checkbox"/> Incidental Take of Endangered/Threatened Species	<p>2. US Army Corps of Engineers</p> <p>Check all permits that apply:</p> <p><input type="checkbox"/> Section 404 Clean Water Act</p> <p><input type="checkbox"/> Section 10 Rivers and Harbors Act</p> <p><input type="checkbox"/> Nationwide Permit(s) - Identify Number(s):</p> <p>Preconstruction Notification - <input type="checkbox"/> Y / <input type="checkbox"/> N</p> <p><input type="checkbox"/> I am sending this application to this agency.</p>	<p>3. NYS Office of General Services</p> <p>Check all permits that apply:</p> <p><input checked="" type="checkbox"/> State Owned Lands Under Water</p> <p><input type="checkbox"/> Utility Easement (pipelines, conduits, cables, etc.)</p> <p><input checked="" type="checkbox"/> Docks, Moorings or Platforms</p> <p><input checked="" type="checkbox"/> I am sending this application to this agency.</p>	<p>4. NYS Department of State</p> <p>Check if this applies:</p> <p><input type="checkbox"/> Coastal Consistency Concurrence</p> <p><input type="checkbox"/> I am sending this application to this agency.</p>
<input type="checkbox"/> Stream Disturbance	<input type="checkbox"/> Coastal Erosion Management																		
<input type="checkbox"/> Excavation and Fill in Navigable Waters	<input type="checkbox"/> Wild, Scenic and Recreational Rivers																		
<input type="checkbox"/> Docks, Moorings or Platforms	<input type="checkbox"/> Water Withdrawal																		
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<input type="checkbox"/> Tidal Wetlands	<input type="checkbox"/> Fish Control																		
	<input type="checkbox"/> Incidental Take of Endangered/Threatened Species																		

<p>5. Name of Applicant (use full name) Jay Moskowitz</p>	<p>Applicant must be:</p> <p><input checked="" type="checkbox"/> Owner</p> <p><input type="checkbox"/> Operator</p> <p><input type="checkbox"/> Lessee</p> <p>(check all that apply)</p>	<p>6. Name of Facility or Property Owner (if different than Applicant)</p>
<p>Mailing Address 13 Tennis Ct Rd</p>	<p>Taxpayer ID (if applicant is NOT an individual):</p>	<p>Mailing Address</p>
<p>Post Office City Mahopac</p>	<p>State NY</p>	<p>Post Office City</p>
<p>Zip Code 10541</p>	<p>Telephone (daytime) 817888877x</p>	<p>State NY</p>
<p>Email jmoskowitz@gmail.com</p>	<p>Zip Code</p>	<p>Telephone (daytime)</p> <p>Email</p>

<p>7. Contact/Agent Name</p>	<p>8. Project / Facility Name Dock On Kirk Lake</p> <p>Property Tax Map Section / Block / Lot Number 64.15-1-85</p>	
<p>Company Name</p>	<p>Project Location - Provide directions and distances to roads, bridges and bodies of waters: On the shoreline of 17 Tyler Ct on Kirk Lake and in Kirk Lake</p>	
<p>Mailing Address</p>	<p>Street Address, if applicable 17 Tyler Ct</p>	<p>Post Office City Mahopac</p> <p>State NY Zip Code 10541</p>
<p>Post Office City</p>	<p>Town / Village / City Carmel</p>	<p>County Putnam</p>
<p>State NY Zip Code</p>	<p>Name of USGS Quadrangle Map Cocumans Lake</p>	<p>Stream/Water Body Name Kirk Lake</p>
<p>Telephone (daytime)</p>	<p>Location Coordinates: Enter NAD83 in kilometers, OR Latitude/Longitude</p>	
<p>Email</p>	<p>NAD83-E 884377</p>	<p>NAD83-N 4542530</p>
	<p>Latitude 41.3882</p>	<p>Longitude -73.7523</p>

<p>US Army Corps of Engineers</p>	<p>USACE Application Number</p>	<p>USACE Number</p>
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JOINT APPLICATION FORM - PAGE 2 OF 2
 Submit this completed page as part of your Application.

9. **Project Description and Purpose:** Provide a complete narrative description of the proposed work and its purpose. Attach additional page(s) if necessary. Include: description of current site conditions and how the site will be modified by the proposed project; structures and fill materials to be installed; type and quantity of materials to be used (i.e., square ft of coverage and cubic yds of fill material and/or structures below ordinary/mean high water); area of excavation or dredging; volume of material to be removed; and location of dredged material disposal or use; work methods and type of equipment to be used; pollution control methods and mitigation activities proposed to compensate for resource impacts; and where applicable, the phasing of activities. **ATTACH PLANS ON SEPARATE PAGES.**

I am the owner of the property on 47 Tyler Ct in Mahopac. The property is comprised of approximately 10 acres of land and 1000 ft of lake frontage on Kirk Lake. I would like to build a dock whose moorings will be exclusively in the lake, and the dock will abut the shoreline. Attached to the dock will be two (2) ten foot lengths of loading dock, approximately 6 feet wide for the purpose of docking 1 boat. The dock will be used solely for recreational purposes. The stationary portion of the dock will be no more than 25 feet long and 500 square feet in total.

Mr Ralph Hill confirmed to me that for all navigable waterways in New York State, any dock that is under 4000 square feet, lower than 15 feet in height and for fewer than 5 boats, do not require a permit. The purpose of this application is to confirm that my dock can be built without any further permits.

Proposed Use: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public <input checked="" type="checkbox"/> Commercial	Proposed Start Date: 7/21/14	Estimated Completion Date: 7/21/15
Has Work Begun on Project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain.		
Will Project Occupy Federal, State or Municipal Land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, please specify.		

10. List Previous Permit / Application Numbers (if any) and Dates:

1. Will this project require additional Federal, State, or Local Permits including zoning changes? Yes No If yes, please list:

2. **Signatures:** If applicant is not the owner, both must sign the application. I hereby affirm that information provided on this form and all attachments submitted herewith is true to the best of my knowledge and belief. False statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. Further, the applicant accepts full responsibility for all damage, direct or indirect, of whatever nature, and by whomsoever suffered, arising out of the project described herein, and agrees to indemnify and save harmless the State from suits, actions, damages and costs of every name and description resulting from said project. In addition, Federal Law, 18 U.S.C., Section 1001 provides for a fine of not more than \$10,000 or imprisonment for not more than 5 years, or both where an applicant knowingly and willfully makes, conceals, or covers up a material fact; or knowingly makes or uses a false, fictitious or fraudulent statement.

	Jan Kaslowitz	OWNER	7/21/14
Signature of Applicant	Printed Name	Title	Date
Signature of Owner	Printed Name	Title	Date
Signature of Agent	Printed Name	Title	Date

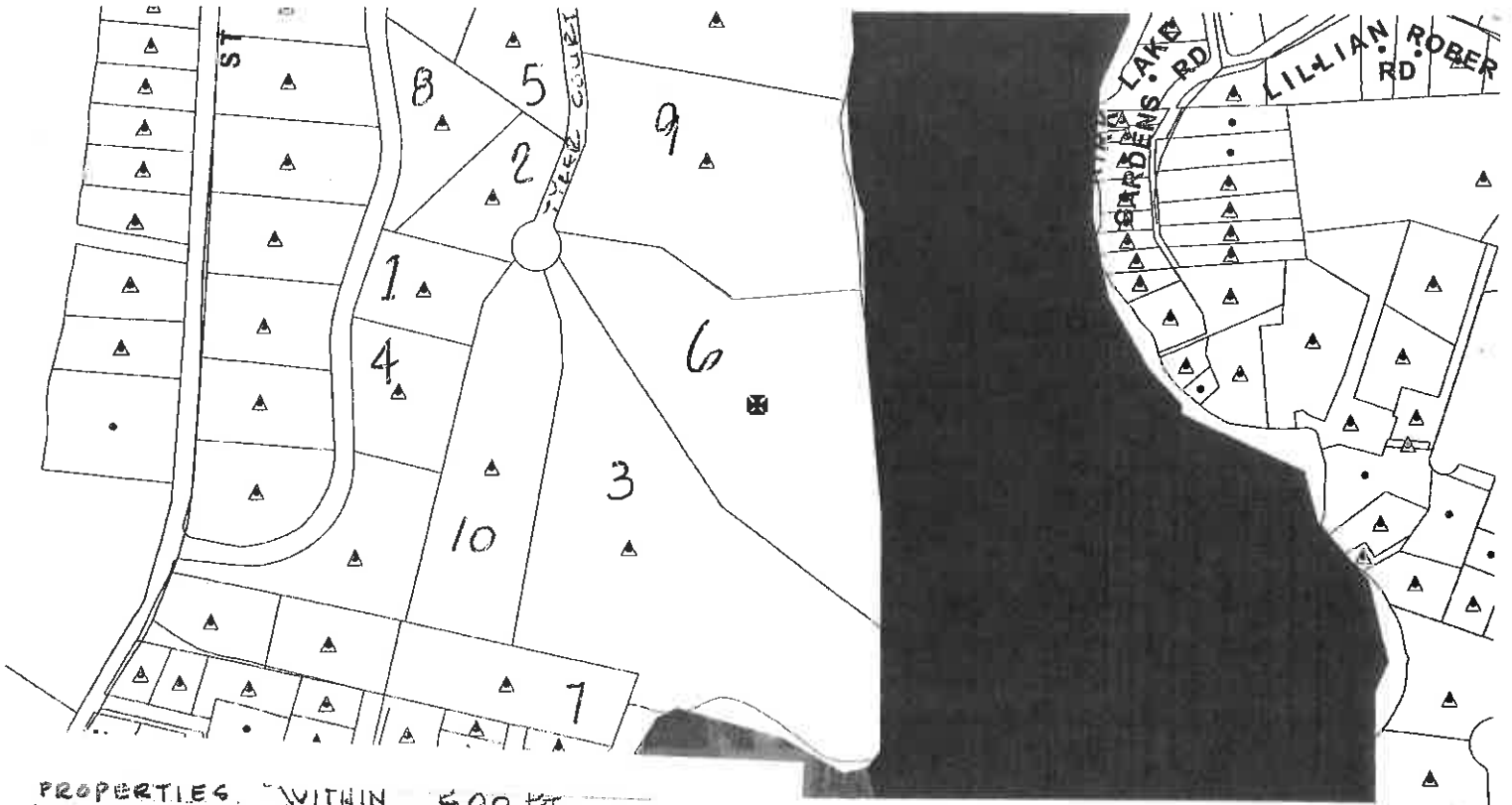
DETERMINATION OF NO PERMIT REQUIRED

Agency Project Number: T-1922

OFFICE OF GENERAL SERVICES has determined that no permit is required from this Agency for the project described in this application.

Agency Representative: Name (printed) NANCY L. DWYER Title R.E. SPECIALIST

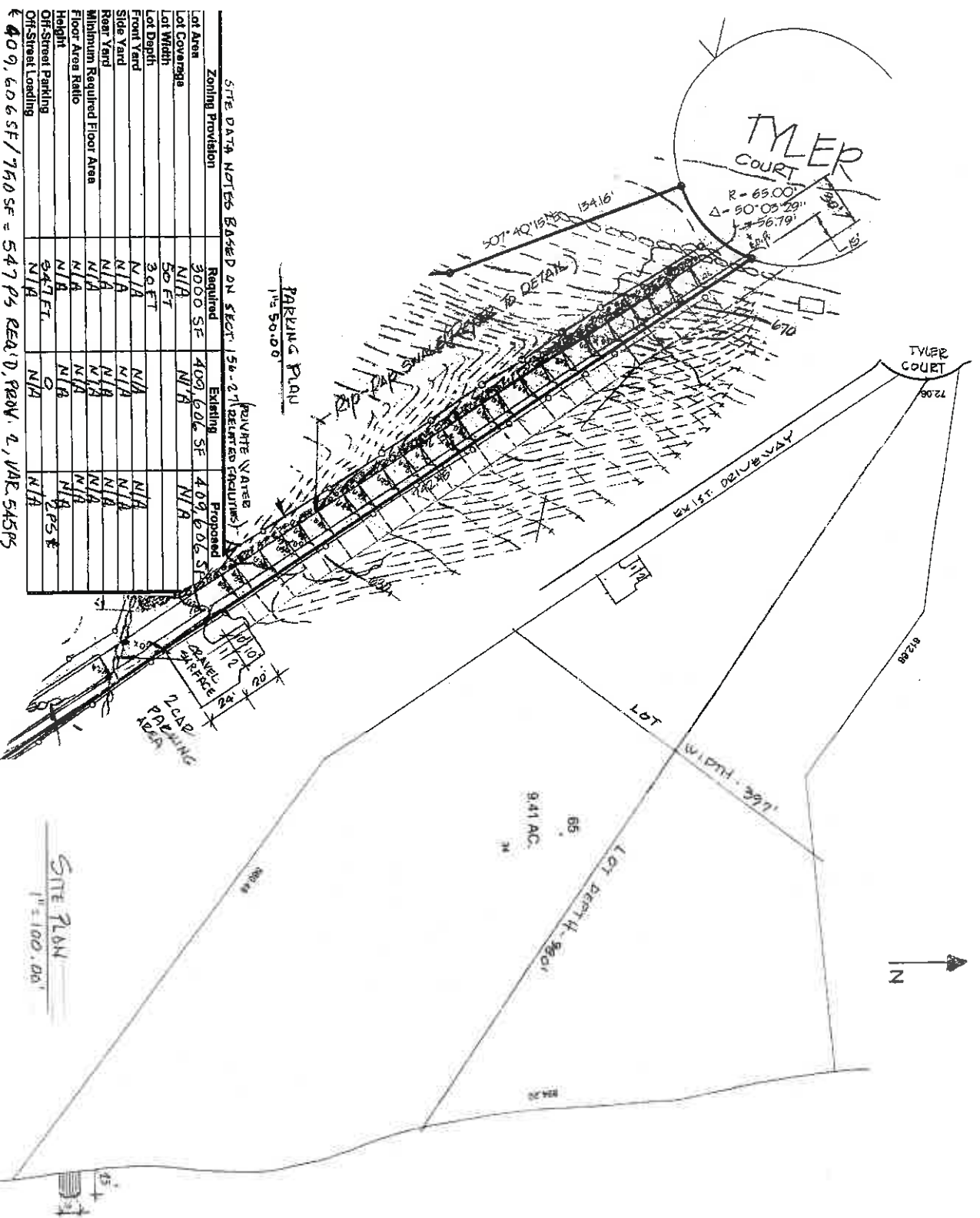
Signature Nancy L. Dwyer Date JULY 17, 2014



PROPERTIES WITHIN 500 FT

- | | |
|---|---|
| <p>1. 64.15-1-63
Costa, Michael
20 Kaitlin Drive
Mahopac, NY 10541</p> <p>2. 64.15-1-64
Cucolo, Edward
42 Tyler Ct.
Mahopac, NY 10541</p> <p>3. 64.15-1-66
Nath, Chithranjan
51 Tyler Ct.
Mahopac, NY 10541</p> <p>4. 64.15-1-62
Weisman, Ira
14 Kaitlin Drive
Mahopac, NY 10541</p> <p>5. 64.11-1-66
Fehn, Thomas
36 Tyler Ct.
Mahopac, NY 10541</p> | <p>6. 64.15-1-65
Moskowitz, Jay
838 West End Ave. Apt. 12B
New York, NY 10025</p> <p>7. 64.15-1-10
Haverly, Nancy
9178 Willow Walk
Bonita Springs, FL 34135</p> <p>8. 64.11-1-64
Cyran, Gary
32 Kaitlin Dr.
Mahopac, NY 10541</p> <p>9. 64.11-1-78
Schonzeit, Andrew
255 West 88 St., Apt. 4C
New York, NY 10024</p> <p>10. 64.15-1-67
Dacey, John
55 Tyler Ct.
Mahopac, NY 10541</p> |
|---|---|

<h1>ARCHITECTURAL VISIONS LLC</h1>									
<p>2 MUSCOOT ROAD NORTH MAHOPAC NY, 10541 P: 845-628-6613 F: 845-628-2807 <small>JOEL.GREENBERG@ARCH-VISIONS.COM</small></p>									
<p>PROJECT: MOSKOWITZ DOCK</p>									
<p>PROJECT ADDRESS 47 TYLER CT MAHOPAC, NY 10541 TAX MAP NO. 64.15-1-65</p>	<p>MAILING ADDRESS 13 TENNIS CT. RD MAHOPAC, NY 10541 TAX MAP NO. 64.15-1-65</p>								
<p>SITE PLANS & PROP. WITHIN 500'</p>									
<p>ISSUANCE</p> <table border="1"> <tr> <th>ISSUANCE</th> <th>DATE</th> </tr> <tr> <td>PA</td> <td>3-30-15</td> </tr> <tr> <td>PB</td> <td>4-10-15</td> </tr> <tr> <td>PC</td> <td>4-15-15</td> </tr> </table>	ISSUANCE	DATE	PA	3-30-15	PB	4-10-15	PC	4-15-15	
ISSUANCE	DATE								
PA	3-30-15								
PB	4-10-15								
PC	4-15-15								
<p>SCALE AS NOTED</p> <p>DRAWN BY/CHKD BY -- 1-1-16</p> <p>PROJECT NO. 2-15-019</p>									



SITE DATA NOTES BASED ON SECT. 15B-2.1 (REVERTED FACILITIES)

Zoning Provision	Required	Existing	Proposed
Lot Coverage	3000 SF	4009.606 SF	4009.606 SF
Lot Width	N/A	N/A	N/A
Lot Depth	50 FT	N/A	N/A
Front Yard	3.0 FT	N/A	N/A
Side Yard	N/A	N/A	N/A
Rear Yard	N/A	N/A	N/A
Minimum Required Floor Area	N/A	N/A	N/A
Floor Area Ratio	N/A	N/A	N/A
Height	34.7 FT	N/A	25.5 FT
Off-Street Parking	N/A	N/A	N/A
Off-Street Loading	N/A	N/A	N/A

SITE PLAN
1" = 100.00'

ARCHITECTURAL VISIONS INC.

2 JAMESCOT ROAD NORTH
MAYWOOD, NY 10941
TEL: 845-538-2887
F: 845-538-2887
WWW.ARCHITECTURALVISIONS.COM

PROJECT: MOSKOWITZ DOCK

PROJECT ADDRESS: 47 TYLER CT, 13 TENNIS CT, 4D MAHOPAC NY 10951
DRAWING NO: 2015-010

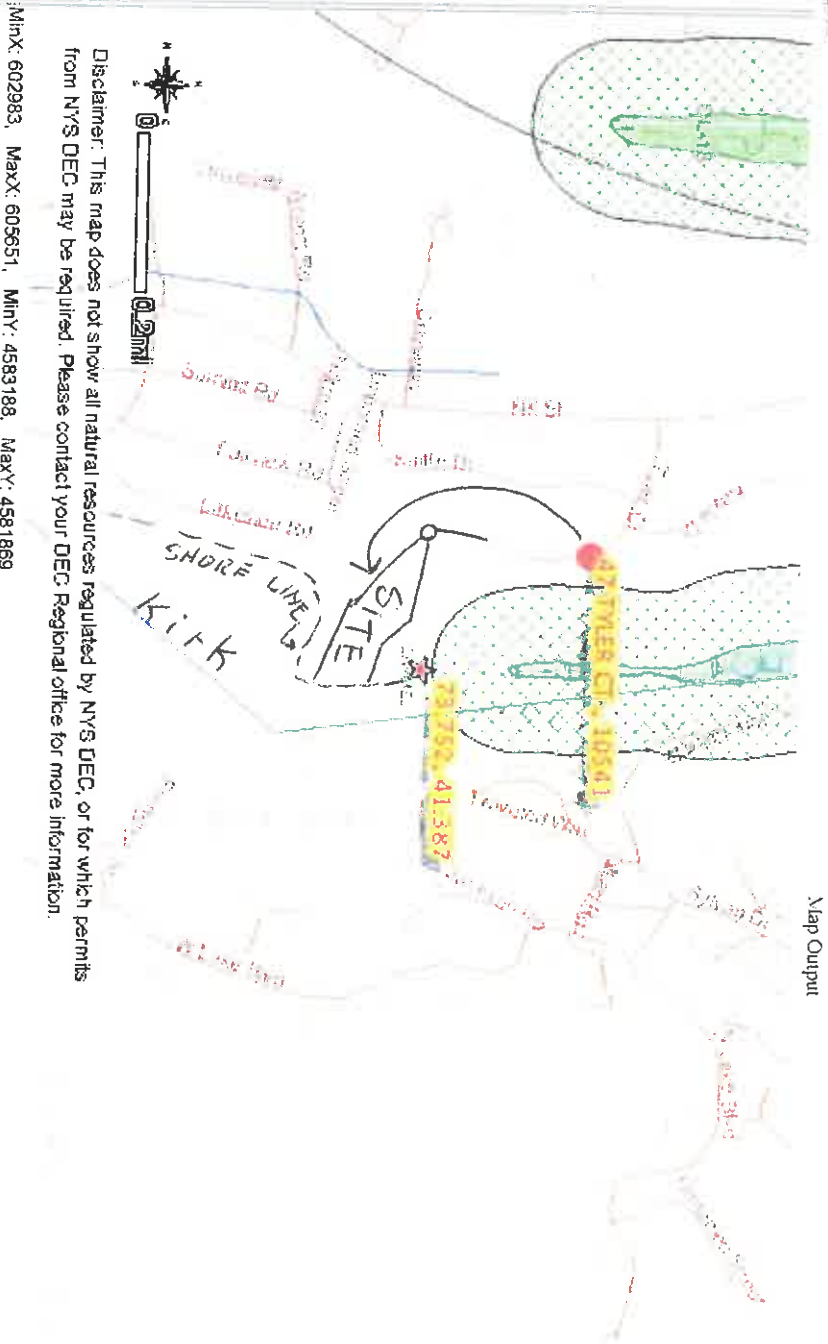
SITE PLANS

DATE: 4-10-15

SCALE: AS NOTED

DRAWN BY: [Signature]

PROJECT NO: 2015-010



- Classified Streams
- Classified Ponds
- State-Regulated Freshwater Wetlands
- Wetland Corezone
- State-Regulated Freshwater Wetlands
- Rare Plants and Rare Animals
- Interstate Highways

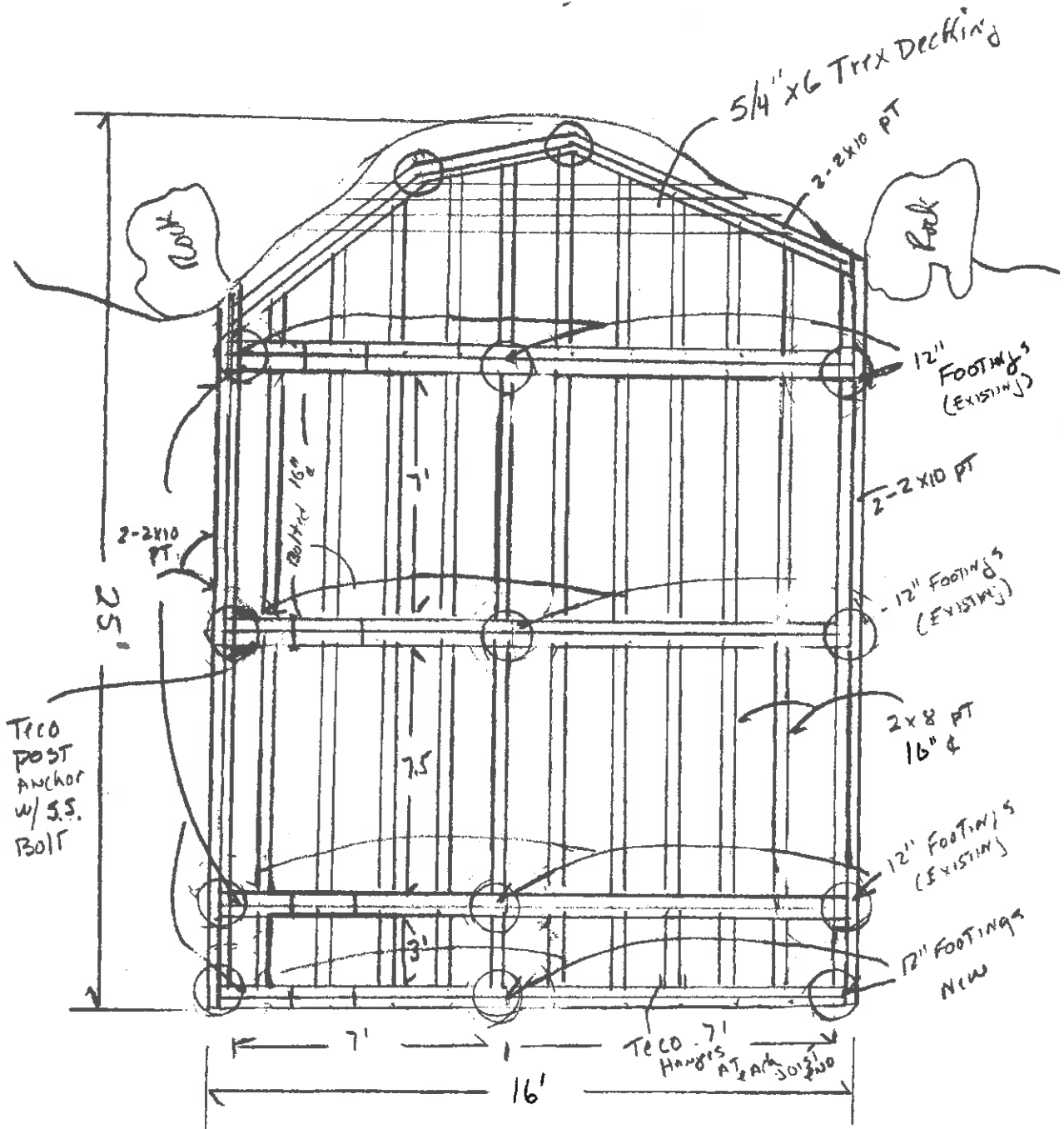
Disclaimer: This map does not show all natural resources regulated by NYS DEC, or for which permits from NYS DEC may be required. Please contact your DEC Regional office for more information.

MinX: 602983, MaxX: 605651, MinY: 4583188, MaxY: 4581869

Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most

<http://www.dec.ny.gov/ims/maps/ERRA/MapFrame.htm>

MSKOWITZ
TN#64,15-1-65



MOSKOWITZ
 47 TYLER CT.
 MAHOPAC, N.Y. 10541
 TM# 64.15-1-65



April 24, 2015

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

RE: EMTK Realty Site Plan
1736 Route 6
Tax Map No. 44.18-1-40

Dear Chairman Gary and Members of the Board:

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

- Drawing SP-1 "Site Plan", dated April 24, 2015. (5 copies)
- Site Plan Application, April 24, 2015. (11 copies)
- SEQR Short Form EAF, April 24, 2015. (11 copies)
- Disclosure Addendum Statement, April 23, 2015. (2 copies)
- Site Plan Completeness Certification Form, April 24, 2015. (11 copies)
- Four (4) sheet set of floor plans for buildings. (5 copies)
- Deed for property. (2 copies)
- CD containing pdfs of submitted plans and documents. (1 copy)
- A \$6,000.00 check for the Site Plan Application Fee (\$3,000.00 fee plus \$500.00/d.u. for 6 apts.)

The applicant seeks site plan approval for six (6) existing apartments in the existing, easterly building and proposes five (5) new parking spaces.

We trust the enclosed information will be found adequate. Please place the project on the agenda for the May 13, 2015 Planning Board meeting for discussion with the Board.

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

Very truly yours,

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

By:


Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/dlm

Enclosures

cc: Brian Finney, w/enclosures
William Shilling

Insite File No. 14200.100

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



TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



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

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

No application will be placed on the agenda that is incomplete

Pre-Submission:

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

Submission Requirements:

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

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

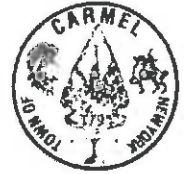
- 11 copies of the Site Plan Application Form, signed and notarized. ✓
- 11 copies of the SEQR Environmental Assessment Form (use of short form or long form shall be determined at pre-submission conference). ✓
- 5 full size sets of the Site Plan (including floor plans and elevations) ✓
- 1 CD (in pdf.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

Rose Trumbull 4/29/15
Planning Board Secretary; Date

Richard Smith 4/29/15
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: EMTK REALTY	Application # 15-0001	Date Submitted: 4/24/2015
Site Address: No. 1736 Street: ROUTE 6 Hamlet: CARMEL		
Property Location: (Identify landmarks, distance from intersections, etc.) NORTH SIDE OF ROUTE 6, JUST EAST OF THE RTE. 52 INTERSECTION		
Town of Carmel Tax Map Designation: Section 44.18 Block 1 Lot(s) 40	Zoning Designation of Site: C COMMERCIAL	
Property Deed Recorded in County Clerk's Office Date 11/21/13 Liber 1938 Page 155	Liens, Mortgages or other Encumbrances <input checked="" type="radio"/> Yes <input type="radio"/> No	
Existing Easements Relating to the Site <input type="radio"/> No <input checked="" type="radio"/> Yes Describe and attach copies: utility easement associated with overhead wires	Are Easements Proposed? <input checked="" type="radio"/> No <input type="radio"/> Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="radio"/> Yes <input type="radio"/> No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: EMTK REALTY CORP.	Phone #: 845-225-2606 Fax#:	Email: aclassbuilders@gmail.com
Owners Address: No. 1736 Street: NYS ROUTE 6 Town: CARMEL State: Zip:		
Applicant (if different than owner): SAME	Phone #: Fax#:	Email:
Applicant Address (if different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan: INSITE ENGINEERING, SURVEYING + LANDSCAPE ARCHITECTURE, P.C.	Phone #: 845-225-9690 Fax#: 845-225-9717	Email: jcontorno@insite-eng.com
Address: No. 3 Street: GARRETT PLACE Town: CARMEL State: NY Zip: 10512		
Other Representatives:	Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: APPLICANT SEEKS SITE PLAN APPROVAL FOR SIX (6) EXISTING APARTMENTS IN THE EXISTING, EASTERLY, TWO-STORY BUILDING AND PROPOSES THE ADDITION OF FIVE (5) NEW PARKING SPACES.		

EMTK REALTY
44.18-1-40
(4/29/15) mkup.
Addl info.

TOWN OF CARMEL SITE PLAN APPLICATION

Lot size: Acres: 0.71 AC [±] Square Feet: 30,990	Square footage of all existing structures (by floor) ±± HOUSE 1st ± 1800sf. 2nd ± 1800sf. BARN 2nd ± 1425sf.
# of existing parking spaces: 9	# of proposed parking spaces: 5 new (1 total)
# of existing dwelling units: 4+6=10	# of proposed dwelling units
Is the site served by the following public utility infrastructure:	
<ul style="list-style-type: none"> Is project in sewer district or will private septic system(s) be installed? <u>sewer district</u> If yes to Sanitary Sewer answer the following: <u>ALREADY CONNECTED. NO NEW UNITS PROPOSED</u> <ul style="list-style-type: none"> Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Is this an in-district connection? <input checked="" type="checkbox"/> Out-of district connection? <input type="checkbox"/> What is the total sewer capacity at time of application? _____ What is your anticipated average and maximum daily flow _____ 	
<ul style="list-style-type: none"> Water Supply: <u>NO NEW CONNECTION PROPOSED - CONNECTION ALREADY EXISTS</u> <ul style="list-style-type: none"> Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> What is the total water capacity at time of application? _____ What is your anticipated average and maximum daily demand _____ Storm Sewer: Yes: <input type="checkbox"/> No: <input type="checkbox"/> Electric Service: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Gas Service: Yes: <input type="checkbox"/> No: <input type="checkbox"/> Telephone/Cable Lines: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 	
<p>For Town of Carmel Town Engineer</p> <p>Water Flows _____</p> <p>Sewer Flows _____</p> <p>Town Engineer; Date _____</p>	
What is the predominant soil type(s) on the site? (uh B) Urban land - Chariton Complex	What is the approximate depth to water table? GREATER THAN 6 feet
Site slope categories:	15-25% 0 % 25-35% 0 % >35% 0 %
Estimated quantity of excavation:	Cut (C.Y.) 0 Fill (C.Y.) 0
Is Blasting Proposed	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>
Is the site located in a designated Critical Environmental Area?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
What is the sight distance? TO ROUTE 6 INTERSECTION Left GREATER THAN 400 feet Right 165 ±	
Is the site located within 500' of:	
• The boundary of an adjoining city, town or village	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
• The boundary of a state or county park, recreation area or road right-of-way	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
• A county drainage channel line.	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
• The boundary of state or county owned land on which a building is located	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

NO NEW PROPOSED CONNECTIONS - SITE IS EXISTING

6-10% OF PROJECT AREA

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous)
 Yes: No: REED MEMORIAL LIBRARY IS ACROSS ROUTE 6

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

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

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

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

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

Does the site contain freshwater wetlands?
 Yes: No: ✓ W

Jurisdiction:
 NYCDEC: Town of Carmel:

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

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

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

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

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

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

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

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

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

AS PART OF THIS SUBMISSION

What is the estimated time of construction for the project?
 DWELLING UNITS ALREADY EXISTING, PARKING LAYOUT TO BE DONE AS SOON AS APPROVED - SUMMER 2015.

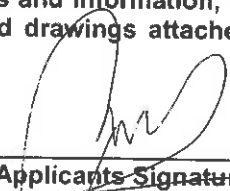
ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing		Proposed
Lot Area	min. 40,000 s.f.	30,990 s.f.		30,990 s.f.
Lot Coverage	max. 30%	18%		18%
Lot Width	200ft.	80ft		80ft
Lot Depth	200ft.	390ft.		390ft.
Front Yard	40'	West 33'	East 120'	West 33' East 120'
Side Yard	25'	4.8'	0.7'	4.8' 0.7'
Rear Yard	30'	280'	200'	280' 200'
Minimum Required Floor Area	5,000 s.f.	6,265 s.f. ±		6,265 s.f. ±
Floor Area Ratio	—	—		—
Height	max. 35'	less than 35'		less than 35'
Off-Street Parking	23 sp.	9 sp		14 sp. *
Off-Street Loading	—	—		—

→ Building Coverage: (max.)
 Lot 30% 18% 18%

* VARIANCE REQUIRED FOR (9) PARKING SPACES

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances:
PROPOSED BUILDING MATERIALS	
Foundation	} BUILDINGS ARE ALREADY CONSTRUCTED.
Structural System	
Roof	
Exterior Walls	
APPLICANTS ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
<u>AMIT PATEL</u> Applicants Name	 Applicants Signature
Sworn before me this <u>23rd</u> day of <u>April</u> 20 <u>15</u>	
<u>Alicia Hansen</u> Notary Public	Alicia Hansen Notary Public, State of New York Reg. # 01H46086470 Qualified In Dutchess County Commission Expires January 27, 20 <u>19</u>



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input checked="" type="checkbox"/> ✓ EXISTING SITE W/ NO CHANGE TO GRADES	<input checked="" type="checkbox"/> ✓
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area. BUILDINGS ARE EXISTING - NO ELEVATIONS PROVIDED.	<input checked="" type="checkbox"/> ✓	<input checked="" type="checkbox"/> ✓
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/> ✓ NOT	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures (EXISTING - NO NEW PROPOSED)	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
14	Proposed signage	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	<input type="checkbox"/> N/A	<input type="checkbox"/>

* WAIVER REQUESTED FOR CONTOURS + GRADES, ALL ARE EXISTING W/ NO CHANGE PROPOSED. AND FOR FRONT, SIDE + REAR ELEVATIONS OF BUILDINGS - ALL ARE EXISTING.



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	□ N/A	□
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	□ TBD ✓	□
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	☑ ✓	□
19	A list, certified by the Town Assessor , of all property owners within 500 feet of the site boundary <u>FROM LATEST TAX ROLL</u>	☑ ✓	□
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	□ TBD.	□

TBD - TO BE DETERMINED
N/A - NOT APPLICABLE

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

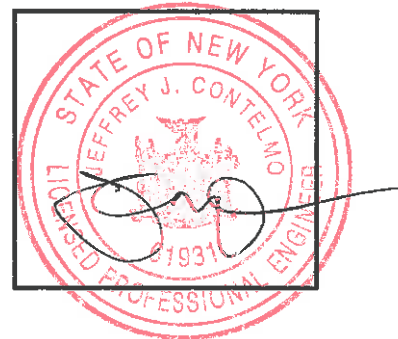
I Jeffrey Contelmo hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:

Signature - Applicant

Signature - Owner

04/23/15
Date

04/23/15
Date



Professionals Seal



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Ryan J Franzetti
 Signature - Planning Board Secretary

4/29/15
 Date

Rose Trumbetta
 Signature - Town Engineer

4/29/15
 Date

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

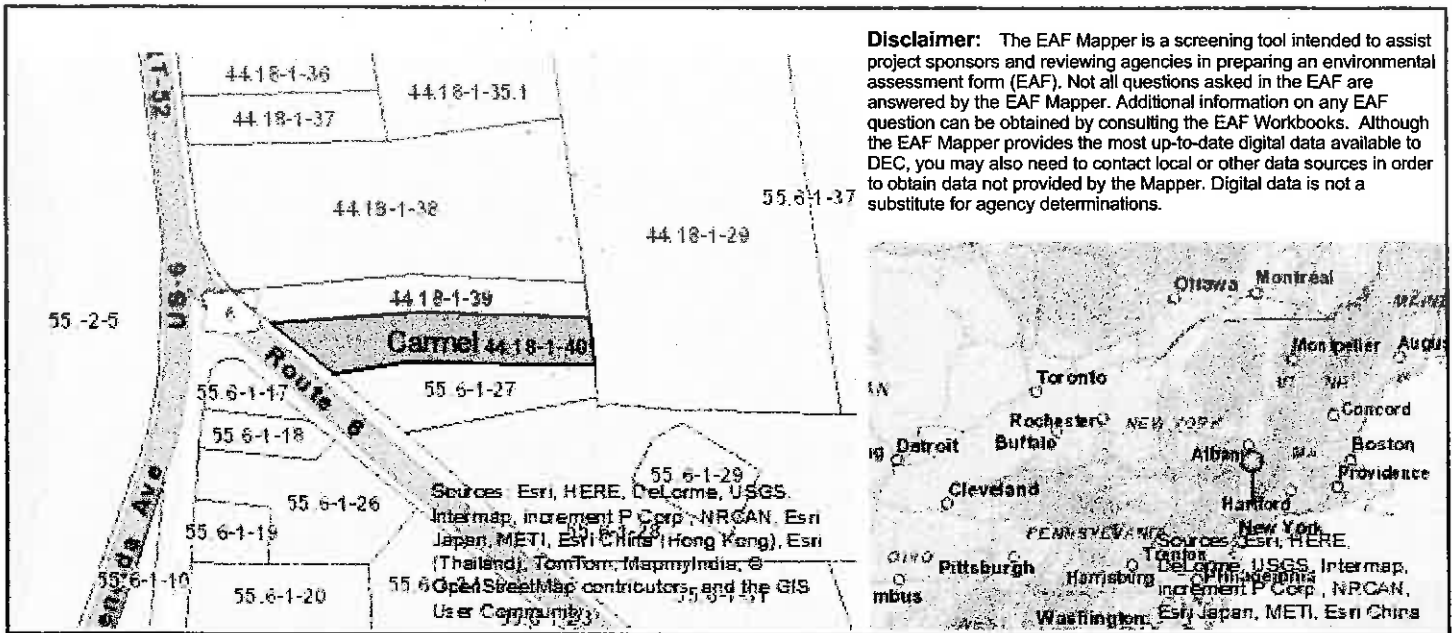
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: EMTK Site Plan			
Project Location (describe, and attach a location map): 1736 NYS Route 6, Town of Carmel			
Brief Description of Proposed Action: Applicant seeks site plan approval for six (6) existing apartments in the existing, easterly, two story building and proposes five (5) new parking spaces.			
Name of Applicant or Sponsor: EMTK Realty Corp.		Telephone: 845-225-2606 E-Mail: aclassbuilders@gmail.com	
Address: 1736 NYS Route 6			
City/PO: Carmel		State: New York	Zip Code: 10512
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 checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.71 acres	
b. Total acreage to be physically disturbed?		0.09± acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.71 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 checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	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?	NO	YES	
	<input type="checkbox"/>	<input checked="" 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: _____	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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<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? Reed Memorial Library is across Route 6	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? Off-site	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, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO	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: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

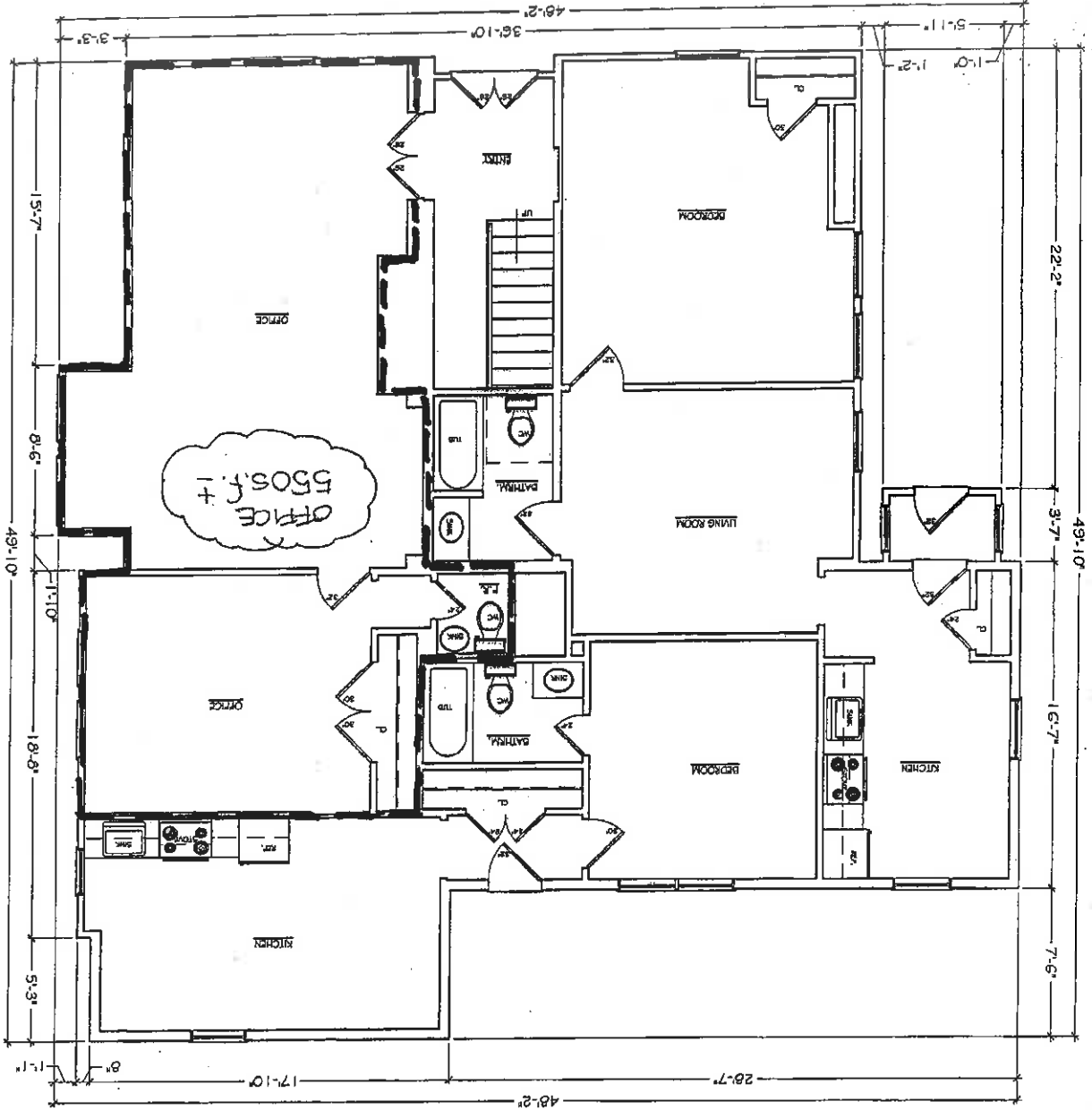
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<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? If Yes, describe: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<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, P.C.</u> Date: <u>4/24/15</u></p> <p>Signature:  Jeffrey J. Contelmo, P.E., Project Engineer</p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No Reed Memorial Library is across Route 6.
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

(4/24/15) ENTK REALTY / 736 ROUTE 6, TOWN OF CAHONEL

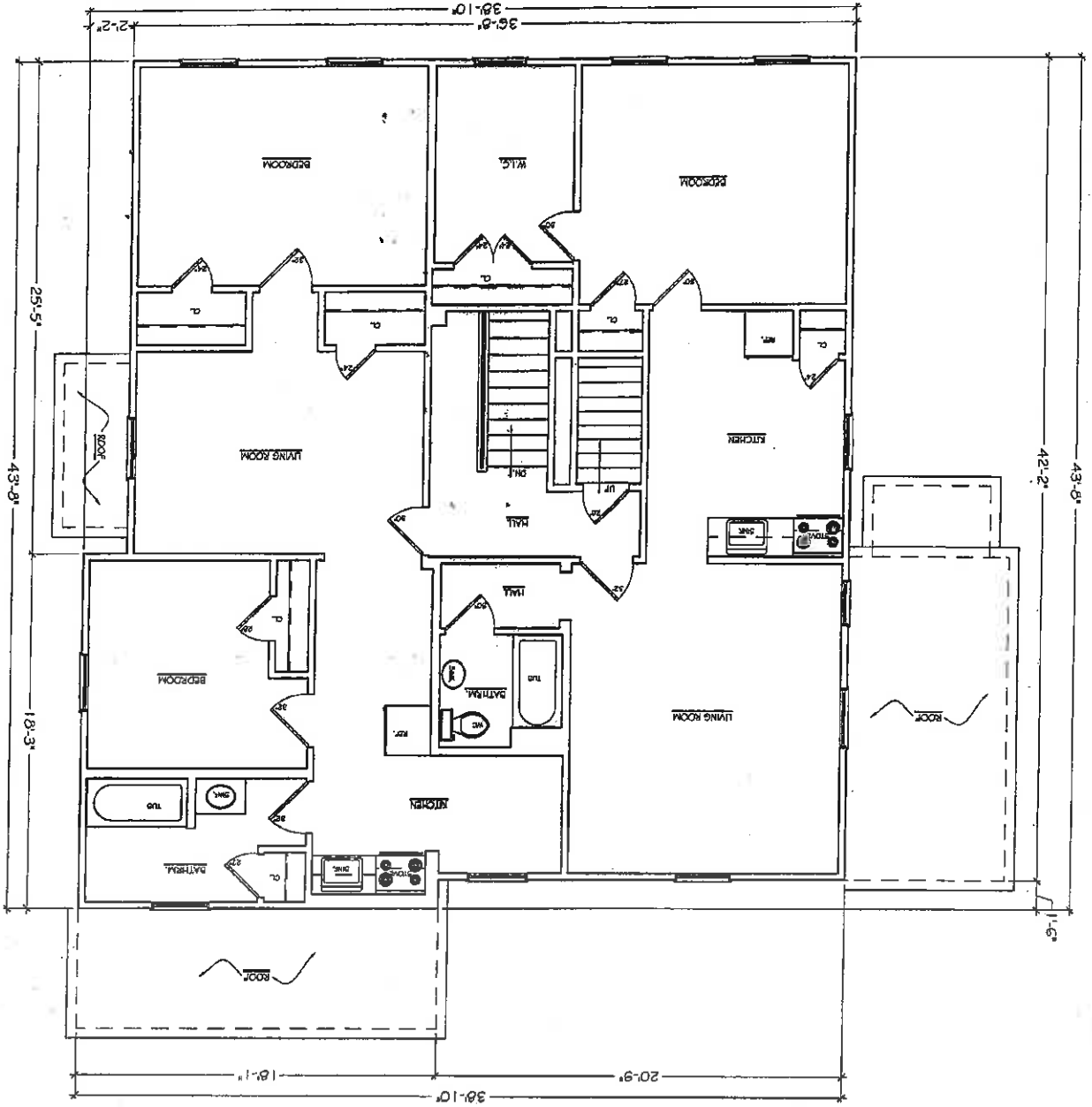
FIRST FLOOR PLAN
WESTERLY BUILDING
SCALE 3/16" = 1'-0"

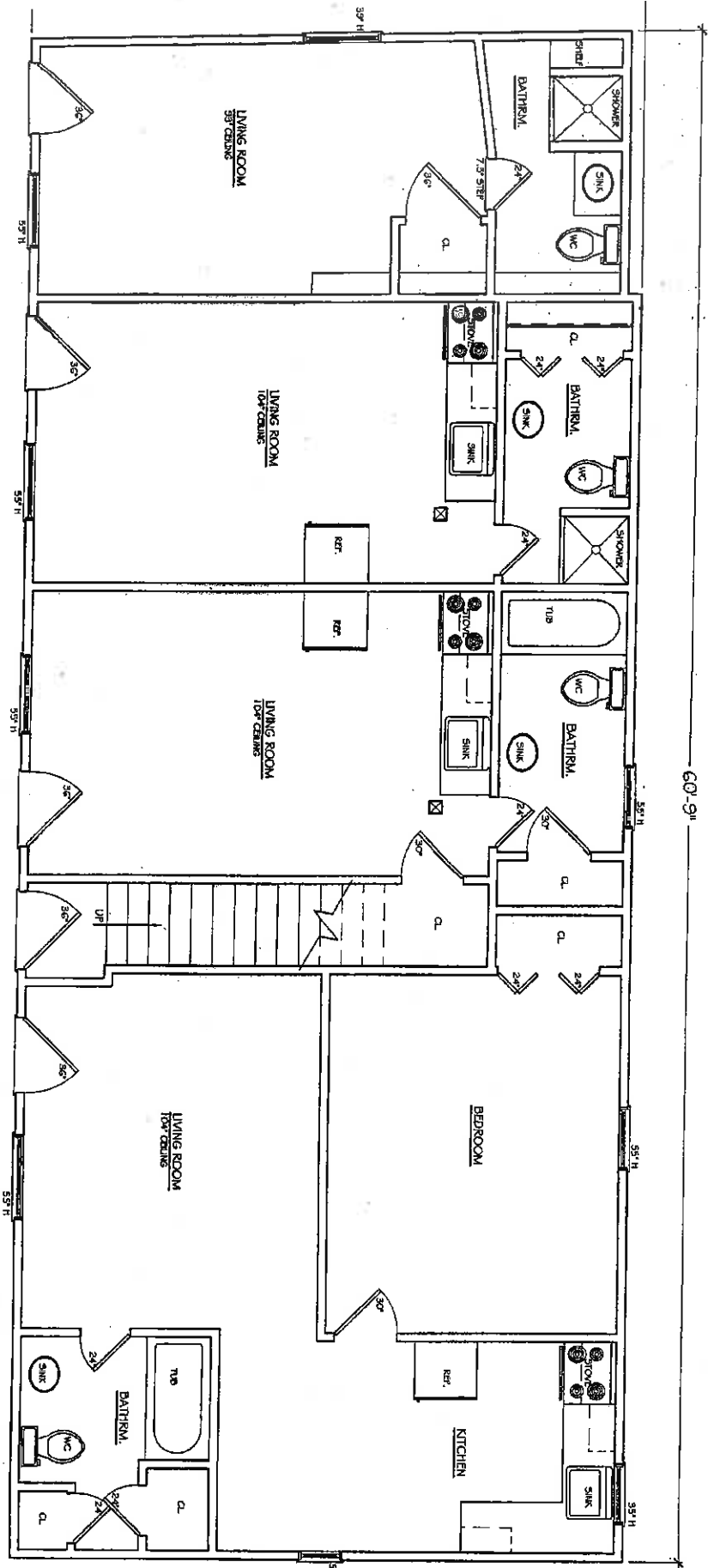


ALPIS) ETHK REACTY / 1736 ROUTE 6, TOWN OF GARMBL

SCALE 3/16" = 1'-0"

WESTERLY BUILDING SECOND FLOOR PLAN

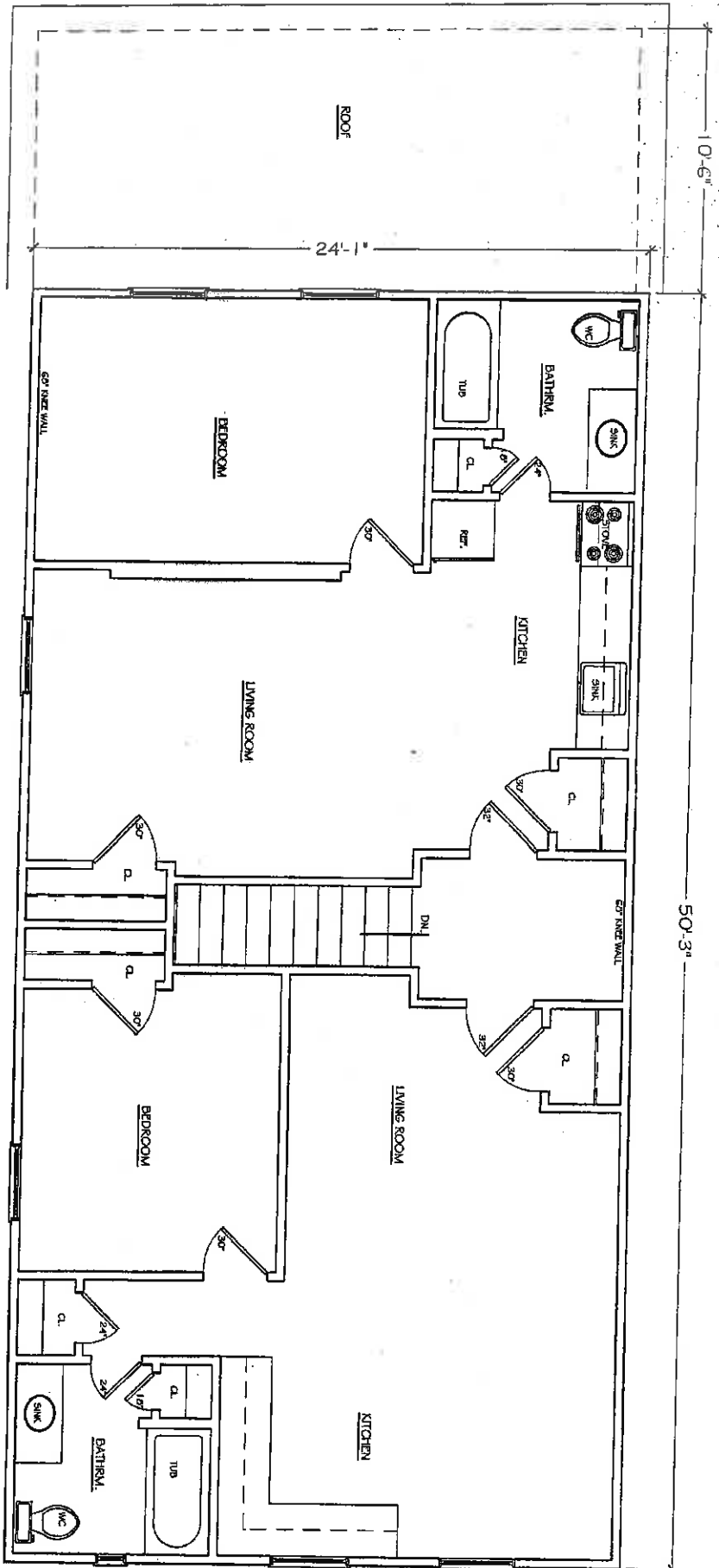




FIRST FLOOR PLAN
 EASTERLY BUILDING-

SCALE 1/4" = 1'-0"

(4|24|15) EMTK REALTY / 1736 ROUTE 6, TOWN OF CARNEGIE



SECOND FLOOR PLAN
EASTERLY BUILDING

SCALE 1/4" = 1'-0"

(4|24|15) BMTK REALTY | 1736 ROUTE 6, TOWN OF GARNET



May 1, 2015

Harold Gary and Members of the Planning Board
Town of Carmel
60 McAlpin Ave
Mahopac, NY 10541

Re: The Barbaro Building
78 Secor Road
Mahopac, NY 10541
T.M. # 74.43-1-11

Dear Mr. Gary and Members of the Planning Board:

Mr. Barbaro is in the process of selling the above mentioned building. In 1997 a variance was granted to permit retail on the first floor and offices on the second floor. A contractor has his offices on the second floor and used the third floor as storage. As time went on a few of the contractor's employees moved their work spaces to the third floor.

Attached is an amended site plan application and drawing for approval of the third floor as office space. No additional bathrooms are required and the building will be brought into compliance with the present building code.

The only change to the site plan will be the restriping of the parking lot. In order to do this two variances are required. The first variance required is to request 9ft. x 20ft. instead of 10ft. x 20ft. parking spaces. The second would be to request a variance of 5 parking spaces. Based on the present code, 22 parking spaces are required. The restriped parking lot will have 17 parking spaces. Therefore a variance of 5 parking spaces is being requested.

Therefore we respectfully request that the amended site plan be denied and referred to the Zoning Board of Appeals.

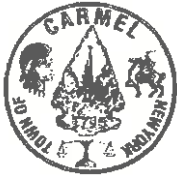
Thanking you in advance for your interest and cooperation in this matter.

Very truly yours,


Joel Greenberg

Two Muscoot Road North
Mahopac, New York 10541
P: (845) 628-6613 F: (845) 628-2807
Email: joel.greenberg@arch-visions.com
www.arch-visions.com





TOWN OF CARMEL SITE PLAN APPLICATION INSTRUCTIONS



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

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

No application will be placed on the agenda that is incomplete

Pre-Submission:

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

Submission Requirements:

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

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

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

Rose Grubette 5/4/15
Planning Board Secretary; Date

[Signature] 5/4/15
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION			
Application Name: <u>Gino Barbaro, VP</u> <u>Secor 78 LLC</u>		Application # <u>15-0003</u>	Date Submitted: <u>5/4/15</u>
Site Address: No. <u>78</u> Street: <u>Secor Road</u> Hamlet: <u>Mahopac</u>			
Property Location: (Identify landmarks, distance from intersections, etc.)			
Town of Carmel Tax Map Designation: <u>Section 74.43 Block 1 Lot(s) 11</u>		Zoning Designation of Site: <u>C</u>	
Property Deed Recorded in County Clerk's Office Date _____ Liber _____ Page _____		Liens, Mortgages or other Encumbrances Yes _____ No _____	
Existing Easements Relating to the Site No _____ Yes <u>NA</u> Describe and attach copies: <u>NA</u>		Are Easements Proposed? No <u>Yes</u> Yes _____ Describe and attach copies: <u>Yes</u>	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <u>**</u> No _____ Attached List to this Application Form			
APPLICANT/OWNER INFORMATION			
Property Owner: <u>Gino Barbaro</u>		Phone #: Fax#: <u>914 522 3041</u>	Email:
Owners Address: No. _____ Street: _____ Town: _____ State: _____ Zip: _____			
Applicant (if different than owner):		Phone #: Fax#:	Email:
Applicant Address (if different than owner): No. _____ Street: _____ Town: _____ State: _____ Zip: _____			
Individual/ Firm Responsible for Preparing Site Plan: <u>Joel Greenberg</u> <u>Architectural Visions PLLC</u>		Phone #: Fax#: <u>845 628 6613</u> <u>845 628 2807</u>	Email: <u>joel.greenberg</u> <u>@arch-visions.com</u>
Address: No. <u>2</u> Street: <u>Muscoot Rd North</u> Town: <u>Mahopac</u> State: <u>NY</u> Zip: <u>10541</u>			
Other Representatives: <u>N/A</u>		Phone #: Fax#:	Email:
Owners Address: No. _____ Street: <u>N/A</u> Town: _____ State: _____ Zip: _____			
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof: <u>Amended Site Plan to Permit use of 3rd floor in existing building</u>			

TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: _____ Square Feet: _____		Square footage of all existing structures (by floor): _____	
# of existing parking spaces: 16		# of proposed parking spaces: 17	
# of existing dwelling units: _____		# of proposed dwelling units: _____	
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>Sewer District</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? <u>Yes</u> Out-of district connection? _____ ▶ What is the total sewer capacity at time of application? _____ ▶ What is your anticipated average and maximum daily flow _____ 			
For Town of Carmel Town Engineer			
<ul style="list-style-type: none"> ▪ Water Supply <ul style="list-style-type: none"> ▶ What is the sewer capacity 440 GPD <u>See Permit no change in size 440 GPD</u> Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▶ What is the total water capacity at time of application? <u>440 GPD</u> ▶ What is your anticipated average and maximum daily demand <u>440 GPD</u> ▪ Storm Sewer Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Gas Service Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> • Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 			
For Town of Carmel Town Engineer			
Water Flows _____ Sewer Flows <u>No change in size</u> <u>Ms 5/4/10</u>			
Town Engineer; Date			
What is the predominant soil type(s) on the site? N/A		What is the approximate depth to water table? N/A	
Site slope categories: N/A 15-25% _____ % 25-35% _____ % >35% _____ %			
Estimated quantity of excavation: _____		Cut (C.Y.) 0 Fill (C.Y.) 0	
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located in a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the sight distance? Left 200' Right 200'			
Is the site located within 500' of:			
• The boundary of an adjoining city, town or village		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of a state or county park, recreation area or road right-of-way		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
• The boundary of state or county owned land on which a building is located		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Jurisdiction: NYCDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/> <i>N/A</i>			
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Are any encroachments, crossings or alterations proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located adjacent to New York City watershed lands?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input checked="" type="checkbox"/> Private: <input type="checkbox"/>			
Has this application been referred to the Fire Department?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the estimated time of construction for the project? <p style="text-align: center;">2 Months</p>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 sf	14,833.07 sf	no change
Lot Coverage	30%	14.8%	no change
Lot Width	200 ft	130.1 ft	no change
Lot Depth	200 ft	140.2 ft	no change
Front Yard	40 ft	20 ft & 91.3 ft	no change
Side Yard	None		
Rear Yard	40 ft	12 ft & 1 ft	no change
Minimum Required Floor Area	5000 sf	4400 sf	no change
Floor Area Ratio	None		
Height	35 ft	27 ft	no change
Off-Street Parking	22	16	17
Off-Street Loading	1	1	no change

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances: Parking Variance of 5 cars and parking spaces width of 1ft from 10ft to 9 ft
PROPOSED BUILDING MATERIALS	
Foundation N/A	
Structural System N/A	
Roof N/A	
Exterior Walls N/A	
APPLICANTS ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
_____ Applicants Name	<u>9/3</u> _____ Applicants Signature
Sworn before me this <u>14th</u> day of <u>April</u> 20 <u>15</u>	
<u>Tina M. Zubradt</u> Notary Public	TINA M. ZUBRADT Notary Public, State of New York No. 01ZU6103694 Qualified in Dutchess County <u>16</u> Commission Expires January 5, 20 <u>16</u>



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

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

- Existing 300 ft

Existing No change



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input type="checkbox"/> N/A	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input type="checkbox"/> N/A <i>EXIST ✓</i>	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input type="checkbox"/> EXIST ✓	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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


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

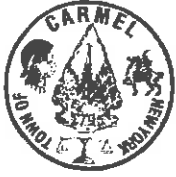
Joel Greenberg
Signature - Applicant

4-13-15
Date

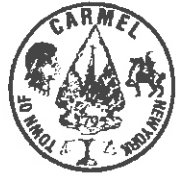
Joel Greenberg
Signature - Owner

4-13-15
Date


Joel Greenberg
Professionals Seal



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



Town Certification (to be completed by the Town)

Richard J. Franzetti

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

Rose Trumbetta

Signature - Planning Board Secretary

5/4/15
Date

Russell D. ...

Signature - Town Engineer

5/4/15
Date



TOWN OF CARMEL SITE PLAN APPLICATION



Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION			
Application Name: <u>Gino Barbaro, VP</u> <u>Secor 78 LLC</u>		Application # <u>15-0003</u>	Date Submitted: <u>5/4/15</u>
Site Address: No. <u>78</u> Street: <u>Secor Road</u> Hamlet: <u>Mahopac</u>			
Property Location: (Identify landmarks, distance from intersections, etc.)			
Town of Carmel Tax Map Designation: <u>Section 74.43 Block 1 Lot(s) 11</u>		Zoning Designation of Site: <u>C</u>	
Property Deed Recorded in County Clerk's Office Date _____ Liber _____ Page _____		Liens, Mortgages or other Encumbrances Yes _____ No _____	
Existing Easements Relating to the Site No _____ Yes _____ Describe and attach copies: <u>NA</u>		Are Easements Proposed? No _____ Yes _____ Describe and attach copies: <u>NA</u>	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Attached List to this Application Form			
APPLICANT/OWNER INFORMATION			
Property Owner: <u>Gino Barbaro</u>		Phone #: <u>914 522 3041</u>	Email:
Owners Address: No. _____ Street: _____ Town: _____ State: _____ Zip: _____			
Applicant (if different than owner):		Phone #: Fax#:	Email:
Applicant Address (if different than owner): No. _____ Street: _____ Town: _____ State: _____ Zip: _____			
Individual/ Firm Responsible for Preparing Site Plan: <u>Joel Greenberg</u> <u>Architectrual Visions PLLC</u>		Phone #: Fax#: <u>845 628 6613</u> <u>845 628 2807</u>	Email: <u>joel.greenberg</u> <u>@arch-visions.com</u>
Address: No. <u>2</u> Street: <u>Muscoot Rd North</u> Town: <u>Mahopac</u> State: <u>NY</u> Zip: <u>10541</u>			
Other Representatives: <u>N/A</u>		Phone #: Fax#:	Email:
Owners Address: No. _____ Street: <u>N/A</u> Town: _____ State: _____ Zip: _____			
PROJECT DESCRIPTION			
Describe the project, proposed use and operation thereof: <p style="text-align: center;">Amended Site Plan to Permit use of 3rd floor in existing building</p>			


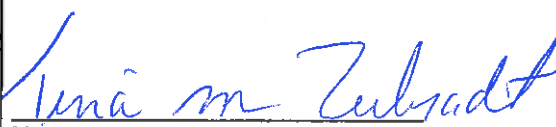
TOWN OF CARMEL SITE PLAN APPLICATION

PROJECT INFORMATION			
Lot size: Acres: _____ Square Feet: _____		Square footage of all existing structures (by floor): _____	
# of existing parking spaces: 16		# of proposed parking spaces: 17	
# of existing dwelling units: _____		# of proposed dwelling units: _____	
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> ▪ Is project in sewer district or will private septic system(s) be installed? <u>Sewer District</u> ▪ If yes to Sanitary Sewer answer the following: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? <u>Yes</u> Out-of district connection? _____ ▶ What is the total sewer capacity at time of application? _____ ▶ What is your anticipated average and maximum daily flow _____ 			
For Town of Carmel Town Engineer			
<ul style="list-style-type: none"> ▶ What is the sewer capacity 440 GPD <u>no change</u> 26 5/4/11 			
▪ Water Supply	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
If Yes:			
<ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▶ What is the total water capacity at time of application? <u>440 GPD</u> ▶ What is your anticipated average and maximum daily demand <u>440 GPD</u> 			
▪ Storm Sewer	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
▪ Electric Service	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
▪ Gas Service	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		
• Telephone/Cable Lines	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		
For Town of Carmel Town Engineer			
Water Flows _____			
Sewer Flows <u>No change</u>			
<u>Ms 5/4/11</u>			
Town Engineer; Date			
What is the predominant soil type(s) on the site?		What is the approximate depth to water table?	
N/A		N/A	
Site slope categories: N/A 15-25% _____ % 25-35% _____ % >35% _____ %			
Estimated quantity of excavation:		Cut (C.Y.) 0	Fill (C.Y.) 0
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located in a designated Critical Environmental Area?			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	What is the sight distance? Left <u>200'</u> Right <u>200'</u>	
Is the site located within 500' of:			
• The boundary of an adjoining city, town or village			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
• The boundary of a state or county park, recreation area or road right-of-way			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
• A county drainage channel line.			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
• The boundary of state or county owned land on which a building is located			Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>

TOWN OF CARMEL SITE PLAN APPLICATION

Is the site listed on the State or Federal Register of Historic Place (or substantially contiguous) Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is the site located in a designated floodplain? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYSDEC Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will the project require coverage under the Current NYDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Jurisdiction: NYCDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/> N/A			
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Are any encroachments, crossings or alterations proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located adjacent to New York City watershed lands?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input checked="" type="checkbox"/> Private: <input type="checkbox"/>			
Has this application been referred to the Fire Department?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the estimated time of construction for the project? 2 Months			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 sf	14,833.07 sf	no change
Lot Coverage	30%	14.8%	no change
Lot Width	200 ft	130.1 ft	no change
Lot Depth	200 ft	140.2 ft	no change
Front Yard	40 ft	20 ft & 91.3 ft	no change
Side Yard	None		
Rear Yard	40 ft	12 ft & 1 ft	no change
Minimum Required Floor Area	5000 sf	4400 sf	no change
Floor Area Ratio	None		
Height	35 ft	27 ft	no change
Off-Street Parking	22	16	17
Off-Street Loading	1	1	no change

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances: Parking Variance of 5 cars and parking spaces width of 1ft from 10ft to 9 ft
PROPOSED BUILDING MATERIALS	
Foundation N/A	
Structural System N/A	
Roof N/A	
Exterior Walls N/A	
APPLICANTS ACKNOWLEDGEMENT	
I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.	
_____ Applicants Name	 _____ Applicants Signature
Sworn before me this <u>14th</u> day of <u>April</u> 20 <u>15</u>	
 _____ Notary Public	TINA M. ZUBRADT Notary Public, State of New York No. 01ZU6103694 Qualified in Dutchess County <u>16</u> Commission Expires January 5, 20 <u>16</u>



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

Existing site plan

Existing no change



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<input type="checkbox"/> N/A	<input type="checkbox"/>
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	<input type="checkbox"/> N/A <i>EXIST ✓</i>	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input type="checkbox"/> EXIST ✓	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Joel Greenberg
Signature - Applicant

4-13-15
Date

Joel Greenberg
Signature - Owner

4-13-15
Date


Joel Greenberg
 Professionals Seal



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

Richard J. Franzetta

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

Rose Trombetta

Signature - Planning Board Secretary

5/4/15

Date

Paul J. ...

Signature - Town Engineer

5/4/15

Date

TOWN OF CARMEL PLANNING BOARD

60 MCALPIN AVENUE, MAHOPAC, NY 10541 - 845-628-1500 – FAX 845-628-7085

DISCLOSURE ADDENDUM STATEMENT TO APPLICATION, PETITION & REQUEST

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and Penal Provisions thereof as well, the undersigned applicant states that no State officer, Officer, or Employee of the Town of Carmel, or of the County of Putnam, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

- NONE
- NAMES: ADDRESSES: RELATIONSHIP OR INTEREST
(FINANCIAL OR OTHERWISE)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following board or office or political subdivision of the Town of Carmel.

- | | |
|---|---|
| <input type="checkbox"/> CARMEL TOWN BOARD | <input type="checkbox"/> ZONING ENFORCEMENT OFFICER |
| <input type="checkbox"/> ZONING BOARD OF APPEALS | <input type="checkbox"/> ARCHITECTURAL REVIEW BOARD |
| <input type="checkbox"/> BUILDING INSPECTOR | <input type="checkbox"/> ENVIRONMENTAL CONSERVATION BOARD |
| <input checked="" type="checkbox"/> CARMEL PLANNING BOARD | <input type="checkbox"/> OTHER |

DATED: 4-13-15

JLB
INDIVIDUAL APPLICANT

CORPORATE APPLICANT

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

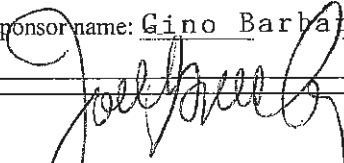
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center;">Gino Barbaro, VP Secor 78 LLC</p>			
Project Location (describe, and attach a location map): <p style="text-align: center;">78 Secor Road</p>			
Brief Description of Proposed Action: <p style="text-align: center;">Amended site plan to permit use of 3rd floor in existing building.</p>			
Name of Applicant or Sponsor: <p style="text-align: center;">Gino Barbaro</p>		Telephone: 914 522 3041	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Carmel ZBA & BLDG DEPT			NO YES X
3.a. Total acreage of the site of the proposed action?		0.33 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.33 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 checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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: Gino Barbato, VP Secor 78 LLC Date: 4-13-15
 Signature:  Project Architect

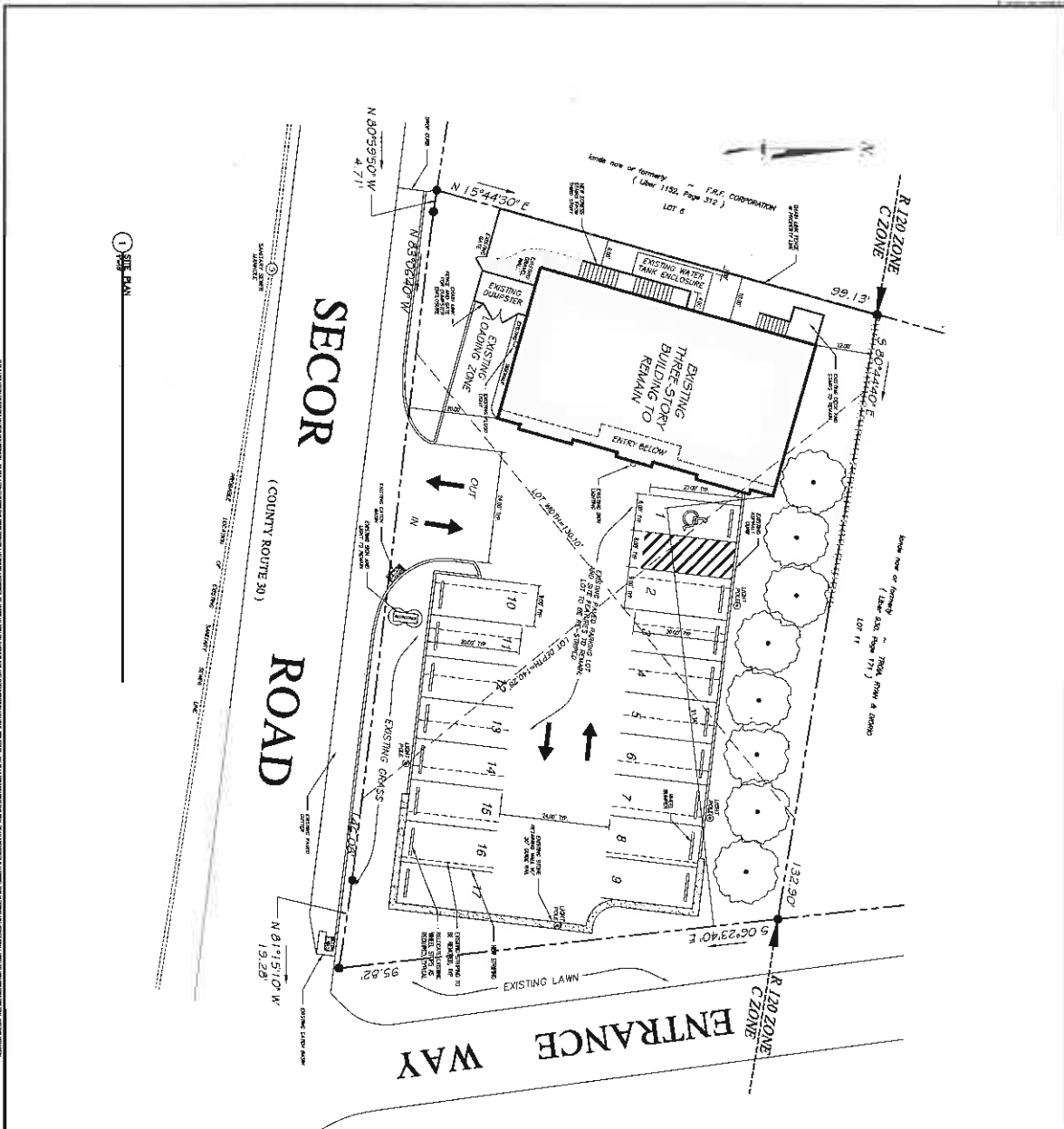
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)



SITE DATA NOTES:
 ZONE: R 120 ZONE
 DISTRICT: SECOR RD LIC
 ADDRESS: 111 SECOR RD
 MAP SHEET: 14-10-11

SETBACKS	REQUIRED	EXISTING	PROPOSED	VARIANCE
LOT AREA	40,000 SQ FT	14,433.07 SQ FT	NO CHANGE	NO CHANGE
LOT COVERAGE	30%	14.8%	NO CHANGE	NO CHANGE
LOT WIDTH	200 FT	130.1 FT	NO CHANGE	NO CHANGE
LOT DEPTH	200 FT	140.2 FT	NO CHANGE	NO CHANGE
FRONT YARD (SCREEN HD)	40 FT	20.6 FT	NO CHANGE	NO CHANGE
FRONT YARD (SCREEN WY)	30 FT	91.3 FT	NO CHANGE	NO CHANGE
REAR YARD (RES)	30 FT	17.0 FT	NO CHANGE	NO CHANGE
REAR YARD (COMM)	30 FT	17.0 FT	NO CHANGE	NO CHANGE
MINIMUM REQUIRED TURN AREA	N/A	4,400 SQ FT	NO CHANGE	NO CHANGE
FLOOR AREA RATIO	N/A	N/A	NO CHANGE	N/A
MAX HEIGHT	35 FT	21.0 FT	NO CHANGE	NO CHANGE
OFF-STREET PARKING	1 PER 200 SQ FT	16.95	17.75	0.80
PARKING SPACE SIZE	100' X 20'	2,000 SQ FT	971 X 20'	1,942 SQ FT
OFF-STREET LOADINGS	1	1	NO CHANGE	NO CHANGE

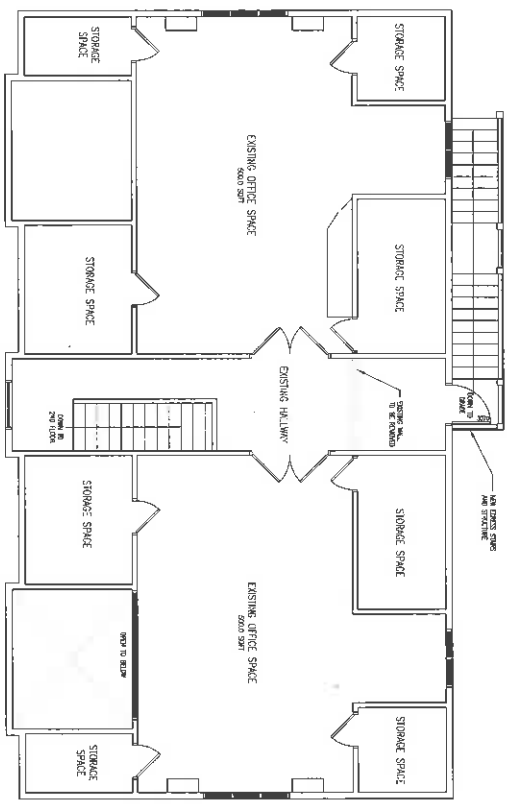
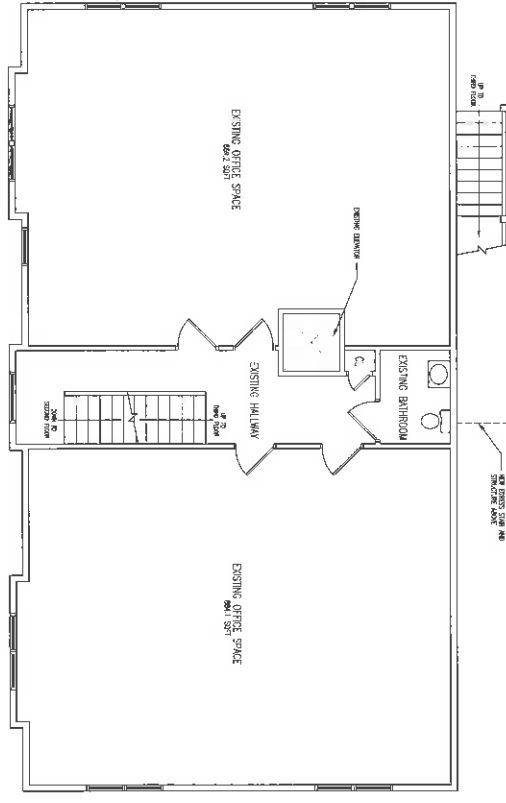
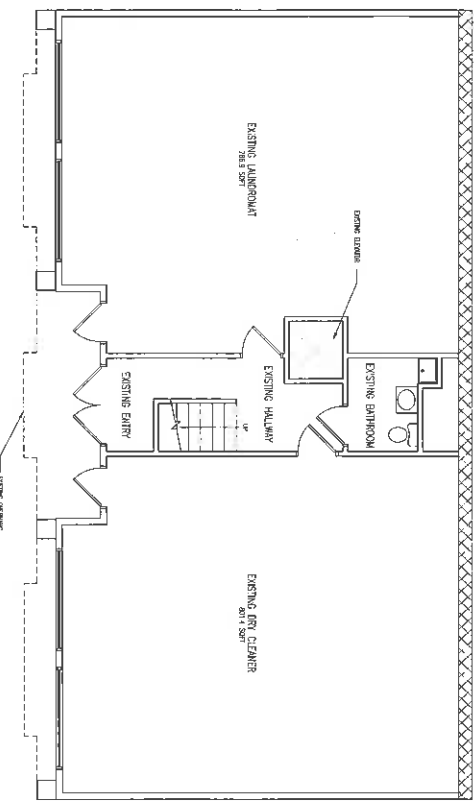
VEHICLE CALCULATIONS: 4,410 SQ FT / 200 SQ FT = 22.05
 22.05(100) - 17(100) = 395 VEHICLES

APURTESTRAL
 ARCHITECTURAL
 1000 N. W. 10th St., Suite 100
 Fort Lauderdale, FL 33304
 Phone: (954) 561-1111
 Fax: (954) 561-1112

PROJECT:
 SECOR 78 LLC
 111 SECOR ROAD
 FORT LAUDERDALE, FL 33304

SITE PLAN

AS-101

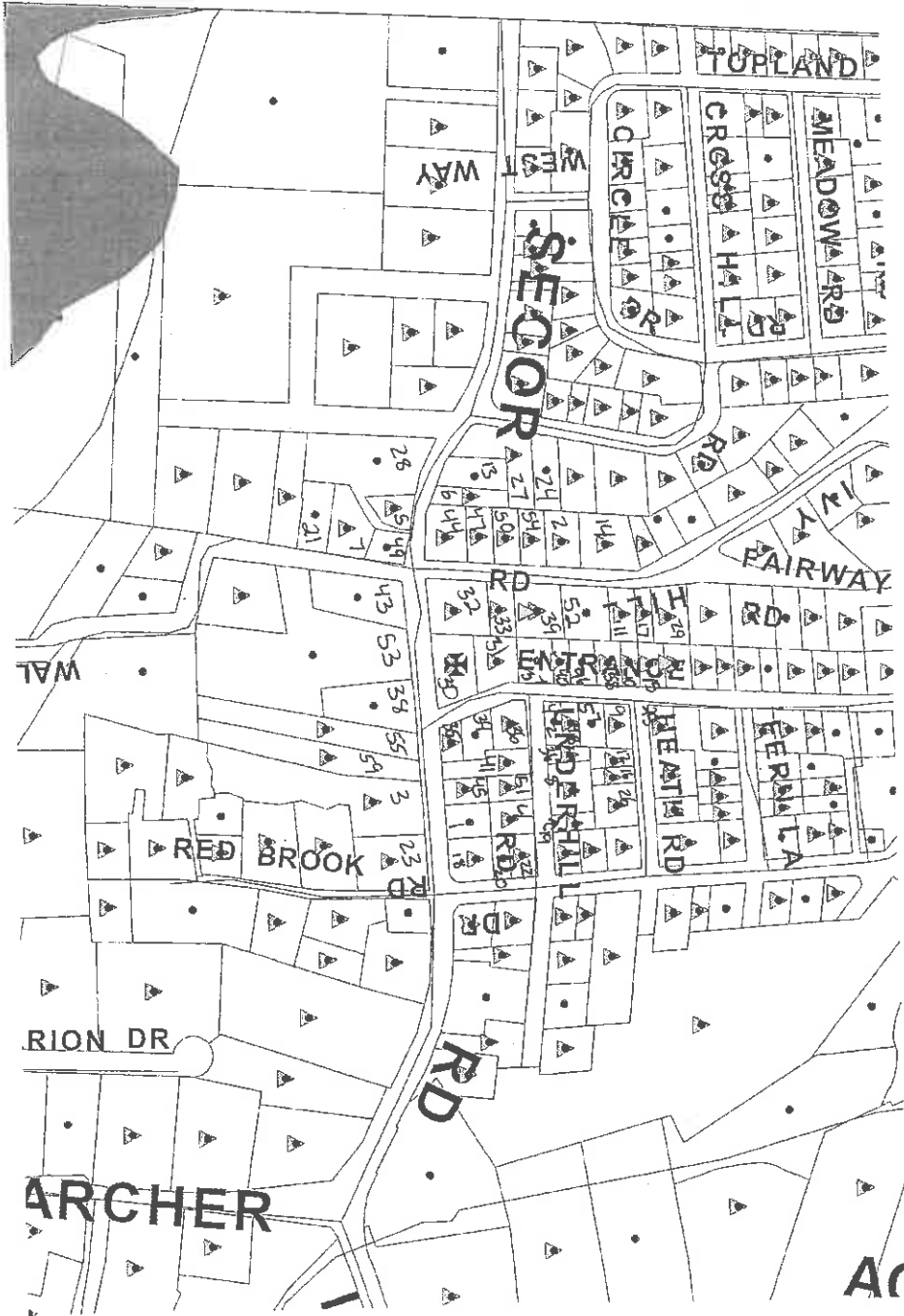


Architectural
 PROJECT:
 SECOR 78 LLC
 FLOOR PLANS

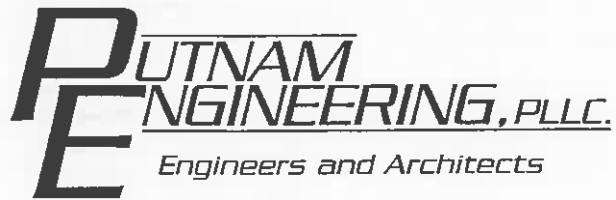
A-101

- 1 Joan Bloom
Tax Map #: 74.43-1-56
96 Secor Rd
Mahopac, NY 10541
- 2 Frank J Albino
Tax Map #: 74.43-1-46
34 Ivy Hill Rd
Mahopac, NY 10541
- 3 Robert J Kears
Tax Map #: 74.12-1-29
93 Secor Rd
Mahopac, NY 10541
- 4 Fabriceana Luis
Tax Map #: 74.43-1-49
114 Underhill Rd
Mahopac, NY 10541
- 5 Ferretti Rental LLC
Tax Map #: 74.11-1-11
65 Secor Rd
Mahopac, NY 10541
- 6 Thomas Gregory
Tax Map #: 74.42-1-44
41 Joseph Rd
Holmes, NY 12531
- 7 Mark Bistare
Tax Map #: 74.11-1-9
99 Walnut Dr
Mahopac, NY 10541
- 8 Eyo Riguzzi
Tax Map #: 74.43-1-47
121 Underhill Rd
Mahopac, NY 10541
- 9 Dominic Hanaam
Tax Map #: 74.43-1-42
41 Entrance Way
Mahopac, NY 10541
- 10 Karen Ann Tonini
Tax Map #: 74.43-1-17
46 Entrance Way
Mahopac, NY 10541
- 11 Christopher Kayler
Tax Map #: 74.43-1-7
43 Ivy Hill Rd
Mahopac, NY 10541
- 12 James W Gianieri
Tax Map #: 74.43-1-41
124 Heath Rd
Mahopac, NY 10541
- 13 Town Of Carmel
Tax Map #: 74.42-1-63
60 Malcolm Ave
Mahopac, NY 10541
- 14 Denis Lynch
Tax Map #: 74.42-1-47
42 Ivy Hill Rd
Mahopac, NY 10541
- 15 Kelly Calarco
Tax Map #: 74.43-1-32
54 Entrance Way
Mahopac, NY 10541
- 16 Krzysztof Nizio
Tax Map #: 74.43-1-40
120 Heath Rd
Mahopac, NY 10541
- 17 Raul Ostina
Tax Map #: 74.43-1-6
49 Ivy Hill Rd
Mahopac, NY 10541
- 18 Peter P Scrobola
Tax Map #: 74.43-1-57
2 Lake Shore Dr
Mahopac, NY 10541
- 19 Linda Grater
Tax Map #: 74.43-1-48
113 Underhill Rd
Mahopac, NY 10541
- 20 Robert Jones
Tax Map #: 74.43-1-58
14 Lake Shore Dr
Mahopac, NY 10541
- 21 Joseph S Mautigan
Tax Map #: 74.11-1-8
95 Walnut Dr
Mahopac, NY 10541
- 22 Christopher Pignone
Tax Map #: 74.43-1-59
18 Lake Shore Dr
Mahopac, NY 10524
- 23 Raymond DePaul
Tax Map #: 74.12-1-28
1 Red Brook Rd
Mahopac, NY 10541
- 24 Ernest E Kerschman
Tax Map #: 74.42-1-61
15 Cross Hill Rd
Mahopac, NY 10541
- 25 Daniel Cohen
Tax Map #: 74.43-1-36
19 Dangan Pl
New York, NY 10040
- 26 Julio G Valletto
Tax Map #: 74.43-1-39
112 Heath Rd
Mahopac, NY 10541
- 27 Paul Dantonio
Tax Map #: 74.42-1-62
3 Cross Hill Rd
Mahopac, NY 10541
- 28 Judith Napolitano
Tax Map #: 74.11-1-12
63 Secor Rd
Mahopac, NY 10541
- 29 Kenneth Greene
Tax Map #: 74.43-1-5
53 Ivy Hill Rd
Mahopac, NY 10541
- 30 Ivana Barbara
Tax Map #: 74.43-1-11
31 Rose St
White Plains, NY 10605
- 31 Lenny Cusumano
Tax Map #: 74.43-1-12
16 Alonement Ln
Garrison, NY 10524
- 32 FRE Corp
Tax Map #: 74.43-1-10
80 Hooser Mountain Rd
Hopewell Junction, NY 12533
- 33 Steven Brigante
Tax Map #: 74.43-1-2
17 Ivy Hill Rd
Mahopac, NY 10541
- 34 Fidel Grunzalez
Tax Map #: 74.43-1-53
PO BOX 291
Mahopac Falls, NY 10542
- 35 James Kallo
Tax Map #: 74.43-1-54
86 Secor Rd
Mahopac, NY 10541
- 36 Pasquale Esposito
Tax Map #: 74.43-1-52
15 Entrance Way
Mahopac, NY 10541
- 37 Jon J McCormack
Tax Map #: 74.43-1-13
26 Entrance Way
Mahopac, NY 10541
- 38 William Paganon
Tax Map #: 74.12-1-32
83 Secor Rd
Mahopac, NY 10541
- 39 Mainer Villalobos
Tax Map #: 74.43-1-9-1
23 Ivy Hill Rd
Mahopac, NY 10541
- 40 Robert Scott Landy
Tax Map #: 74.43-1-14
28 Entrance Way
Mahopac, NY 10541
- 41 J.D.G Builders, Inc
Tax Map #: 74.43-1-51
40 Shallow Stream Rd
Carmel, NY 10512
- 42 Richard T Secker
Tax Map #: 74.43-1-45
PO BOX 110
Mahopac Falls, NY 10542
- 43 Richard Tashjian
Tax Map #: 74.12-1-34
75 Secor Rd
Mahopac, NY 10541
- 44 John L Barnes
Tax Map #: 74.42-1-42
PO BOX 309
Sedbyville, DE 19975
- 45 Maryellen Miranda
Tax Map #: 74.43-1-55
94 Secor Rd
Mahopac, NY 10541
- 46 Rudy Horvath
Tax Map #: 74.43-1-15
34 Entrance Way
Mahopac, NY 10541
- 47 Isai L Lafisi
Tax Map #: 74.42-1-43
12 Ivy Hill Rd
Mahopac, NY 10541
- 48 Robert Raito
Tax Map #: 74.43-1-44
31 Entrance Way
Mahopac, NY 10541
- 49 Donald J Burke
Tax Map #: 74.11-1-10
69 Secor Rd
Mahopac, NY 10541
- 50 Kurtis Cadden
Tax Map #: 74.42-1-44
20 Ivy Hill Rd
Mahopac, NY 10541
- 51 Oscario Antonio Orlitano
Tax Map #: 74.43-1-50
120 Underhill Rd
Mahopac, NY 10541
- 52 Donald Slatfer
Tax Map #: 74.43-1-8
35 Ivy Hill Rd
Mahopac, NY 10541
- 53 Richard H Tashjian
Tax Map #: 74.12-1-33
79 Secor Rd
Mahopac, NY 10541
- 54 Christopher Parzanino
Tax Map #: 74.42-1-45
28 Ivy Hill Rd
Mahopac, NY 10541
- 55 Mario Guilianno
Tax Map #: 74.12-1-31
87 Secor Rd
Mahopac, NY 10541
- 56 Sergio Zuluaga
Tax Map #: 74.43-1-46
129 Underhill Rd
Mahopac, NY 10541
- 57 Ralph Bonilla
Tax Map #: 74.43-1-43
35 Entrance Way
Mahopac, NY 10541
- 58 Greta Vandewater
Tax Map #: 74.43-1-16
40 Entrance Way
Mahopac, NY 10541
- 59 Marissa Sburtoni
Tax Map #: 74.12-1-30
89 Secor Rd
Mahopac, NY 10541

SECCOR TA LLC
TA# 74.43-1-11
ARCHITECTURAL VISIONS, PLLC
A GREENBERG DESIGN GROUP
TWO MUSCOCOT ROAD NORTH
MAHOPAC, NY 10541



SECTION 78 CUD
 TM# 74.43-1-11
 ARCHITECTURAL VISIONS, PLLC
 A GREENBERG DESIGN GROUP
 TWO MUSCOOT ROAD NORTH
 MAHOPAC, NY 10541



May 6, 2015

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

Re: Random Ridge
Kennicut Hill Rd
TM #76.10-1-23, etc.

Dear Chairman Gary and Members of the Board:

We met with the Zoning Enforcement Officer and reviewed the Town's methodology for computing the maximum lot count that can be developed as a cluster plan. As a result of that meeting our client has decided to merge all previously approved subdivided lots back to the original property configuration that existed prior to the 2004 approval (106.5 acres +/-). Therefore, our total lot count will be 29, which is comprised of the 28 lot Random Ridge subdivision, plus the one additional lot from the subsequent re-subdivision of Lot 9 which occurred in 2010 (known as Tanager Farm).

The Town's formulation (section 156-45) allows for a maximum of 34 lots and we are below that threshold. The computation has been placed on drawing C-110 (sheet 3 of 28) as requested by the Zoning Enforcement Officer.

Furthermore, the two lots which had driveways accessing Kennicut Hill Road have been relocated to the interior of the cluster development as requested by the Board at our last meeting.

The Town watermain that traverses the property is now shown to be relocated out to Kennicut Hill Road as requested by the Town Engineer.


(L01519)

We request that the Random Ridge project be placed on the next available agenda for review and the setting of a Public Hearing date. We are enclosing the following for your review and distribution:

1. Subdivision Drawings, C-020 Existing Conditions, C-110 Subdivision Plan, C-120 Site Layout Plan, C-130 Grading Plan, C-140 Utilities Plan, C-160 Landscape Plan, S-1 Current Proposed Construction Plan (Part 1) and S-2 Current Proposed Construction Plan (Part 2), last revised 5/4/15, 4 sets.
2. SEQR Full EAF, revised April 2015, 4 copies.
3. Subdivision Comparison Plans, Dwgs C-410 through C-414, last revised 4/30/15, 4 sets.
4. Revised Subdivision Application Form.

Sincerely,

PUTNAM ENGINEERING, PLLC



Paul M. Lynch, P.E.

PML/tal
Enclosures



SUBDIVISION 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: 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: 29 # of Acres: 106.5

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 29 lot residential subdivision on 106.5 acres: 29 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	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	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Carmel Environmental Conservation Board	
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Putnam County 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? 106.5 acres
 b. Total acreage to be physically disturbed? +/-22.0 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 106.5 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? 29
 iv. Minimum and maximum proposed lot sizes? Minimum .19 acres Maximum .38 acres

e. Will proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: 24 months
 ii. If Yes:
 • Total number of phases anticipated 9
 • Anticipated commencement date of phase 1 (including demolition) Oct. month 2015 year
 • Anticipated completion date of final phase Oct. month 2017 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>29</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 _____
 ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
 iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? 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: _____ 12,760 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. 3,950 L.F. watermain, which includes rerouting the watermain to Kennicut Hill Road, with 29 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: _____ 12,760 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 3.1 acres (impervious surface)
 _____ Square feet or 106.5 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-development 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 - 5pm 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 Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0	3.1	+3.1
• Forested	77.4	55.37	-22.03
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.6	7.4	+4.8
• 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)	26.5	26.5	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 and subsequently cleaned the site.
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, CID, CIE, CIF, CrC, CsD,		_____ %
HrF, PoC, PoD, RhB		_____ %
		_____ %

d. What is the average depth to the water table on the project site? Average: _____ >10 feet

e. Drainage status of project site soils: Well Drained: _____ 75 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained: _____ 25 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 26 % of site
 10-15%: _____ 14 % of site
 15% or greater: _____ 60 % 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 Unnamed stream #864-176 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name NYSDEC 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:	<div style="display: flex; justify-content: space-between;"> <div style="width: 30%; border-bottom: 1px solid black; padding-bottom: 2px;">deer</div> <div style="width: 30%; border-bottom: 1px solid black; padding-bottom: 2px;">squirrel</div> <div style="width: 30%; border-bottom: 1px solid black; padding-bottom: 2px;">birds</div> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 30%; border-bottom: 1px solid black; padding-bottom: 2px;">raccoon</div> <div style="width: 30%; border-bottom: 1px solid black; padding-bottom: 2px;"></div> <div style="width: 30%; border-bottom: 1px solid black; padding-bottom: 2px;"></div> </div>
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____	
<i>ii.</i> Source(s) of description or evaluation: _____	
<i>iii.</i> Extent of community/habitat:	
<ul style="list-style-type: none"> • 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: PUTN001	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
<i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: <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 miles.</u>	
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

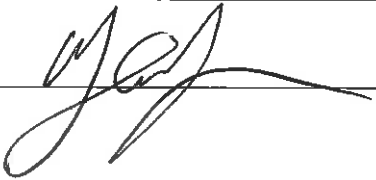
Attach any additional information which may be needed to clarify your project.

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 rev.03/31/15 rev. 04/30/15

Signature  Title 4/20/15

PRINT FORM

ADDITIONS

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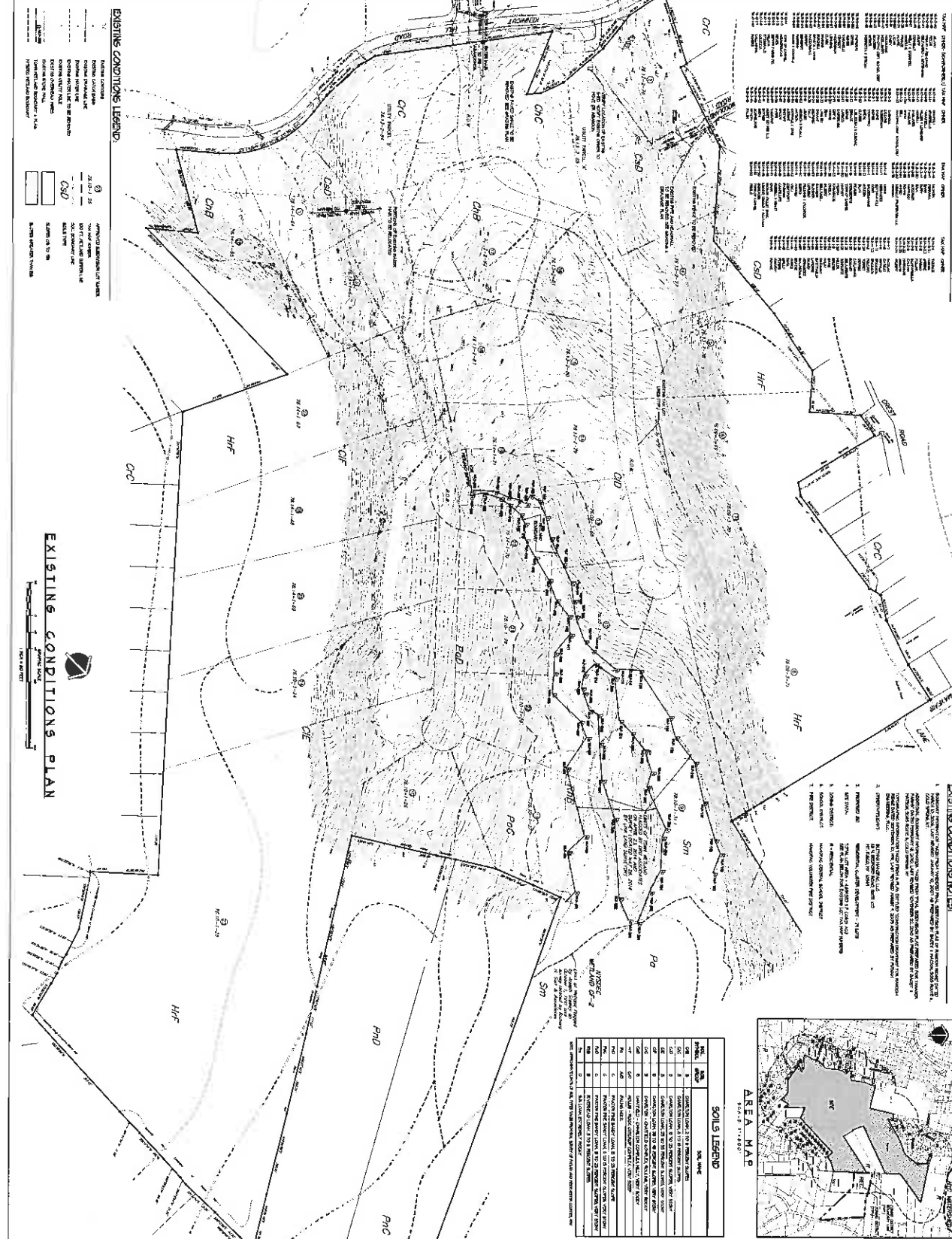
EXISTING CONDITIONS NOTES

1. EXISTING CONDITIONS TO BE MAINTAINED AS SHOWN.
2. EXISTING CONDITIONS TO BE REMOVED AS SHOWN.
3. EXISTING CONDITIONS TO BE RECONSTRUCTED AS SHOWN.
4. EXISTING CONDITIONS TO BE RECONSTRUCTED AS SHOWN WITH MODIFICATIONS AS NOTED.
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AREA MAP



EXISTING CONDITIONS PLAN

DATE: 08/11/11
 PROJECT: RESIDENTIAL CLUSTER & DETACHED HOUSES FOR RANDOM RIDGE
 SHEET NO.: C-C-020
 SCALE: AS SHOWN

EXISTING CONDITIONS and REMOVALS PLAN

PROJECT: RESIDENTIAL CLUSTER & DETACHED HOUSES FOR RANDOM RIDGE
 SHEET NO.: C-C-020
 SCALE: AS SHOWN

**RANDOM RIDGE
 KENNY HILL ROAD
 TOWN OF CAROL
 FULFORD COUNTY, NEW YORK**

PROJECT: RESIDENTIAL CLUSTER & DETACHED HOUSES FOR RANDOM RIDGE
 SHEET NO.: C-C-020
 SCALE: AS SHOWN

PROFESSIONAL ENGINEER

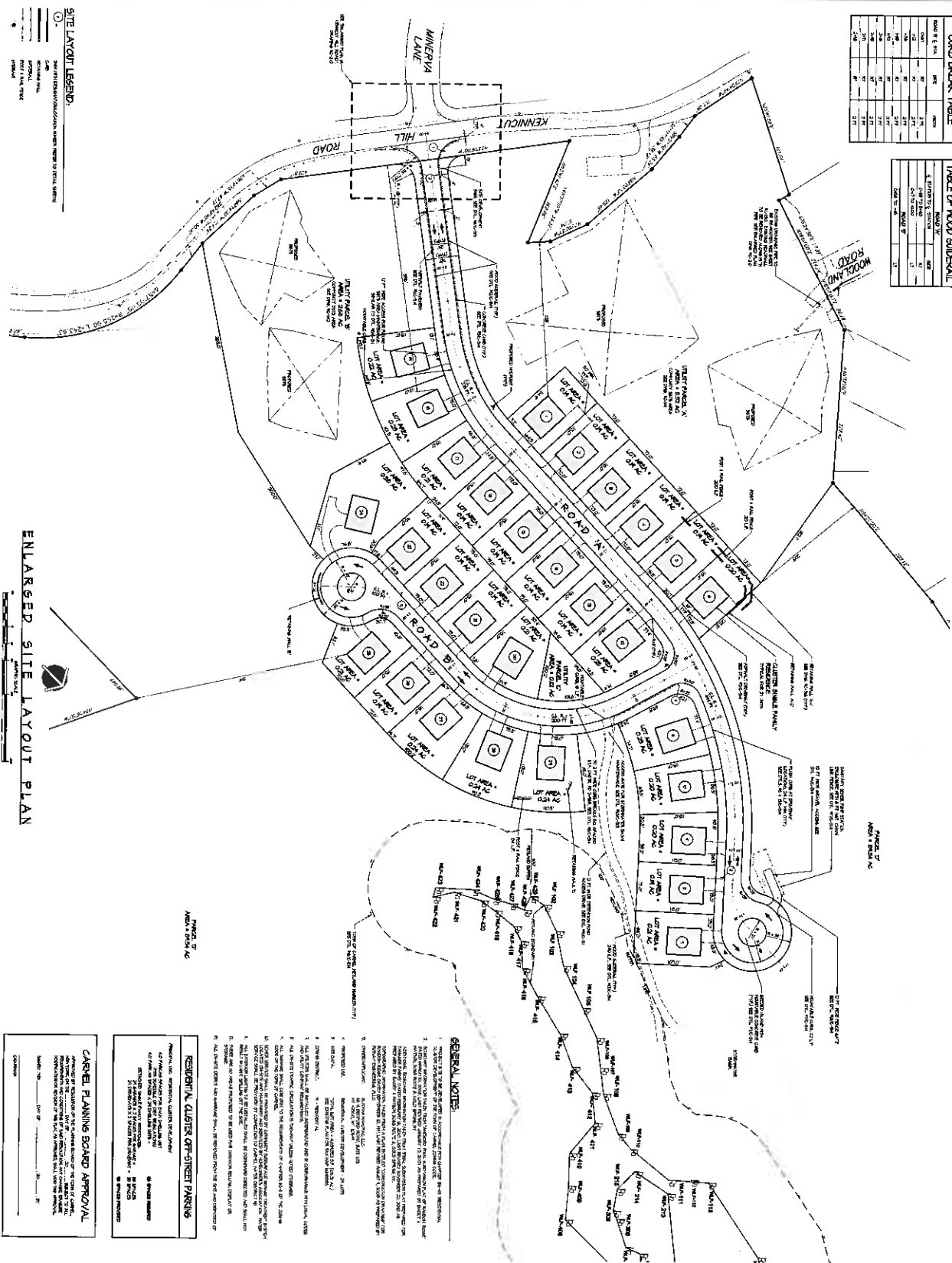
DATE: 08/11/11
 PROJECT: RESIDENTIAL CLUSTER & DETACHED HOUSES FOR RANDOM RIDGE
 SHEET NO.: C-C-020
 SCALE: AS SHOWN



RAINIER ENGINEERS ARCHITECTS, INC.
 4 OLD ROUTE 6, BREWSTER, NEW YORK, 13626
 (518) 754-8264 FAX (518) 754-8261

ROAD #	NO.	DATE	REVISION
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5	5	11/11/11	ISSUED FOR PERMITS
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HOOD #	HOOD NAME	HOOD AREA	HOOD PERCENT
1	HOOD 1	1000	100%
2	HOOD 2	1000	100%
3	HOOD 3	1000	100%
4	HOOD 4	1000	100%
5	HOOD 5	1000	100%
6	HOOD 6	1000	100%
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99	HOOD 99	1000	100%
100	HOOD 100	1000	100%



SITE LAYOUT LEGEND

1. 1" = 10' (SCALE)

2. 1" = 10' (SCALE)

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99. 1" = 10' (SCALE)

100. 1" = 10' (SCALE)

ENLARGED SITE LAYOUT PLAN

CARVEL PLANNING BOARD APPROVAL

APPROVED FOR SUBMITTAL TO THE CARVEL PLANNING BOARD ON _____, 2011.

BY: _____

DATE: _____

RESIDENTIAL CLUSTER OFF-STREET PARKING

1. MINIMUM 100 SQUARE FEET PER UNIT.

2. MINIMUM 10 FEET WIDE.

3. MINIMUM 10 FEET DEEP.

4. MINIMUM 10 FEET CLEARANCE.

5. MINIMUM 10 FEET SETBACK.

6. MINIMUM 10 FEET SETBACK.

7. MINIMUM 10 FEET SETBACK.

8. MINIMUM 10 FEET SETBACK.

9. MINIMUM 10 FEET SETBACK.

10. MINIMUM 10 FEET SETBACK.

GENERAL NOTES

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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