

HAROLD GARY
Chairman

CRAIG PAEPRER
Vice Chairman

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

**TOWN OF CARMEL
PLANNING BOARD**



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 – Ext.190
www.ci.carmel.ny.us

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

VINCENT FRANZE
Architectural Consultant

PLANNING BOARD AGENDA
JUNE 28, 2017

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

PUBLIC HEARING

1. Jan-El Properties, Inc. – 7 Lupi Plaza 86.7-1-25 6/28/17 6/16/17 Public Hearing/Resolution

RESOLUTION

2. Putnam Hospital Center/Emergency Department Addition – 670 Stoneleigh Ave 66.-2-57 5/12/17 Amended Site Plan

SITE PLAN

3. Hilltop Manor Realty Corp – 164 East Lake Blvd 76.22-1-5 6/16/17 Site Plan (Boathouse)
4. Kamala Associates LLC – 87 Fair St, Carmel 44.15-1-37 6/19/17 Residential Site Plan
5. Central Hudson Gas & Electric Corp – 340 Bullet Hole Road 53.17-1-38 6/12/17 Site Plan

MISC.

6. Minutes – 05/24/17 & 06/14/17

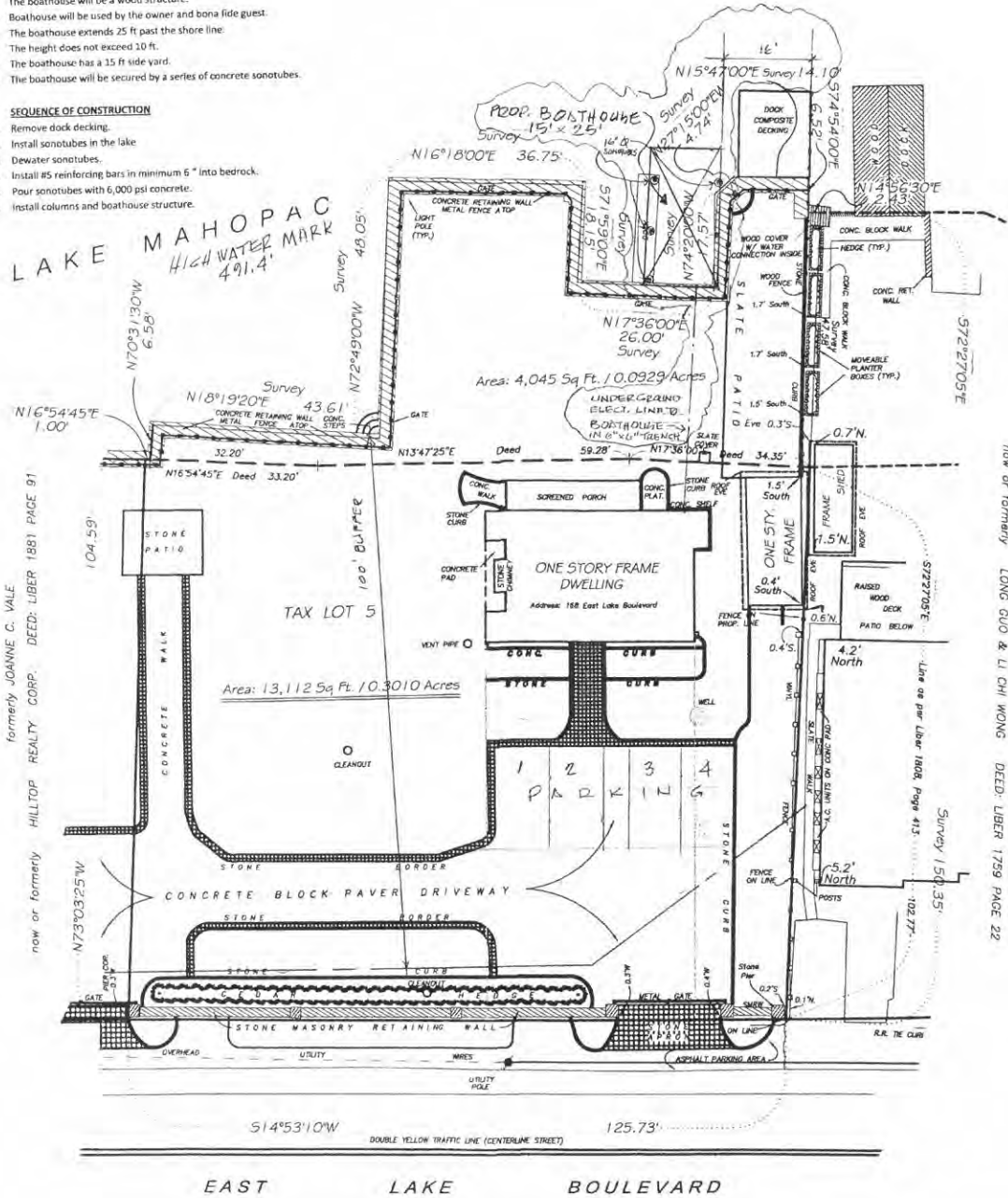
NOTES

- No demolition is required.
- No water or sewer to be utilized at the boathouse.
- Lights will be provided for the boathouse.
 - Spot lights facing towards the existing residence.
 - Lights in the ceiling of the boathouse.
- The boathouse will be a wood structure.
- Boathouse will be used by the owner and bona fide guest.
- The boathouse extends 25 ft past the shore line.
- The height does not exceed 10 ft.
- The boathouse has a 15 ft side yard.
- The boathouse will be secured by a series of concrete sonotubes.

SEQUENCE OF CONSTRUCTION

- Remove dock decking.
- Install sonotubes in the lake.
- De-water sonotubes.
- Install #5 reinforcing bars in minimum 6" into bedrock.
- Pour sonotubes with 6,000 psi concrete.
- Install columns and boathouse structure.

LAKE MAHOPAC
HIGH WATER MARK
491.4'



formerly JOANNE C. VALE
HILLTOP REALTY CORP. DEED: LIBER 1881 PAGE 91
now or formerly
LONG GUO & LI CHI WONG DEED: LIBER 1759 PAGE 22

Site Data Notes

- Owner - Hilltop Manor Realty Corp.
PO Box 636
Mahopac, NY 10541
845-628-6600
- Project Location - 164 East Lake Blvd
ZONE - R-120-TM# 76-22-01-5
- Propose Use - A boathouse with no walls just a roof.
- Water - existing well
- Sewer - connected to existing town sewer.
- Snow load - 50PSF
- Wind load - 110 MPH
- Wind Exposure - C
- Seismic Design -
a. Design Category - D
b. Site Class - D
c. Group - I

Zoning Provision	Required	Existing	Proposed
Lot Area	40,000 SF	17,172 SF	17,172 SF (P)
Lot Coverage	15%	13%	13%
Lot Width	120 FT	125 FT	126 FT (P)
Lot Depth	200 FT	105 FT	105 FT (P)
Front Yard	40 FT	75 FT	75 FT
Side Yard	25 FT	17 FT	17 FT (P)
Rear Yard	30 FT	10 FT	10 FT (P)
Minimum Required Floor Area	N/A		
Floor Area Ratio	N/A		
Height	25 FT	20 FT	20 FT
Off-Street Parking	2	4	4
Off-Street Loading	N/A		
SEVERAL BOATHOUSE	15 FT	N/A	15 FT

(P) PRE-EXISTING NON-CONFORMING

EXIST. OUTDOOR L&P TO REMAIN



AREA MAP
NTS



PROPOSED BOATHOUSE NTS
(SEE DRAWING FOR DETAILS)

ARCHITECTURAL VISIONS INC.
A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541

P: 845-628-6613
F: 845-628-2807

BOATHOUSE FOR:
HILLTOP MANOR REALTY INC
164 EAST LAKE BLVD
MAHOPAC, NY 10541
TM# 76-22-01-5

SITE PLAN & NOTES

ISSUANCE
PP 6/2/17
PB 6/6/17

SCALE 1/4" = 1'-0"
DRAWN BY AS
PROJECT NO 05-17-063

SITE PLAN - 1" = 15.00'
BASED ON SURVEY BY LINK DATED 10/18/16



June 19, 2017

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

Re: Hilltop Manor Realty
164 East Lake Blvd
Mahopac, NY 10541
TM #76.22-1-5

Dear Harold and Members of the Board,

Please note the following with regard to Mike Carnazza's memo dated June 14, 2017 as follows:

1. Details of the boathouse have been added.
2. The Zoning table was corrected.

Please note the following with regard to Richard Franzetti memo Dated June 7, 2017 as follows:

1. Details of the boathouse have been added.
2. The height of the boathouse and the high water mark of Lake Mahopac have been added.
3. A flood plan application is being submitted.
4. The 100ft buffer was shown on drawing.

Please note the following with regard to Pat Cleary's memo dated June 14, 2017 as follows:

1. The use of this property is for the owner and his guests.
2. The height of the boathouse has been added.
3. No dwelling uses will be in this boathouse.
4. Only electric will be supplied to the boathouse.
5. Drawing A-1 shows all the details of the boathouse.
6. Ceiling lights will be provided for the boathouse.
7. A flood Plain Permit is being submitted.

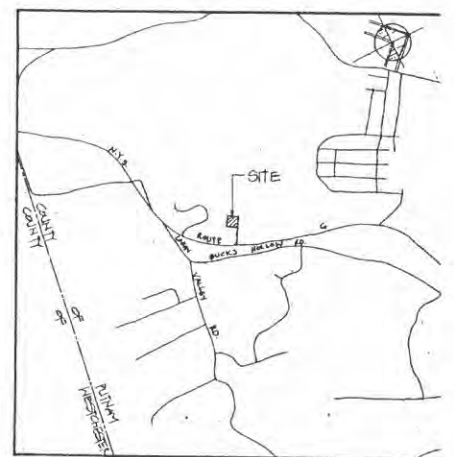
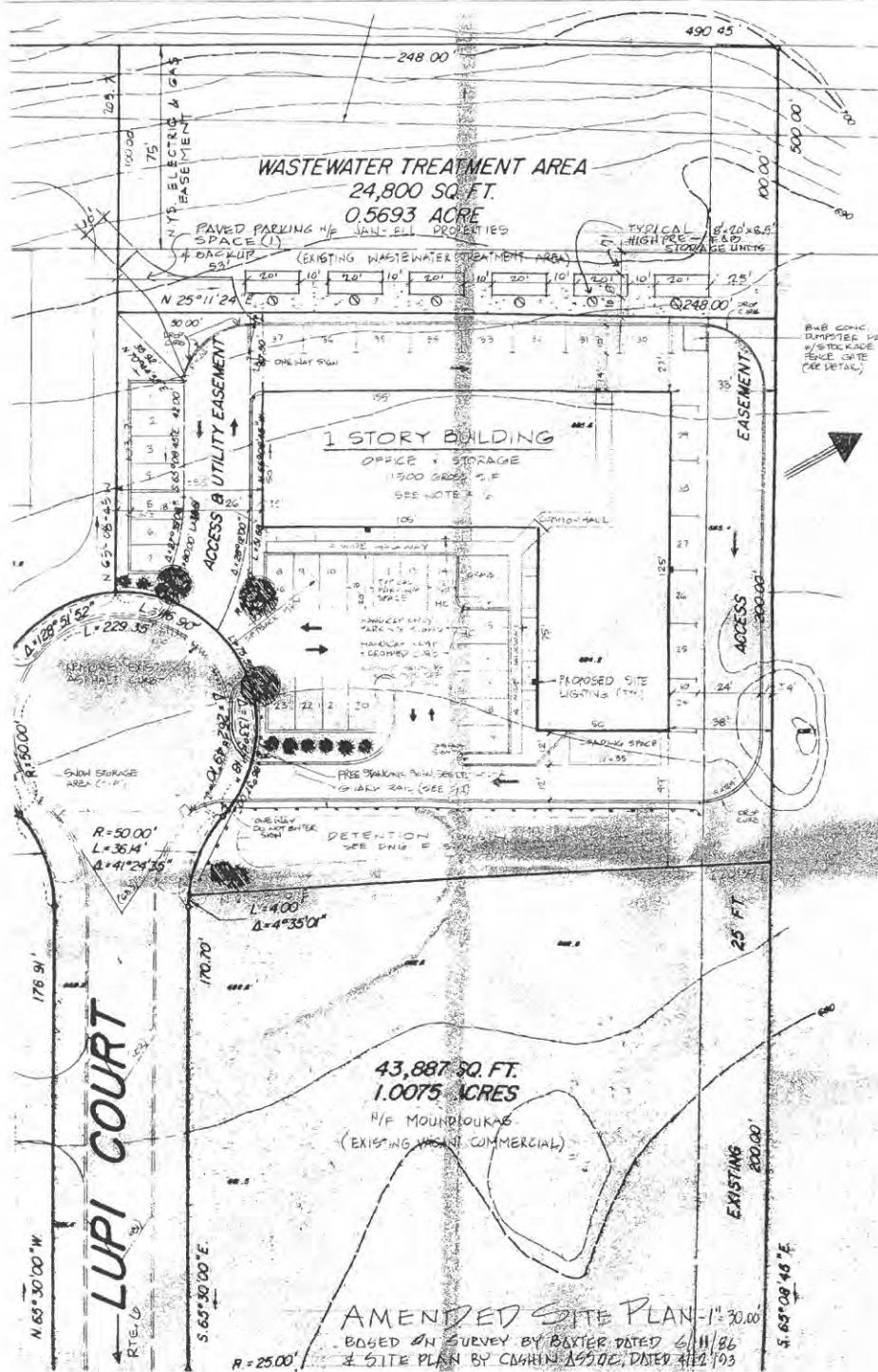
I look forward to discussing this project with you and the board and getting referred to the ECB.

Very truly yours

Joel Greenberg
JLG:tmz

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





ADJOINERS:

1. MOUNDROUKAS
2. LUPINACCI
3. JAN ELL PROPERTIES
4. MAHOPAC SELF STORAGE
5. DE FRANCO
6. DE FRANCO
7. LE FURGY
8. PETROLANE
9. STATE OF NEW YORK
10. STATE OF NEW YORK
11. SPANGO
12. FREY
13. BLOOMER
14. U.S.P. ENTERPRISES
15. JACOBSEN & MITCHELL
16. WAYNE DERLOJA

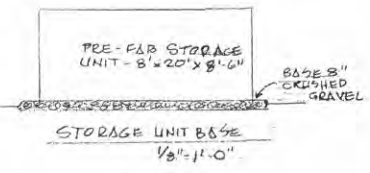
SITE DATA TAX MAP 867 BLOCK 1 LOT 25			
C- ZONE	REQUIRED	PROVIDED	VARIANCE
MIN. LOT SIZE	40,000 S.F.	24,800 SF	15,200 SF
MIN. LOT WIDTH	200 FT.	248 FT.	NONE
MIN. LOT DEPTH	200 FT.	100 FT.	100 FT.
MIN. FRONT YD. SETBACK	40 FT.	10 FT.	30 FT.
MIN. SIDE YD. SETBACK	25 FT.	25 FT.	25 FT.
MIN. REAR YD. SETBACK	30 FT.	82 FT.	NONE
MAX. LOT COVERAGE	30%	3%	NONE
MAX. BLDG. HEIGHT	35 FT.	8.5 FT. MAX	NONE
STORAGE PARKING	1 PS / 1000 SF	1 PS	NONE
MIN. FLOOR AREA	5,000 SF	960 SF	4040 SF

LANDSCAPING:

1. ALL DISTURBED AREAS TO BE SEEDDED.
2. 4' HIGH BLUE SPRUCE

USE:

WHOLE STORAGE & DISTRIBUTIVE
ALL VARIANCES GRANTED BY THE ZBA ON 5/25/17



ARCHITECTURAL VISIONS INC.
A GREENBERG DESIGN GROUP

2 MUSCOOT ROAD NORTH
MAHOPAC NY, 10541 P: 845-628-6613
F: 845-628-2807

6 STORAGE UNITS FOR:
JAN-EL PROPERTIES INC.
7 LUPI BLVD
MAHOPAC, NEW YORK 10541
TOWN OF CARROLL TR. 26, 7-1-24

AMENDED SITE PLAN & NOTES

ISSUANCE PB 4-28-17 PB 5-11-17 ZBA 5-29-17 TIN 6-6-17 PB 6-16-17	SEAL OF ARCHITECT J. J. [Signature]
SCALE AS NOTED	5-1
DRAWN BY [Signature]	
PROJECT NO. 2-17-017	

Kamala Associates

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.
- ^{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 Yumbetta 6/21/17
Planning Board Secretary; Date

Bruce [Signature] 9/21/17
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION






Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: Kamala Associate LLC	Application # 17-0010	Date Submitted: 6/19/17
Site Address: No. 87 Street: Fair Street Hamlet: Carmel, NY 10512		
Property Location: (Identify landmarks, distance from intersections, etc.) Corner of Glenna Drive		
Town of Carmel Tax Map Designation: Section 44.15 Block 1 Lot(s) 37	Zoning Designation of Site: R-120	
Property Deed Recorded in County Clerk's Office Date 10/20/16 Liber 2026 Page 188	Liens, Mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements Relating to the Site <input checked="" type="checkbox"/> No Yes Describe and attach copies:	Are Easements Proposed? <input checked="" type="checkbox"/> No Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input type="checkbox"/> No <input type="checkbox"/> Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: Sugriv Barnwal	Phone #: 914 629 0407 Fax#:	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: Architectural Visions	Phone #: 628 6613 Fax#: 628 2807	Email: joel.greenberg@arch-visions.com
Address: No. 2 Street: Muscoot Road North Town: Mahopac, State: NY Zip: 10541		
Other Representatives: N/A	Phone #: Fax#:	Email:
Owners Address: No. Street: N/A Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Legalize existing apartments and convert existing office into an apartment.		

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 NYCDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does the site disturb more than 5,000 sq ft		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Jurisdiction: NYSDEC: <input type="checkbox"/> Town of Carmel: <input type="checkbox"/>			
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does this application require a referral to the Environmental Conservation Board?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Does the site contain waterbodies, streams or watercourses?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Existing Pond			
Are any encroachments, crossings or alterations proposed?		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
Is the site located adjacent to New York City watershed lands?		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
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 checked="" type="checkbox"/> No: <input type="checkbox"/>	
What is the estimated time of construction for the project? <p style="text-align: center;">6 Months</p>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	120,000sf	27,678sf	27,678sf
Lot Coverage	15%	7.7%	7.7%
Lot Width	200ft	208ft	208ft
Lot Depth	200ft	186ft	186ft
Front Yard	40ft	13ft	13ft
Side Yard	Rear Yard-North	30ft	22ft
Rear Yard	West	30ft	85ft
Minimum Required Floor Area	N/A		
Floor Area Ratio	N/A		
Height	35ft	24ft	24ft
Off-Street Parking	4	4	4
Off-Street Loading	N/A	N/A	N/A

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	If yes, identify variances: Area Variances & Use Variance for a Dwelling Units
PROPOSED BUILDING MATERIALS	
Foundation	
Structural System	NO CONSTRUCTION
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.	
_____ Sugriv Barnwal Applicants Name	 _____ Applicants Signature
Sworn before me this _____	day of _____ 20 <u>17</u>
 _____ Notary Public	



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



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

This form shall be included with the site plan submission

	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
1	Name and title of person preparing the site plan	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Name of the applicant and owner (if different from applicant)	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	Original drawing date, revision dates, scale and north arrow	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	Tax map, block and lot number(s), zoning district	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
5	All existing property lines, name of owner of each property within a 500' radius of the site	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	<input type="checkbox"/> request waiver	<input checked="" type="checkbox"/> <i>waiver</i>
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 type="checkbox"/> ✓ NONE	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
12	On-site parking and loading spaces and travel aisles with dimensions	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
13	The location, height and type of exterior lighting fixtures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
14	Proposed signage	None <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 type="checkbox"/> ✓	<input type="checkbox"/>



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
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"/> NONE ✓	<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 ✓	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/> ✓	<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:

Signature - Applicant

Signature - Owner

6/16/17

Date

6/16/17

Date



Professionals Seal



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Yonkette
Signature - Planning Board Secretary

6/21/17
Date

Randy [Signature]
Signature - Town Engineer

6/21/17
Date

<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>

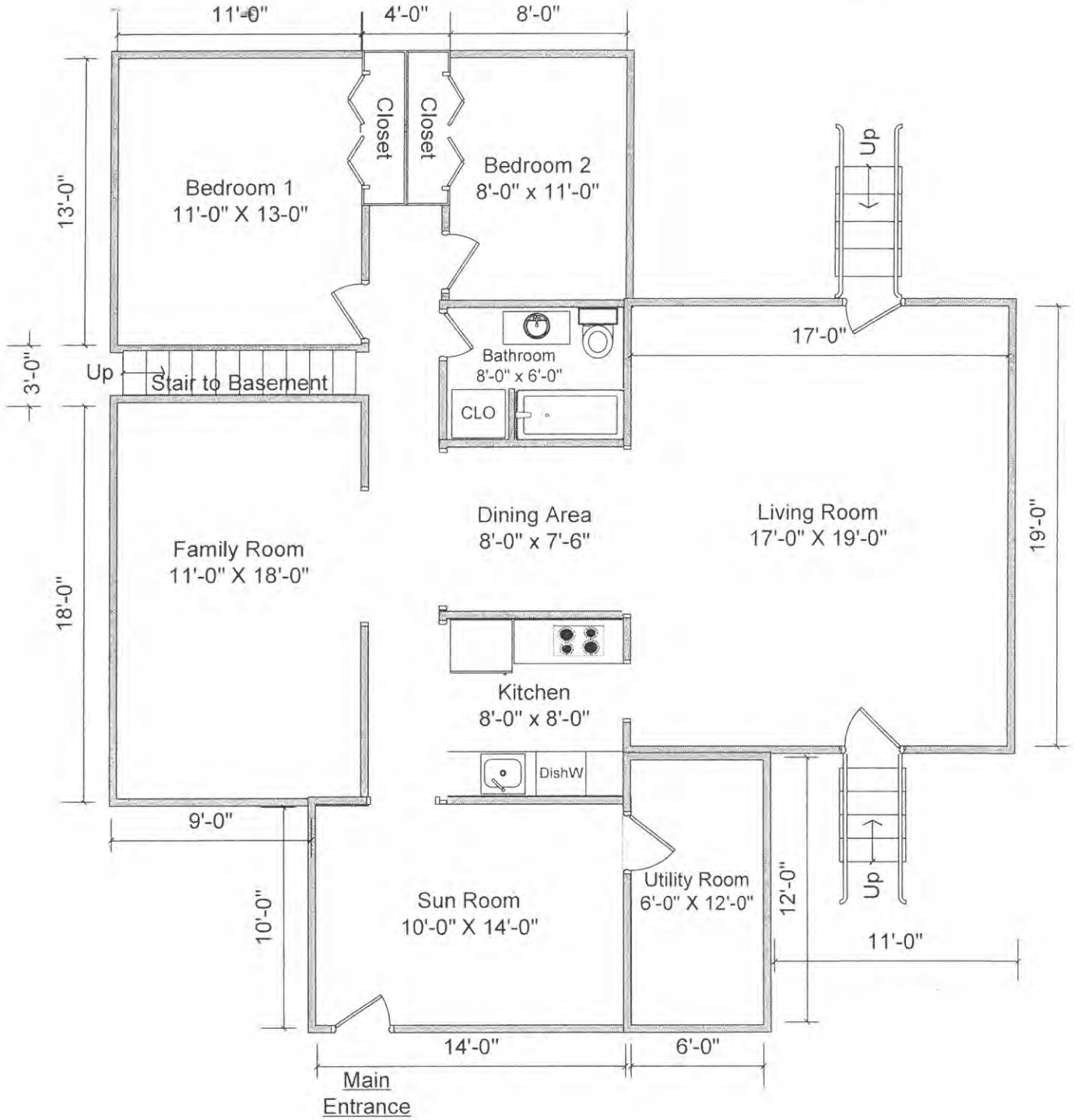
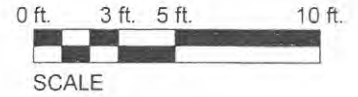
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: KAMALA ASSOCIATE LLC Date: 6/16/17
 Signature: Joel Jewell PROJ. ARCHT

Floor Plan: 87 FAIR ST, CARMEL, NY 10605

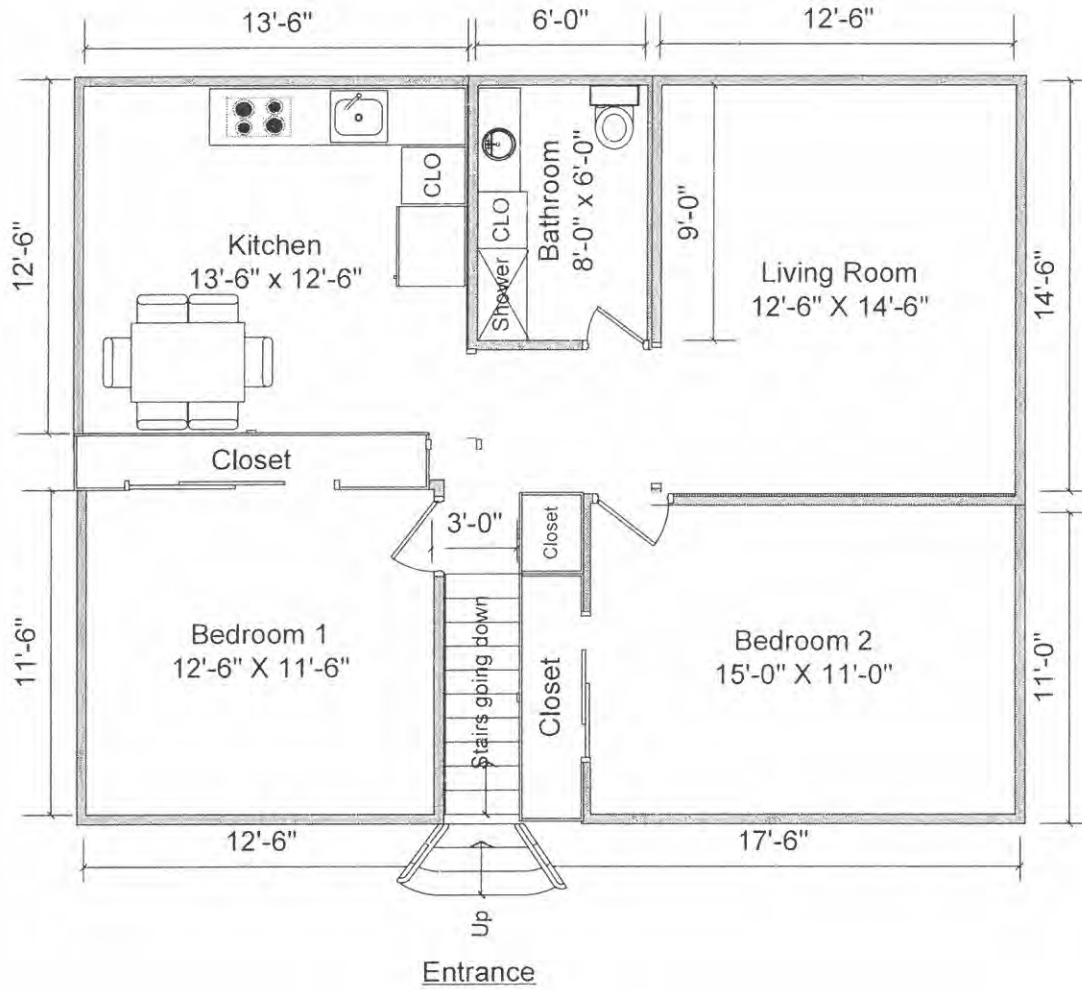
(Main House: 1400 sq. ft.)

HOUSE #1



Floor Plan: 87 FAIR ST, CARMEL, NY 10605
(Main House - Dormer on Second Floor: 830 sq. ft.)

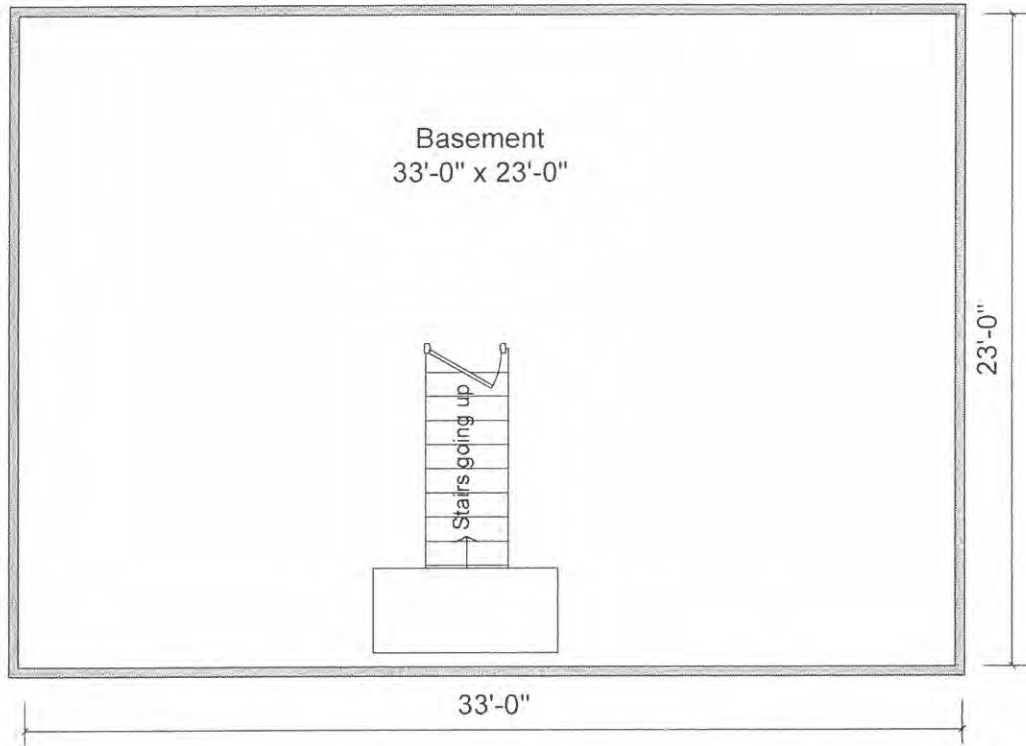
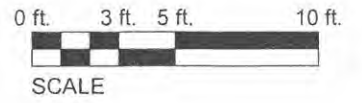
HOUSE #1



Floor Plan: 87 FAIR ST, CARMEL, NY 10605

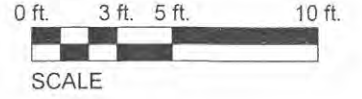
(Main House – Basement : 760 sq. ft.)

HOUSE #1

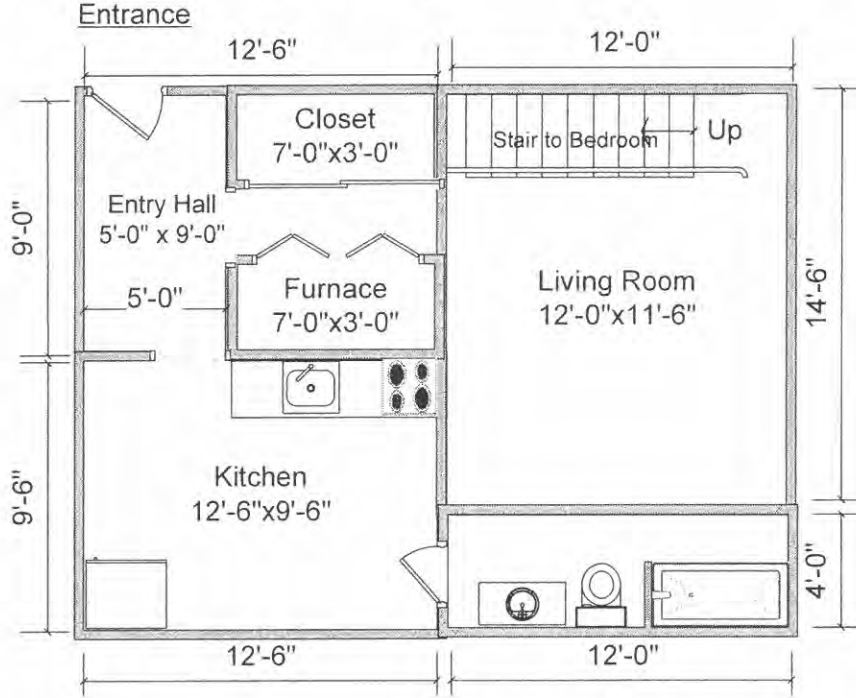


Floor Plan: 87 FAIR ST, CARMEL, NY 10605
(Cottage: 700 sq. ft.)

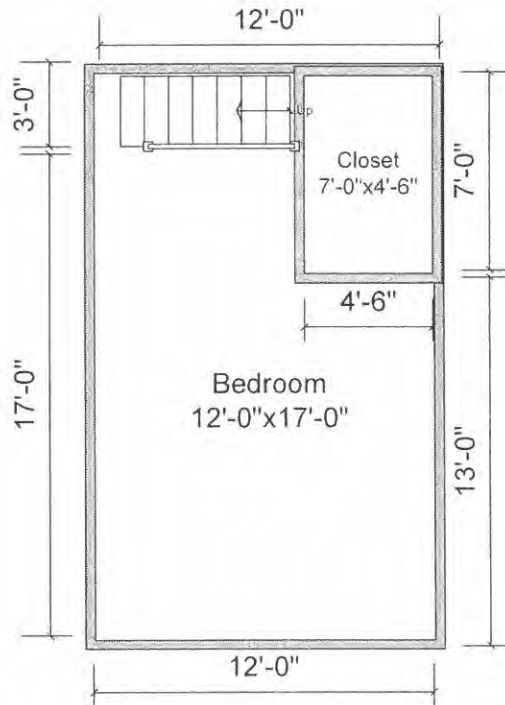
HOUSE #2



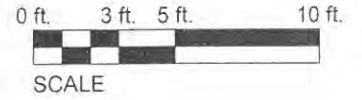
FIRST
FLOOR



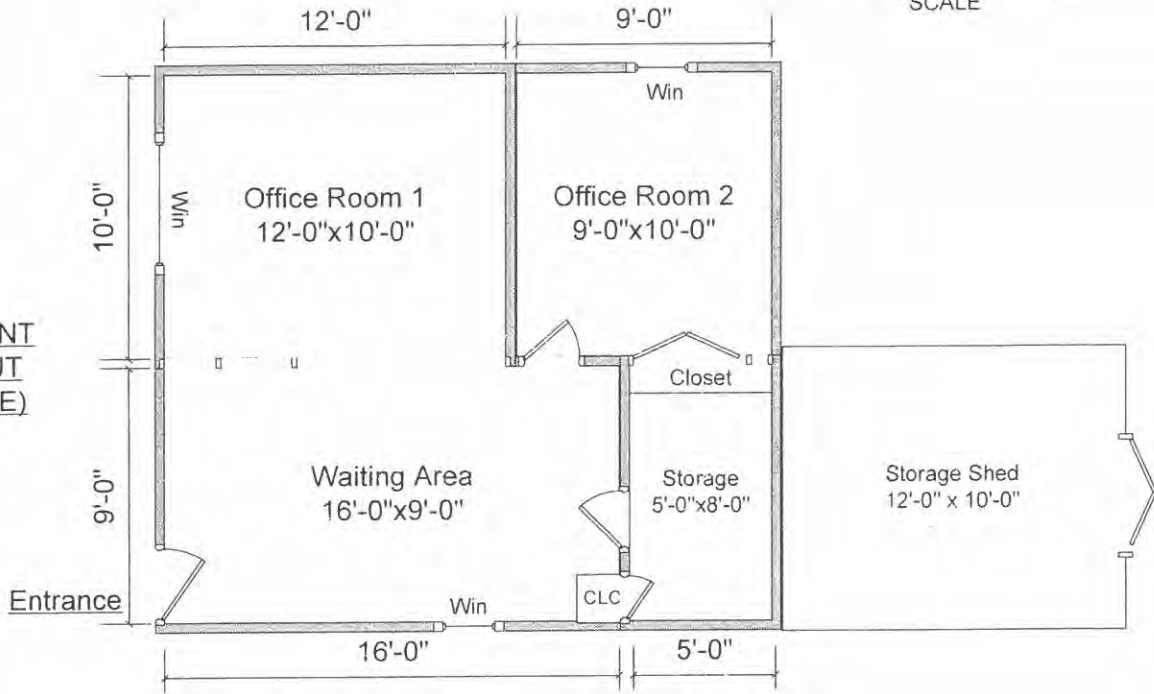
SECOND
FLOOR



Floor Plan: 87 FAIR ST, CARMEL, NY 10605
 (Office: 400 sq. ft.)



CURRENT
 LAYOUT
 (OFFICE)



PROPOSED
 LAYOUT
 (STUDIO)
 HOUSE #3



Notes:

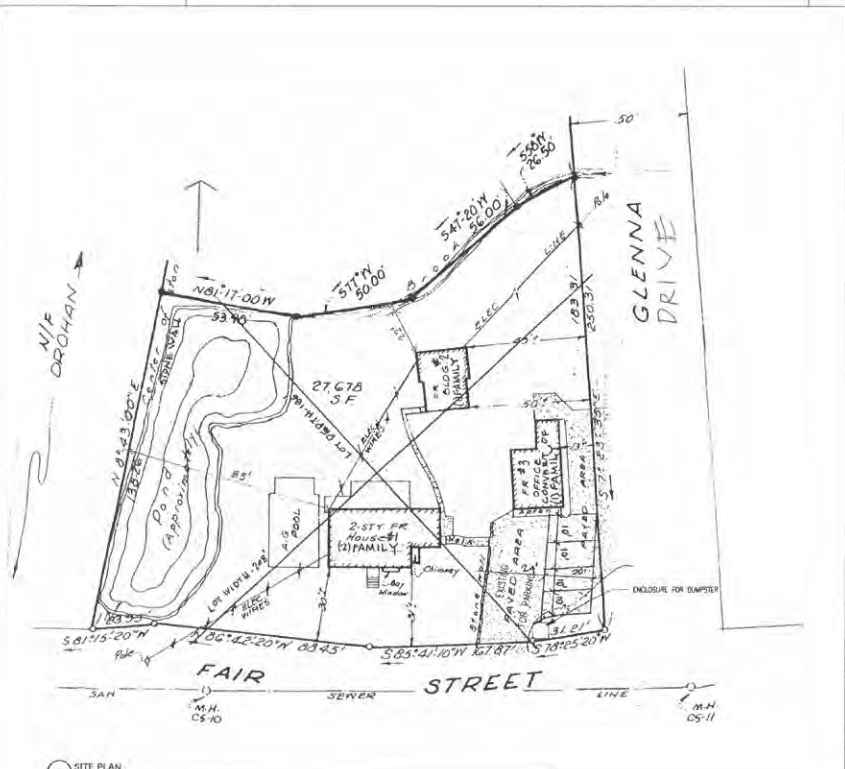
1. Requires new waste connection to sewer
2. Requires new water connection for kitchen and bath
3. Will use electric tankless Water Heater

44.14-02 Vivian DeCristo 25 De Colona Dr Carmel, NY 10512	44.14-01 N. Torres M. Basso 24 De Colona Dr Carmel, NY 10512	44.14-03 William Dwyer 26 De Colona Dr Carmel, NY 10512	44.14-23 Tina M. Vega 89 Fair St Carmel, NY 10512	44.14-21 Frances Cantillon 87 Fair St Carmel, NY 10512	44.14-05 Katherine C'Connell 85 Fair St Carmel, NY 10512	44.14-04 Robert Stige 15 St. Michaels Ter Carmel, NY 10512
44.14-28 Margaret Kempf 27 De Colona Dr Carmel, NY 10512	44.14-38 Raouf I. Lamehcheq 71 De Colona Dr Carmel, NY 10512	44.14-39 Ivan Lutz 71 De Colona Dr Carmel, NY 10512	44.14-08 Katherine O'Connell 81 Fair St Carmel, NY 10512	44.14-36 Vicki Roschick 81 Fair St Carmel, NY 10512	44.14-35 Kathleen Kelly Crag 108 Mulberry Ave Valhalla, NY 10591	44.14-29 Sarah Salzman 15 Kelly Ridge Dr Carmel, NY 10512
44.14-43 Towner Wrenn Hagan 20 Assandri Dr Saratoga, NY 10889	44.14-44 George Hoenigler 4 Kipler Ct Carmel, NY 10512	44.14-40 Joe Irwin, Jr. 1 Clifton Dr Carmel, NY 10512	44.14-37 John Meagher 87 Fair St Carmel, NY 10512	44.14-42 Mark Trucchi 89 Fair St Carmel, NY 10512	44.14-41 Briana S. McMillan 27 Lantier Rd Carmel, NY 10512	44.14-45 Valeriano A. Rossmore 13 De Colona Dr Carmel, NY 10512
44.14-25 Janet Spagnoli A S. Michaels Ter Carmel, NY 10512	44.14-41 Donald Freeman 7 Clifton Dr Carmel, NY 10512	44.14-42 Muri Ziss PO BOX 180 Carmel, NY 10512	44.14-42 Joseph Moran 99 Fair St Carmel, NY 10512	44.14-41 Scott Kraso 81 Fair St Carmel, NY 10512	44.14-27 Catherine Bock 13 De Colona Dr Carmel, NY 10512	44.14-43 Cathy Di Puccio 44 Clifton Ave Carmel, NY 10512
44.14-01 Marie Donagan IT 209 Brookside Ave Middletown, NY 13920	44.14-22 Richard Skalko 79 Fair St Carmel, NY 10512	44.14-27 Janet Haggitt 9 St Michaels Ter Carmel, NY 10512	44.14-32 Kathleen Ann Logan 79 Fair St Carmel, NY 10512	44.14-48 Olivia Maloney 79 Fair St Carmel, NY 10512	44.14-32 Patrick Basso 99 Fair St Carmel, NY 10512	44.14-43 Cathy Di Puccio 44 Clifton Ave Carmel, NY 10512
44.14-49 Ann Santilli 11 Fair St Carmel, NY 10512	44.14-31 Pete DeSiro 88 Fair St Carmel, NY 10512	44.14-34 Arlene Knutson 87 Fair St Carmel, NY 10512	44.14-38 John Palumbo 1 Clifton Dr Carmel, NY 10512	44.14-34 David Sullivan 1 Kipler Ct Carmel, NY 10512	44.14-28 Adam Triv 13 St Michaels Ter Carmel, NY 10512	44.14-42 Cathy Kraso 7 Kelly Dr Carmel, NY 10512
44.14-44 Megan Living From 20 Assandri Dr Saratoga, NY 10889	44.14-30 Oscar Astar 100 Fair St Carmel, NY 10512	44.14-43 Joseph Roschick 12 Clifton Dr Carmel, NY 10512	44.14-43 Joseph Roschick 12 Clifton Dr Carmel, NY 10512	44.14-43 Robert Astar 17 St Michaels Ter Carmel, NY 10512	44.14-43 Cathy Kraso 7 Kelly Dr Carmel, NY 10512	44.14-42 Cathy Kraso 7 Kelly Dr Carmel, NY 10512
44.14-07 David Saver 13 Clifton Dr Carmel, NY 10512	44.14-31 Thomas Fallmar 14 De Colona Dr Carmel, NY 10512	44.14-31 Thomas Fallmar 14 De Colona Dr Carmel, NY 10512	44.14-31 Thomas Fallmar 14 De Colona Dr Carmel, NY 10512	44.14-31 Thomas Fallmar 14 De Colona Dr Carmel, NY 10512	44.14-31 Thomas Fallmar 14 De Colona Dr Carmel, NY 10512	44.14-31 Thomas Fallmar 14 De Colona Dr Carmel, NY 10512

2 PROPERTY OWNERS WITHIN 500 FT

SITE DATA NOTES

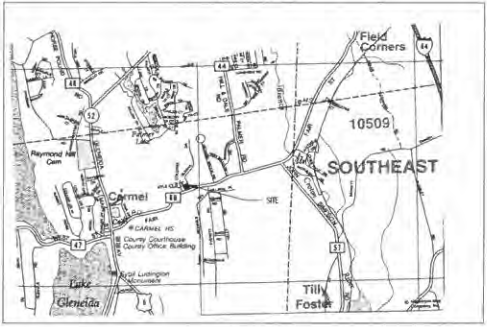
- PROPERTY OWNER: KAMALA ASSOCIATES LLC, 6 CLIFTON LANE, WHITE PLAINS, NY 10605
- PROPERTY LOCATION: 87 FAIR STREET, CARMEL, NY 10512
- ZONE: R-120
- TAX MAP NO.: 44.15-1-37
- PROPOSED USE: MULTI-FAMILY
- PARKING REQUIREMENTS: 1 PS / DWELLING UNIT, 4 DWELLING UNITS, 4 PS PROVIDED
- UTILITIES: TOWN WATER & SEWER
- SCHOOL: CARMEL SCHOOL DISTRICT
- FIRE DISTRICT: CARMEL FIRE DISTRICT



1 SITE PLAN

ZONING COMPLIANCE INFORMATION			
ZONING PROVISION	REQUIRED	EXISTING	PROPOSED
LOT AREA	120,000 SF	27,678 SF	27,678 SF (P)
LOT COVERAGE	15%	7.7 %	7.7 %
LOT WIDTH	200 FT	208 FT	208 FT
LOT DEPTH	200 FT	186 FT	186 FT (P)
FRONT YARD	40 FT	13 FT	13 FT (P)
SIDE YARD REAR YARD-NORTH	30 FT	22 FT	22 FT (P)
REAR YARD WEST	30 FT	85 FT	85 FT
HEIGHT	35 FT	24 FT	24 FT
OFF-STREET PARKING (TIPS/DU, 4 DU'S)	4	4	4
USE	1 FAMILY RESIDENCE	3 DU'S & 1 OFFICE	4 DU'S USE VARIANCE
			REQUIRED FROM ZSA

(P) - PRE-EXISTING - NON-CONFORMING



3 LOCATION MAP

ARCHITECTURAL VISIONS
 2 MILWOOD ROAD NORTH MAHOOPAC NY 10541 P 845-428-8813 F 845-428-2607
 PROJECT: KAMALA ASSOCIATE LLC. 87 FAIR STREET CARMEL NY 10512
 SITE PLAN
 SCALE AS SHOWN
 DRAWN BY: GUY
 PROJECT NO: 2403
 DATE: 02-11-2024

A-101

THIS IS A PRELIMINARY PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS AND DOCUMENTS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS AND DOCUMENTS.



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

18 Computer Drive East
Suite 203
Albany, NY 12205
T: 518.459.3252
F: 518.459.3284
www.maserconsulting.com

June 13th, 2017

Project Narrative

Project: Site Plan Application for Pressure Regulator Station at 340 Bullet Hole Road

Applicant: Central Hudson Gas & Electric Corp.

Engineers: Brett Reynolds P.E. and Daniel Farnan P.E. – Maser Consulting P.A.

Land Owner: Central Hudson Gas & Electric Corp.

Location: 340 Bullet Hole Road (Tax Map # 53.017-1-38)
Town of Carmel, New York

Project Background:

Central Hudson Gas & Electric Corp. (or “Central Hudson”) previously identified a need to reinforce the gas system on the Carmel-Mahopac Gas Distribution Line (or SM Line), based upon current system operating pressure and expected load growth for the affected area. The SM Line is a 120 psig system that supplies natural gas to the towns of Carmel and Mahopac. Studies were conducted by Central Hudson to understand the best potential reinforcement solutions for the SM Line. Central Hudson concluded that a second gas distribution line should be installed as reinforcement to the SM Line. The resulting project is the *SM Line: Gas Distribution and Reinforcement Project*. The project will include a gas regulator station to be installed at 340 Bullet Hole Rd., sited on property owned by Central Hudson, and connected to the existing 'MP' gas transmission line (located on same property).

Pressure Regulator Station:

The proposed pressure regulator station is a key component of the *SM Line: Gas Distribution and Reinforcement Project*. Due to the nature and size of the regulator equipment, the station cannot be installed within the Right-of-Ways where the 3.9 miles of new distribution main will be installed. Therefore, the station will be placed on a parcel within the town, requiring the Site Plan Approval process.

The station itself will consist of both above and underground equipment. Ground covers for the station will be imported gravel and the station will be enclosed with a 6-ft high chain link fence with barbed wire top (total 7-ft tall). A gravel access road with turnaround will be installed for periodic inspection and maintenance. No full or part-time employees would man the station, and no parking spaces have been designed. A combination of existing wooded areas and proposed landscaping will help screen the site from view.



SM Line: Gas Distribution and Reinforcement Project:

This project includes a traverse of ~3.9 miles of 10" steel gas distribution main to be installed for reinforcement from the gas regulator station to a tiepoint with the existing 'SM' Gas Distribution Line near State Route 6. The reinforcement gas main, which would be installed within the road shoulder ('turf') and road pavement, would traverse from Bullet Hole Rd. east to intersection with Hill St. (County Route 32); then north on Hill St. which becomes Long Pond Rd. (County Route 32) to the intersection of Wixon Pond Rd.; then southeasterly along Wixon Pond Rd. to the intersection of Cooney Rd.; then continuing along Cooney Rd. and terminating adjacent to State Route 6. The Route Design Plans have been included in this submission for reference.

SEQRA:

On February 27, 2017 a pre-application meeting was held at the town offices with the Town Planner, Town Engineer, members of Central Hudson's design team and members of Maser Consulting's design team. During this meeting it was determined the entire *SM Line: Gas Distribution and Reinforcement Project* would be presented to the Town Planning Board for SEQRA review. The Pressure Regulator Station at 340 Bullet Hole Road would be subject to Site Plan review.

The attached Environmental Assessment Form (EAF) has been completed for the whole *SM Line: Gas Distribution and Reinforcement Project*. The Route Design Plans have been included in this submission for reference.

NYC DEP Reviews:

In April, Maser Consulting submitted the SM Line: Gas Distribution and Reinforcement Project for NYC DEP review. NYCDEP's initial review indicates this project is under their 2-acre disturbance threshold and will not require a SWPPP conform to their regulations. NYCDEP has requested data on the locations of staging areas to be utilized for this project. Central Hudson is pursuing leases for staging areas and will return this information to NYCDEP when ready. At which time we expect NYCDEP to issue a letter of review findings. That letter will be forwarded to the Town once received.

Sincerely,

MASER CONSULTING P.A.

A handwritten signature in blue ink, appearing to read 'Daniel Farnan', is written over a white background.

Daniel Farnan, PE, CPESC, CPSWQ
Senior Engineer



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.
- 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 Yonclitta 6-15-17
Planning Board Secretary; Date

[Signature] 6/15/17
Town Engineer; Date



TOWN OF CARMEL SITE PLAN APPLICATION




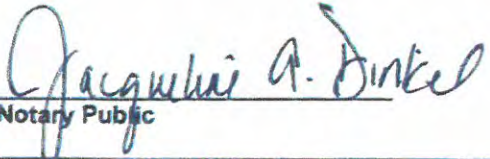
Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION		
Application Name: S-M Gas Line Reinforcement Project	Application # 17-0009	Date Submitted: June 14th, 2017
Site Address: No. _____ Street: _____ Hamlet: _____		
Property Location: (Identify landmarks, distance from intersections, etc.) 340 Bullet Hole Road and ROW: Bullet Hole Road, Hill Street, Long Pond Road, Wixon Pond Road, & Cooney Road		
Town of Carmel Tax Map Designation: Section 53.017 Block 1 Lot(s) 38	Zoning Designation of Site: Residential (R)	
Property Deed Recorded in County Clerk's Office Date _____ Liber 643 Page 163	Liens, Mortgages or other Encumbrances Yes _____ No _____ No _____	
Existing Easements Relating to the Site No _____ Yes _____ Describe and attach copies: No	Are Easements Proposed? No _____ Yes _____ Describe and attach copies: Yes, please see transmittal letter for description.	
Have Property Owners within a 500' Radius of the Site Been Identified? Yes _____ No _____ Yes _____ Attached List to this Application Form _____ Attached		
APPLICANT/OWNER INFORMATION		
Property Owner: Central Hudson, Town of Carmel, and Putnam County	Phone #: Fax#:	Email:
Owners Address: No. _____ Street: _____ Town: _____ State: _____ Zip: _____		
Applicant (If different than owner): Central Hudson Gas & Electric Corp. - Brian Dimisko	Phone #: 845-486-5791 Fax#:	Email: BDimisko@cenhud.com
Applicant Address (If different than owner): No. _____ Street: 284 South Avenue Town: Poughkeepsie State: NY Zip: 12601		
Individual/ Firm Responsible for Preparing Site Plan: Maser Consulting P.A. - Albany Office	Phone #: Fax#: 518-459-3252	Email: dfarnan@maserconsulting.com
Address: No. _____ Street: 18 Computer Drive E. Town: Albany State: NY Zip: 12205		
Other Representatives:	Phone #: Fax#:	Email:
Owners Address: No. _____ Street: _____ Town: _____ State: _____ Zip: _____		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Central Hudson has identified a need to reinforce the existing Carmel-Mahopac Gas Distribution Line (or 'SM' Gas Line). To do so, a gas regulator station would be installed off Bullet Hole Rd., sited on property owned by Central Hudson, and connected to the existing 'MP' gas transmission line (located on same property). A traverse of ~3.9 miles of 10" steel gas distribution main would be installed for reinforcement from the gas regulator station to a tiepoint with the existing 'SM' Gas Distribution Line near State Route 6. The reinforcement gas main, which would be installed within the road shoulder ('turf') and road pavement, would traverse from Bullet Hole Rd. east to intersection with Hill St. (County Route 32); then north on Hill St. which becomes Long Pond Rd. (County Route 32) to the intersection of Wixon Pond Rd., then southeasterly along Wixon Pond Rd. to the intersection of Cooney Rd., then continuing along Cooney Rd. and terminating adjacent to State Route 6. As part of this project there is a Site Plan Application for use of 340 Bullet Hole Rd. as a gas regulator site. The entire project is represented in this application for SEQRA Review purposes. Please see attached Project Narrative for a more detailed description of this project.		

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 checked="" type="checkbox"/> No: <input type="checkbox"/>			
Will the project require coverage under the Current NYCDEP Stormwater Regulations Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does the site disturb more than 5,000 sq ft		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site disturb more than 1 acre		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Does the site contain freshwater wetlands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Jurisdiction: NYSDEC: <input checked="" type="checkbox"/> Town of Carmel: <input type="checkbox"/>			
<i>If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.</i>			
Are encroachments in regulated wetlands or wetland buffers proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Does this application require a referral to the Environmental Conservation Board? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Does the site contain waterbodies, streams or watercourses? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Are any encroachments, crossings or alterations proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Is the site located adjacent to New York City watershed lands? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>			
Is the project funded, partially or in total, by grants or loans from a public source? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Will municipal or private solid waste disposal be utilized? Public: <input type="checkbox"/> Private: <input type="checkbox"/> N/A			
Has this application been referred to the Fire Department? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
What is the estimated time of construction for the project? <p style="text-align: right;">6 Months</p>			
ZONING COMPLIANCE INFORMATION			
Zoning Provision	Required	Existing	Proposed
Lot Area	120,000 sf	216,493 sf	216,493 sf
Lot Coverage	0 to 15%	0%	2%
Lot Width	200 ft	Varies, 65 ft frontage	Varies, 65 ft frontage
Lot Depth	200	3,300 ft	3,300 ft
Front Yard	40	--	No Building Proposed
Side Yard	25	--	No Building Proposed
Rear Yard	40	--	No Building Proposed
Minimum Required Floor Area	--	--	No Building Proposed
Floor Area Ratio	--	--	No Building Proposed
Height	35	--	No Building Proposed
Off-Street Parking	1	0	0
Off-Street Loading	--	--	--

TOWN OF CARMEL SITE PLAN APPLICATION

Will variances be required? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	If yes, identify variances:
PROPOSED BUILDING MATERIALS	
Foundation	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.	
Brian Dimisko _____ Applicants Name	 _____ Applicants Signature
Sworn before me this <u>13th</u> day of <u>June</u> 20 <u>17</u>	
 _____ Notary Public	

Jacqueline A. Dinkel
 Notary Public, State of New York,
 No. 01D16137988
 Qualified in Dutchess County
 Term Expires Dec. 5, 20 17



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"/> ✓	<input type="checkbox"/>
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
8	The location of all existing and proposed easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
11	Sidewalks, paths and other means of pedestrian circulation	<input type="checkbox"/> 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	<input type="checkbox"/> N/A ✓	<input type="checkbox"/>
14	Proposed signage	<input type="checkbox"/> 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	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>

✖



TOWN OF CARMEL SITE PLAN COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	<input type="checkbox"/>	<input type="checkbox"/>

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

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



Signature - Applicant

Date

Professionals Seal

Signature - Owner

Date



TOWN OF CARMEL
SITE PLAN COMPLETENESS
CERTIFICATION FORM



Town Certification (to be completed by the Town)

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

Rose Lombetta
Signature - Planning Board Secretary

6/15/17
Date

Ben [Signature]
Signature - Town Engineer

6/15/17
Date

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

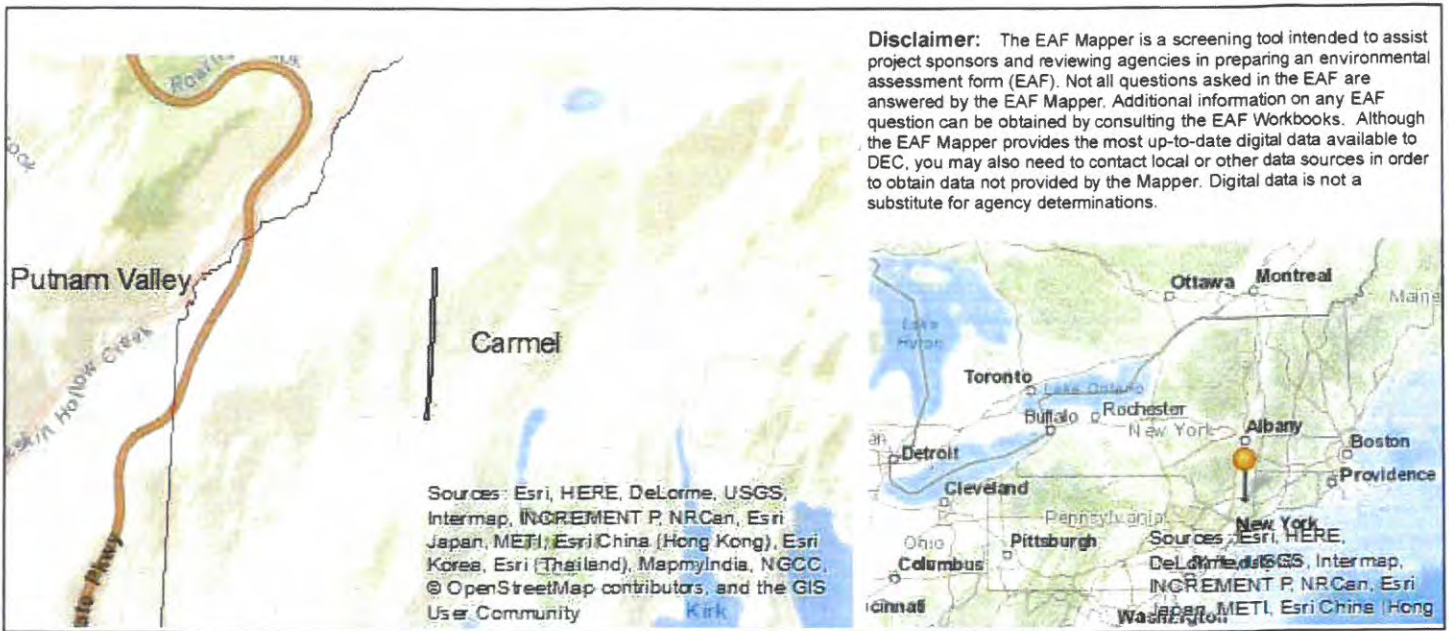
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: S-M Gas Line Reinforcement Project			
Project Location (describe, and attach a location map): 340 Bullet Hole Road and ROW: Bullet Hole Road, Hill Street, Long Pond Road, Wixon Pond Road, & Cooney Road			
Brief Description of Proposed Action: Installation of a new gas regulator station at 340 Bullet Hole Road, property owned by Central Hudson Gas & Electric Corp, and connected to the existing 'MP' gas transmission line. Project also includes 3.9 miles of new gas distribution main to be installed for reinforcement from the new gas regulator station to a tie-point with the existing 'SM' Gas Line near State Route 6. The reinforcement gas main would traverse from Bullet Hole Road east to the intersection with County Route 32; then County Route 32 north to the intersection of Wixon Pond Road; then Wixon Pond Road to Intersection of Cooney Road; then continuing along Cooney Road and terminating at the intersection of State Route 6.			
Name of Applicant or Sponsor: Central Hudson Gas & Electric Corp - Brian Dimisko		Telephone: 845-486-5791 E-Mail: BDimisko@cenhud.com	
Address: 284 South Avenue			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
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"/>
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: NYSDEC and U.S. Army Corps of Engineers			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		6.453 acres	
b. Total acreage to be physically disturbed?		1.483 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.97 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Town Road Right of Way</u> <input type="checkbox"/> Parkland			

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

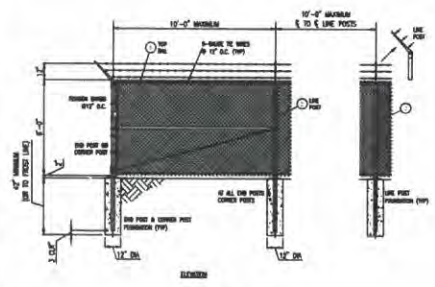
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Brian Dimisko - Central Hudson Gas & Electric Corp		Date: <u>JUNE 13, 2017</u>
Signature: <u></u>		



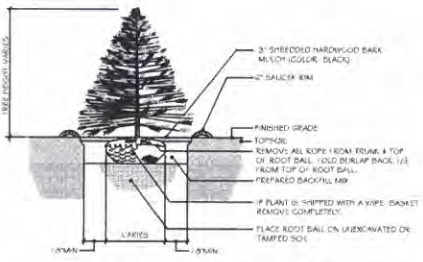
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



**EAST ELEVATION VIEW
PROPOSED FENCING**
1" = 10'



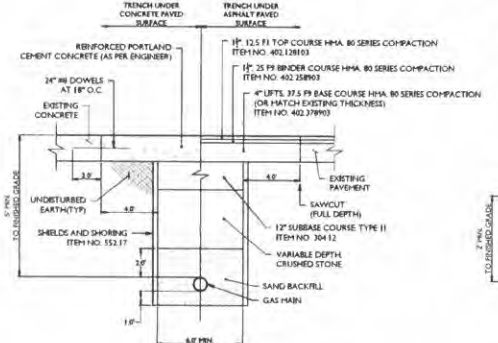
FENCING DETAIL
N.T.S.



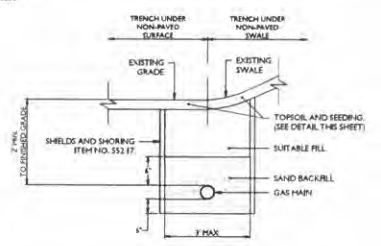
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

PLANT DETAIL NOTES

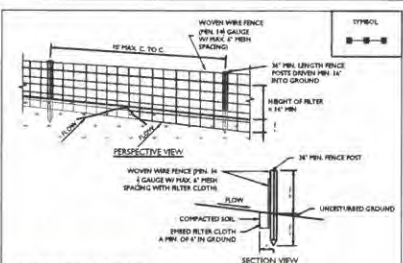
1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. MULCH SHALL NOT TOUCH THE TREE TRUNK.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.
3. WIRE BASKETS AND NON-WOVEN BURLAP MUST BE ENTIRELY REMOVED FROM THE ROOT BALL. JUTE BURLAP MUST BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.
4. DEPTH OF PLANT PIT SHALL BE INCREASED BY 12" WHENEVER POOR SOIL CONDITIONS OCCUR, WITH THE ADDITION OF LOOSE AGGREGATE.
5. CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF NO COORDINATE PERCOLATION MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.
6. PLANTING SUBJECT TO GUARANTEE CLAUSES WITHIN CONTRACT FOR WORK WITH CONTRACTOR AND THEIR SUBCONTRACTORS. AT FINISH PLANTINGS SHALL BE GUARANTEED FOR ONE (1) FULL GROWING YEAR FROM THE TIME OF FINAL ACCEPTANCE BY CENTRAL HUDSON.
7. BACKFILL MATERIAL TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL REQUIREMENTS OF PLANT.
8. PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE, NEVER CUT CENTRAL TRUNK OR LEADER.



TRENCH DETAIL - IN PAVEMENT
N.T.S.



TRENCH DETAIL - NON-PAVED AREAS
N.T.S.



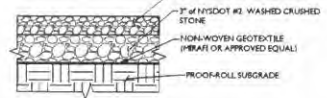
- CONSTRUCTION SPECIFICATIONS**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1" OR 1 1/2" TYPE OR HARDWOOD.
 2. FILTER CLOTH TO BE TIGHTLY FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND 60" SECTION.
 3. FENCE SHALL BE WOVEN WIRE 12 1/2 GAUGE 4" MAXIMUM MESH OPENING.
 4. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 24" AND SECURED. FILTER CLOTH SHALL BE EITHER HAN 100% STABILIZATION OR APPROVED EQUIVALENT.
 5. PREFABRICATED UNITS SHALL BE GEOTAB ENVIRONMENT OR APPROVED EQUIVALENT.
 6. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE
SCALE N.T.S.

GENERAL SEEDING NOTES

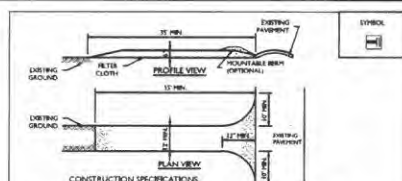
1. TEMPORARY SEEDING SHALL CONSIST OF PERENNIAL RYEGRASS APPLIED AT A RATE OF 1.0 LBS PER 1000 SF OR SPRING CATCH APPLIED AT A RATE OF 2.0 LBS PER 1000 SF. TEMPORARY SEEDING SHALL BE MULCHED AND MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED WITH PERMANENT SEEDING.
2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL - OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31 AND AUGUST 15 AND OCTOBER 15.

MIXTURE - HARD FESCUE	120 LBS/ACRE
PERENNIAL RYE GRASS	20 LBS/ACRE
KENTUCKY BLUE GRASS (BLEND)	40 LBS/ACRE
MIXTURE - TALL FESCUE	140 LBS/ACRE
PERENNIAL RYE GRASS (BLEND)	20 LBS/ACRE
KENTUCKY BLUE GRASS (BLEND)	20 LBS/ACRE
3. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT A RATE OF 100# PER ACRE. SLOPED AREA TO BE COVERED WITH MULCH AS INDICATED BY NOTE 4.
4. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDC REGULATIONS. A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.
5. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED BY NOTE 4.
6. MULCH TO CONSIST OF SMALL GRASS STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES OF 70 TO 115 LBS PER 1000 SF AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER AND SHALL BE PROVIDED ON ALL SEEDINGS. HYDROSEAL SHALL ONLY BE USED DURING OPTIMUM GROWING SEASON.
7. WORK LIFE AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TINE HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE DONE ON THE GENERAL CONTOUR. CONTRAIVE TILLAGE UNITS, A REASONABLY UNIFORM FINE SEEDBED IS PREFERRED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.
8. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LIMBS, OR OTHER UNSUITABLE MATERIAL.
9. INSPECT SEEDBED JUST BEFORE SEEDING. IF TAAPFC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RETILLED AND ROLLED AS ABOVE.



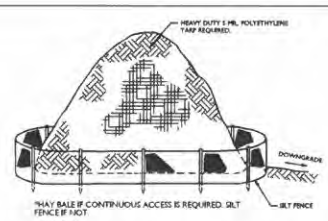
- NOTES:**
1. CHECK THE PROPOSED SUBGRADE FOR THE GRAVEL AREA AND THE ACCESS DRIVE SHALL BE PROOF-ROLLED.

GRAVEL SURFACE DETAIL
N.T.S.



- CONSTRUCTION SPECIFICATIONS**
1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
 3. THICKNESS - NOT LESS THAN 6" (6" INCHES).
 4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A POLYESTER BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 8. WHEN WASHING IS REQUIRED IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
SCALE N.T.S.

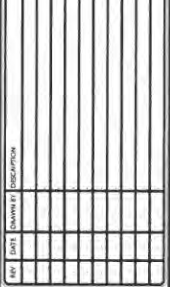


- NOTES:**
1. AREA CHOSEN FOR STOCKPILING SHALL BE DRY AND STABLE.
 2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
 3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING AND STABILIZED SEED AND MULCH ON SITE NEAR. HAYBALS SHALL NOT BE USED IN PLACE OF SILT FENCE.
 4. SEE NYSDOT SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
 5. SIZE OF STOCKPILE SHALL NOT EXCEED THE LIMITATIONS OF DRAINAGE AREA PER SILT FENCE.
 6. INITIAL SILT FENCE ANCHOR HAYBALES A MINIMUM OF 2'-0" FROM THE TOE OF THE STOCKPILE.

SOIL STOCKPILE DETAIL
SCALE N.T.S.

MASER CONSULTANTS
Civil, Mechanical, Electrical, and Environmental Engineers
1000 West 10th Street, Suite 100
Albany, NY 12206
Phone: 518-485-1200
Fax: 518-485-1204

811
Call Before You Dig
FOR STATE PUBLIC SAFETY NUMBER 888-788-7888



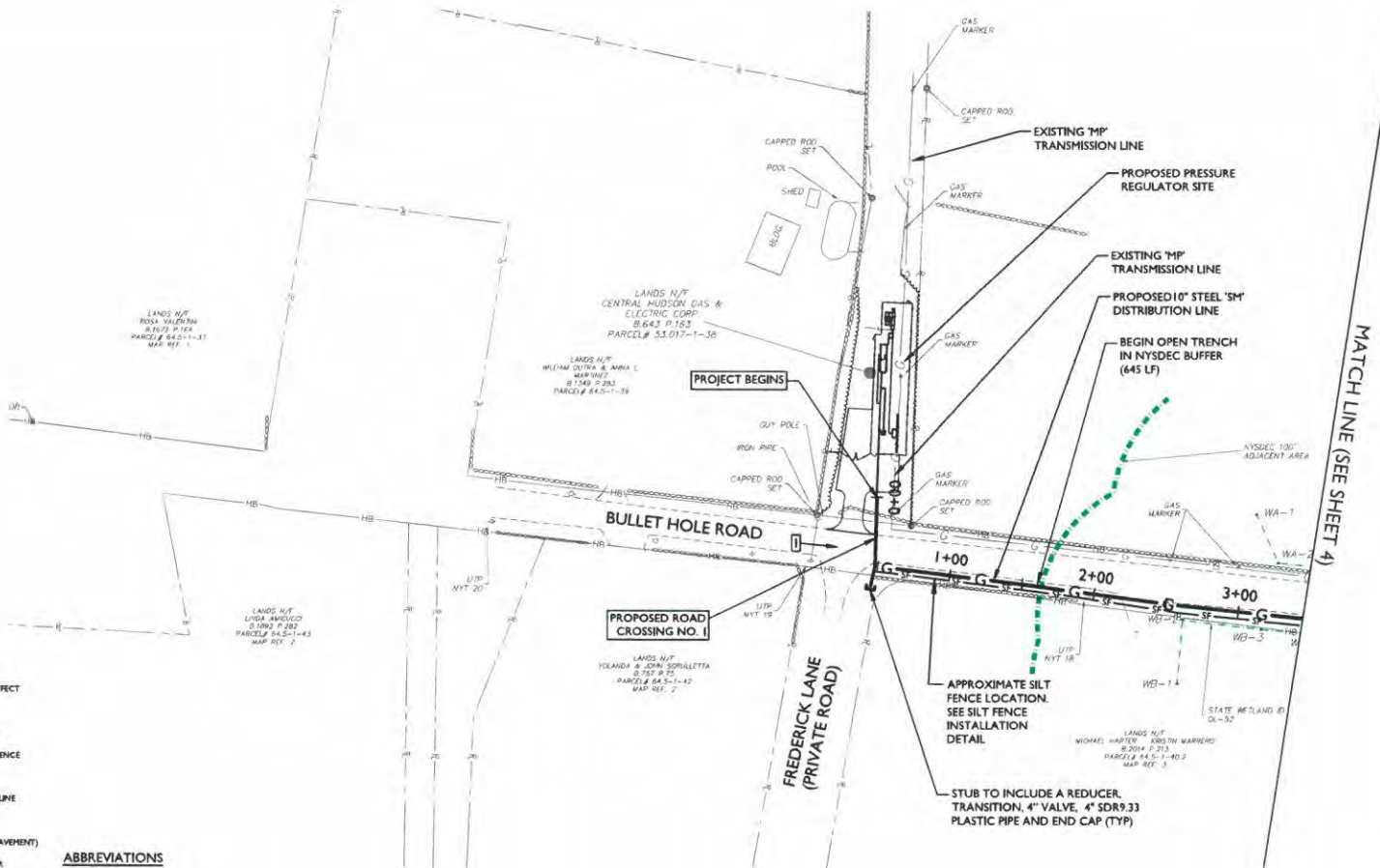
DANIEL A. FARNAN
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER 02164

SITE PLAN OF PRESSURE REGULATOR STATION FOR CENTRAL HUDSON
BLOCK 53.017 LOT 1 SECTION 38
TOWN OF CARMEL PUTNAM COUNTY STATE OF NEW YORK

ALAN J. O'NEIL
18 Columbia Street, Suite 200
Albany, NY 12206
Phone: 518-485-1200
Fax: 518-485-1204

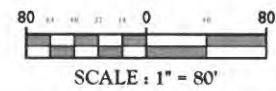
CONSTRUCTION DETAILS
2 of 2

TOWN OF CARMEL PLANNING BOARD APPROVAL



- LEGEND:**
- PROPOSED GAS MAIN
 - AREA OF POTENTIAL AFFECT
 - EXISTING GAS MAIN
 - PROPOSED SILT FENCE
 - PROPOSED SUPER SILT FENCE
 - PROPERTY LINE
 - HIGHWAY BOUNDARY LINE
 - OVERHEAD WIRES
 - EDGE OF SHOULDER (PAVEMENT)
 - 100 FT WETLAND BUFFER
 - FLAGGED WETLAND LINE
 - TREELINE
 - STONE WALL
 - FENCE
 - SURVEY MONUMENT
 - MANHOLE
 - CATCH BASIN
 - HYDRANT
 - SIGN
 - UTILITY POLE AND GUY WIRE
 - WETLAND FLAG AND ID NUMBER
 - PICTURE FOR SMD

- ABBREVIATIONS**
- CB = CATCH BASIN
 - DI = DRAIN INLET
 - SMH = SANITARY MANHOLE
 - DHM = DRAIN MANHOLE
 - EDA = EDGE OF ASPHALT
 - LP = LIGHT POLE
 - CO = CLEAN OUT
 - GH = GAS METER
 - OHW = OVERHEAD WIRES
 - EM = ELECTRIC METER
 - FEE = FINISHED FLOOR ELEVATION
 - LS = LANDSCAPING
 - UTP = UTILITY POLE
 - MBX = MANHOLE
 - CIP = CAST IRON PIPE
 - CHP = CORRUGATED METAL PIPE
 - HDPE = HIGH DENSITY POLYETHYLENE
 - CRS = CAPPED REBAR SET
 - RTS = REBAR TO BE SET



MASER CONSULTING P.A.
 Customer Loyalty Through Client Satisfaction
 www.maserconsulting.com
 Equipment as Planners or Surveyors
 Landscape Architects or Environmental Scientists
 Other Licenses:

• New York	• Illinois
• New Jersey	• Connecticut
• Pennsylvania	• Maryland
• Virginia	• North Carolina
• Florida	• Georgia
• South Carolina	• Alabama
• Louisiana	• Mississippi
• West Virginia	• Kentucky
• Tennessee	• Missouri
• Arkansas	• Oklahoma
• Texas	• Colorado
• Utah	• Arizona
• Nevada	• Idaho
• Wyoming	• Montana
• North Dakota	• South Dakota
• Nebraska	• Kansas
• Minnesota	• Iowa
• Missouri	• Wisconsin
• Illinois	• Indiana
• Ohio	• Michigan
• Pennsylvania	• Delaware
• Maryland	• Virginia
• North Carolina	• South Carolina
• Georgia	• Florida
• Alabama	• Louisiana
• Mississippi	• West Virginia
• Kentucky	• Tennessee
• Arkansas	• Missouri
• Illinois	• Indiana
• Ohio	• Michigan
• Pennsylvania	• Delaware
• Maryland	• Virginia
• North Carolina	• South Carolina
• Georgia	• Florida
• Alabama	• Louisiana
• Mississippi	• West Virginia
• Kentucky	• Tennessee
• Arkansas	• Missouri
• Illinois	• Indiana
• Ohio	• Michigan
• Pennsylvania	• Delaware
• Maryland	• Virginia
• North Carolina	• South Carolina
• Georgia	• Florida
• Alabama	• Louisiana
• Mississippi	• West Virginia
• Kentucky	• Tennessee
• Arkansas	• Missouri

811 PROTECT YOURSELF
 ALL STATE REGISTRATION
 OR OCCUPATIONAL CREDENTIALS OR
 ANY OTHER PROFESSIONAL
 LICENSES ARE REQUIRED TO
 EXERCISE ANY STATE
 LICENSED ACTIVITY.
 Call before you dig.
 FOR STATE SPECIFIC CONTACT PHONE NUMBERS
 VISIT: WWW.CALL811.COM

REV	DATE	DESCRIPTION

BRETT D. REYNOLDS
 NEW YORK LICENSED PROFESSIONAL
 ENGINEER - LICENSE NUMBER 5494

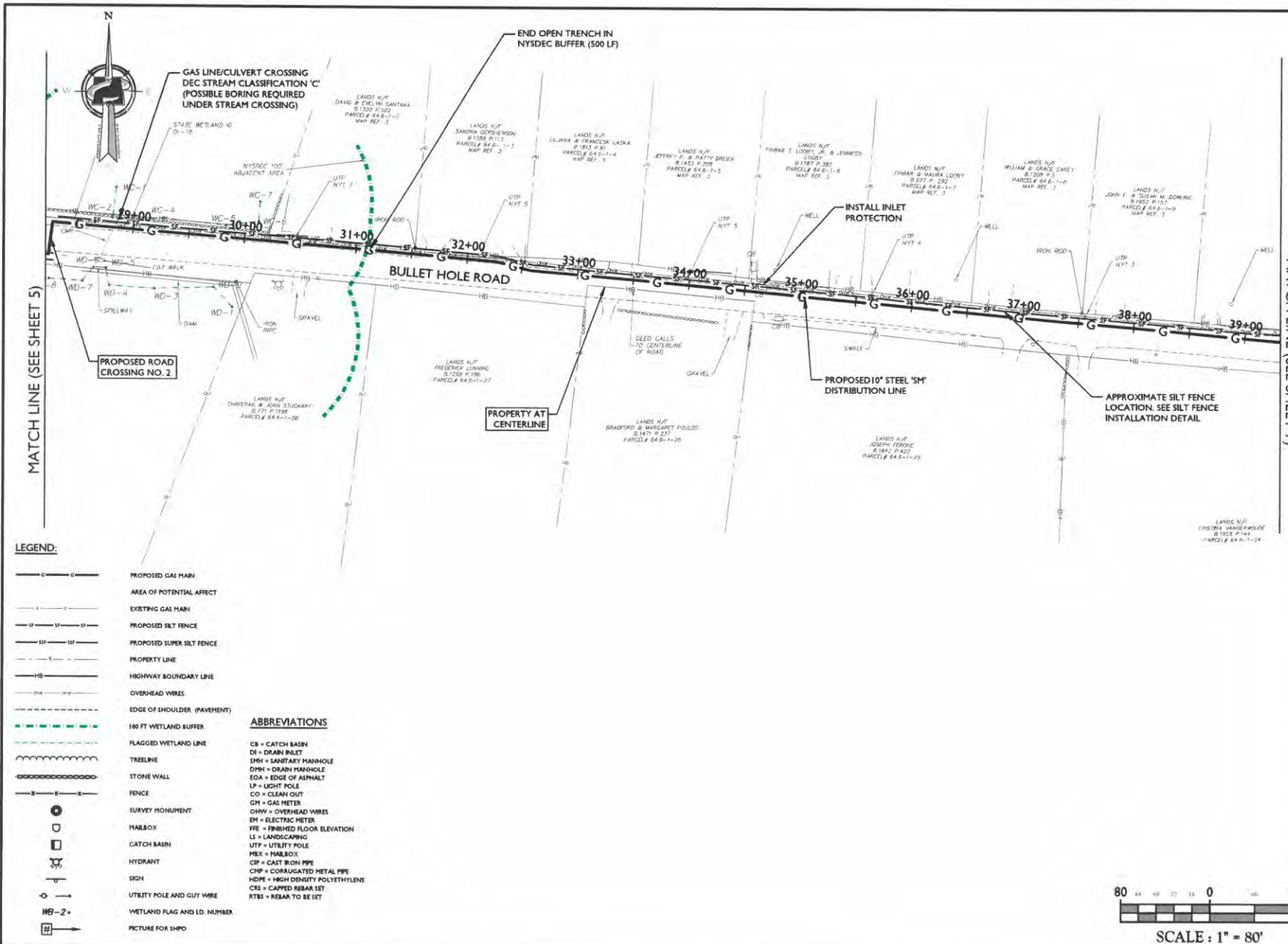
PROJECT ROUTE DESIGN PLANS FOR

S - M LINE GAS REINFORCEMENT PROJECT
 TOWN OF CARMEL
 PUTNAM COUNTY, NY

ALBANY OFFICE
 11 Computer Drive East
 June 2011
 Albany, NY 12205
 Phone: 518.674.1151
 Fax: 518.451.3294

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	04/20/17	DMF	BDK
15000624A			CLAYT

GENERAL PLAN
 (1 OF 20)

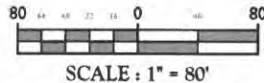


MATCH LINE (SEE SHEET 5)

MATCH LINE (SEE SHEET 7)

- LEGEND:**
- PROPOSED GAS MAIN
 - AREA OF POTENTIAL AFFECT
 - EXISTING GAS MAIN
 - PROPOSED SILT FENCE
 - PROPOSED SUPER SILT FENCE
 - PROPERTY LINE
 - HIGHWAY BOUNDARY LINE
 - OVERHEAD WIRES
 - EDGE OF SHOULDER (PAVEMENT)
 - 100 FT WETLAND BUFFER
 - FLAGGED WETLAND LINE
 - TREELINE
 - STONE WALL
 - FENCE
 - SURVEY MONUMENT
 - MANHOLE
 - CATCH BASIN
 - HYDRANT
 - SIGN
 - UTILITY POLE AND GUY WIRE
 - WETLAND FLAG AND I.D. NUMBER
 - PICTURE FOR SHPO

- ABBREVIATIONS**
- CB = CATCH BASIN
 - DI = DRAIN INLET
 - SMH = SANITARY MANHOLE
 - DMH = DRAIN MANHOLE
 - EOA = EDGE OF ASPHALT
 - LP = LIGHT POLE
 - CO = CLEAN OUT
 - GM = GAS METER
 - OHW = OVERHEAD WIRES
 - EM = ELECTRIC METER
 - PFE = FINISHED FLOOR ELEVATION
 - LS = LANDSCAPING
 - UTP = UTILITY POLE
 - MBX = MANHOLE
 - CIP = CAST IRON PIPE
 - CMP = CORRUGATED METAL PIPE
 - HDPE = HIGH DENSITY POLYETHYLENE
 - CRS = CAPPED REBAR SET
 - RTBS = REBAR TO BE SET



MASER CONSULTING & ENGINEERING, P.C.
 Customer Loyalty Through Client Satisfaction
 100 West Street, 10th Floor, Albany, NY 12240
 Engineers & Planners & Surveyors
 Landscape Architects & Environmental Scientists
Office Locations:
 Albany, NY | Albany, NY | Albany, NY
 Binghamton, NY | Binghamton, NY | Binghamton, NY
 Cheektowack, NY | Cheektowack, NY | Cheektowack, NY
 Elmira, NY | Elmira, NY | Elmira, NY
 Hamilton, NY | Hamilton, NY | Hamilton, NY
 Ithaca, NY | Ithaca, NY | Ithaca, NY
 Oneonta, NY | Oneonta, NY | Oneonta, NY
 Poughkeepsie, NY | Poughkeepsie, NY | Poughkeepsie, NY
 Saratoga Springs, NY | Saratoga Springs, NY | Saratoga Springs, NY
 State University of New York at Albany
 State University of New York at Binghamton
 State University of New York at Cortland
 State University of New York at Delhi
 State University of New York at Plattsburgh
 State University of New York at Potsdam
 State University of New York at Oswego
 State University of New York at Utica
 State University of New York at West State
 State University of New York at York

811 PROTECT YOURSELF
 ALWAYS CALL BEFORE YOU DIG
 CALL BEFORE YOU DIG
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS
 VISIT: WWW.CALLBEFOREYOU.DIG.COM

REV	DATE	BY	DESCRIPTION

BRETT D. REYNOLDS
 NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER 8994

PROJECT ROUTE DESIGN PLANS FOR

S-M LINE GAS REINFORCEMENT PROJECT
 TOWN OF CARMEL
 PUTNAM COUNTY, NY

ALREADY CHECKED
 BY Computer Aided Design
 Albany, NY 12215
 Phone: 518 485 3252
 Fax: 518 485 3284

SCALE	DATE	DESIGNED BY	CHECKED BY
AS SHOWN	04/20/17	DAF	BCM
RECEIVED NUMBER	PROJECT NUMBER	DATE	BY
15000624A	CLAVT		

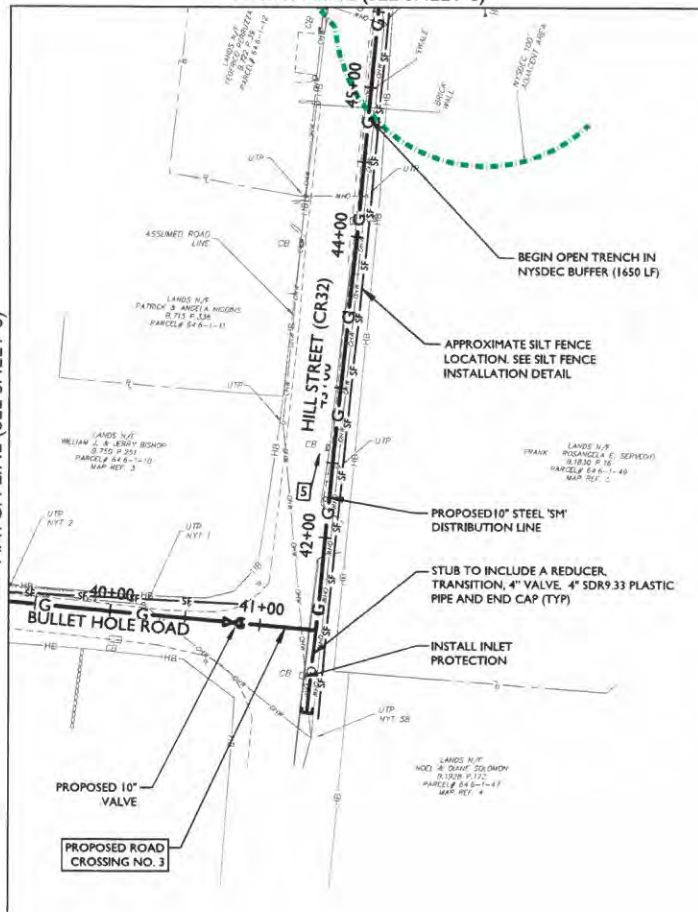
SHEET TITLE
 GENERAL PLAN
 (4 OF 20)

SHEET NUMBER
 6 of 26



MATCH LINE (SEE SHEET 8)

MATCH LINE (SEE SHEET 6)



LEGEND:

- PROPOSED GAS MAIN
- AREA OF POTENTIAL AFFECT
- EXISTING GAS MAIN
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- PROPERTY LINE
- HIGHWAY BOUNDARY LINE
- OVERHEAD WIRES
- EDGE OF SHOULDER (PAVEMENT)
- 100 FT WETLAND BUFFER
- FLAGGED WETLAND LINE
- TREE LINE
- STONE WALL
- FENCE
- SURVEY MONUMENT
- MANHOLE
- CATCH BASIN
- HYDRANT
- SIGN
- UTILITY POLE AND GUY WIRE
- WETLAND FLAG AND ID NUMBER
- PICTURE FOR SHPO

ABBREVIATIONS

- CB = CATCH BASIN
- DI = DRAIN INLET
- SMH = SANITARY MANHOLE
- DMH = DRAIN MANHOLE
- EOA = EDGE OF ASPHALT
- LP = LIGHT POLE
- CO = CLEAN OUT
- GM = GAS METER
- OHW = OVERHEAD WIRES
- EM = ELECTRIC METER
- FFE = FINISHED FLOOR ELEVATION
- LS = LANDSCAPING
- UTP = UTILITY POLE
- MBX = MANHOLE
- CRP = CAST IRON PIPE
- CHP = CORRUGATED METAL PIPE
- HDPE = HIGH DENSITY POLYETHYLENE
- CRS = CAPPED REBAR SET
- NTS = REBAR TO BE SET

MASER ENGINEERING, P.A.
 Customer Loyalty Through Client Satisfaction
 100 W. WASHINGTON STREET, 10TH FLOOR
 ENGINEERS & SURVEYORS
 LANDSCAPE ARCHITECTS & ENVIRONMENTAL SCIENTISTS
 OFFICE LOCATIONS:

- East Hanover, NJ
- Albany, NY
- Clinton, NJ
- Chatham, NJ
- Flemington, NJ
- Franklin, NJ
- Hillsdale, NJ
- Jersey City, NJ
- Lodi, NJ
- Long Valley, PA
- Lyndhurst, NJ
- Edison, PA
- Philadelphia, PA
- Pittsburgh, PA
- Columbia, MD
- Albany, NY
- Chatham, NJ
- Chatham, NJ
- Flemington, NJ
- Franklin, NJ
- Hillsdale, NJ
- Jersey City, NJ
- Lodi, NJ
- Long Valley, PA
- Lyndhurst, NJ
- Edison, PA
- Philadelphia, PA
- Pittsburgh, PA
- Columbia, MD

811 PROTECT YOURSELF!
 ALL TYPES OF EXCAVATION, WHETHER OF EXCAVATION DEPTHS, OR ANY OTHER PROJECTS, MUST BE REPORTED TO THE SERVICE BUREAU PRIOR TO ANY START.
 Call before you dig.
 FOR STATE SPECIFIC CONTACT NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	BY	DESCRIPTION

BRETT D. REYNOLDS
 NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER 34964

PROJECT ROUTE DESIGN PLANS FOR

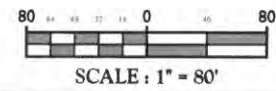
S - M LINE GAS REINFORCEMENT PROJECT
 TOWN OF CARMEL, PUTNAM COUNTY, NY

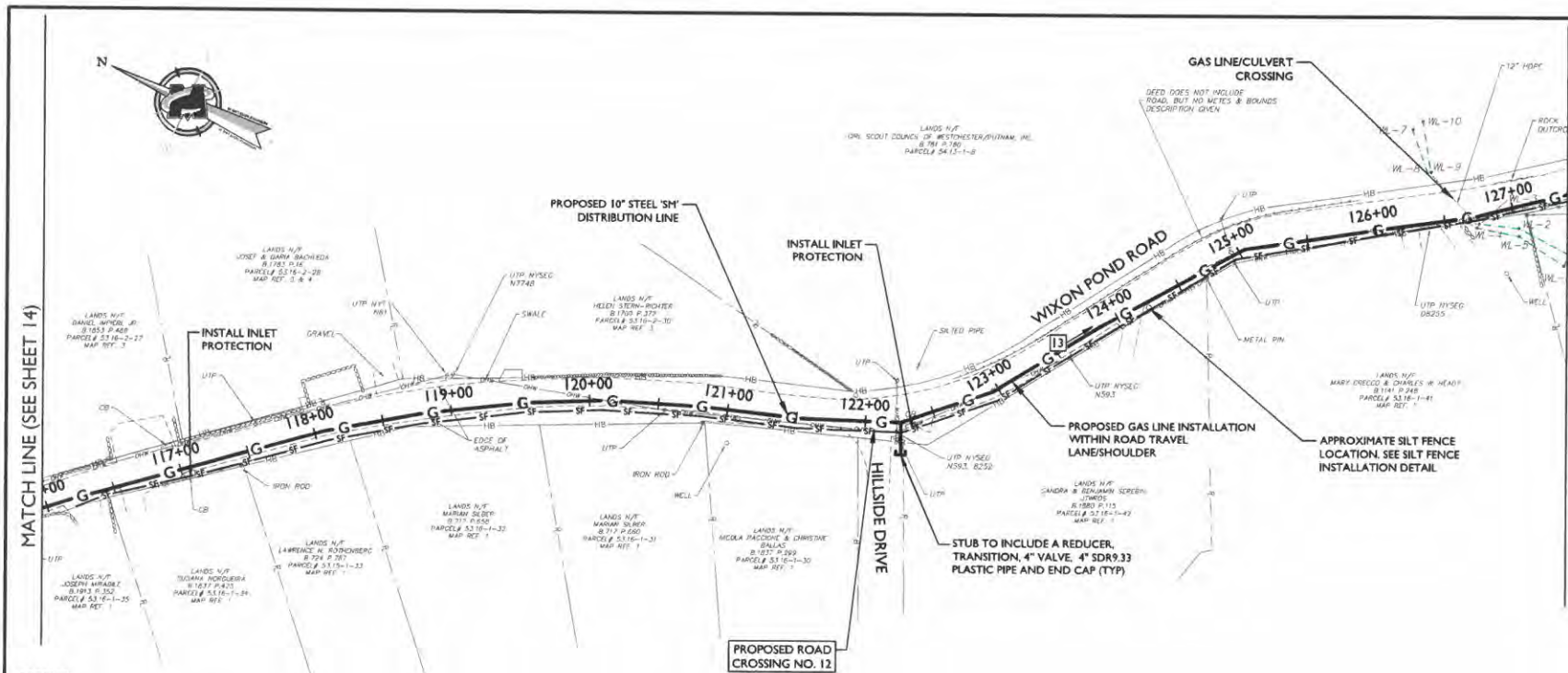
ALBANY OFFICE
 11 Computer Drive East
 Suite 301
 Albany, NY 12205
 Phone: 518.435.1332
 Fax: 518.435.3284

SCALE	DATE	DESIGNED BY	DRAWN BY
AS SHOWN	06/03/17	DAF	BCR
PROJECT NUMBER	1500024A	CLIENT	

SHEET TITLE
 GENERAL PLAN (5 OF 20)

SHEET NUMBER
 7 of 26



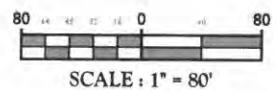


MATCH LINE (SEE SHEET 16)



ABBREVIATIONS

- CB = CATCH BASIN
- DI = DRAIN INLET
- SHH = SANITARY MANHOLE
- OHM = OILY MANHOLE
- EOA = EDGE OF ASPHALT
- LP = LIGHT POLE
- CO = CLEAN OUT
- GM = GAS METER
- OHW = OVERHEAD WIRES
- EM = ELECTRIC METER
- FPE = FINISHED FLOOR ELEVATION
- LS = LANDSCAPING
- UTP = UTILITY POLE
- MBX = MANHOLE
- CBP = CAST IRON PIPE
- CHP = CORRUGATED METAL PIPE
- HDPE = HIGH DENSITY POLYETHYLENE
- CRS = CAPPED REBAR SET
- RTS = REBAR TO BE SET



MASER CONSULTING, INC.
 Customer Loyalty Through Client Satisfaction
 www.maserconsulting.com
 Engineers • Planners • Surveyors
 Landscape Architects • Environmental Scientists
Other Locations:

• Kent State, OH	• Albany, NY
• Cleveland, OH	• Cheektowatch, NY
• Hamilton, NJ	• Newburgh, NY
• Channahon, IL	• Rochester, NY
• Ft. Arlington, NJ	• Tampa, FL
• Ft. Lauderdale, FL	• Columbus, IN
• Long Valley, PA	• Miami, FL
• Rock, PA	• Sterling, VA
• Philadelphia, PA	• Norfolk, VA
• Pittsburgh, PA	• Norfolk, VA
• Columbus, OH	• Silver Spring, MD

State of N.Y. Cert. of Authorization: 6008670000823

811 PROTECT YOURSELF & ALL OTHERS FROM UNEXPECTED OR OCCASIONAL DESTRUCTION OF UTILITY LINES BY CALLING 811 BEFORE YOU DIG. VISIT WWW.CALL811.COM

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT WWW.CALL811.COM

REV	DATE	BY	DESCRIPTION

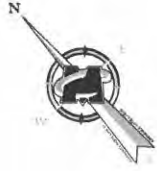
BRETT D. REYNOLDS
 NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER 19036

PROJECT ROUTE DESIGN PLANS FOR

S - M LINE GAS REINFORCEMENT PROJECT
 TOWN OF CARMEL PUTNAM COUNTY, NY

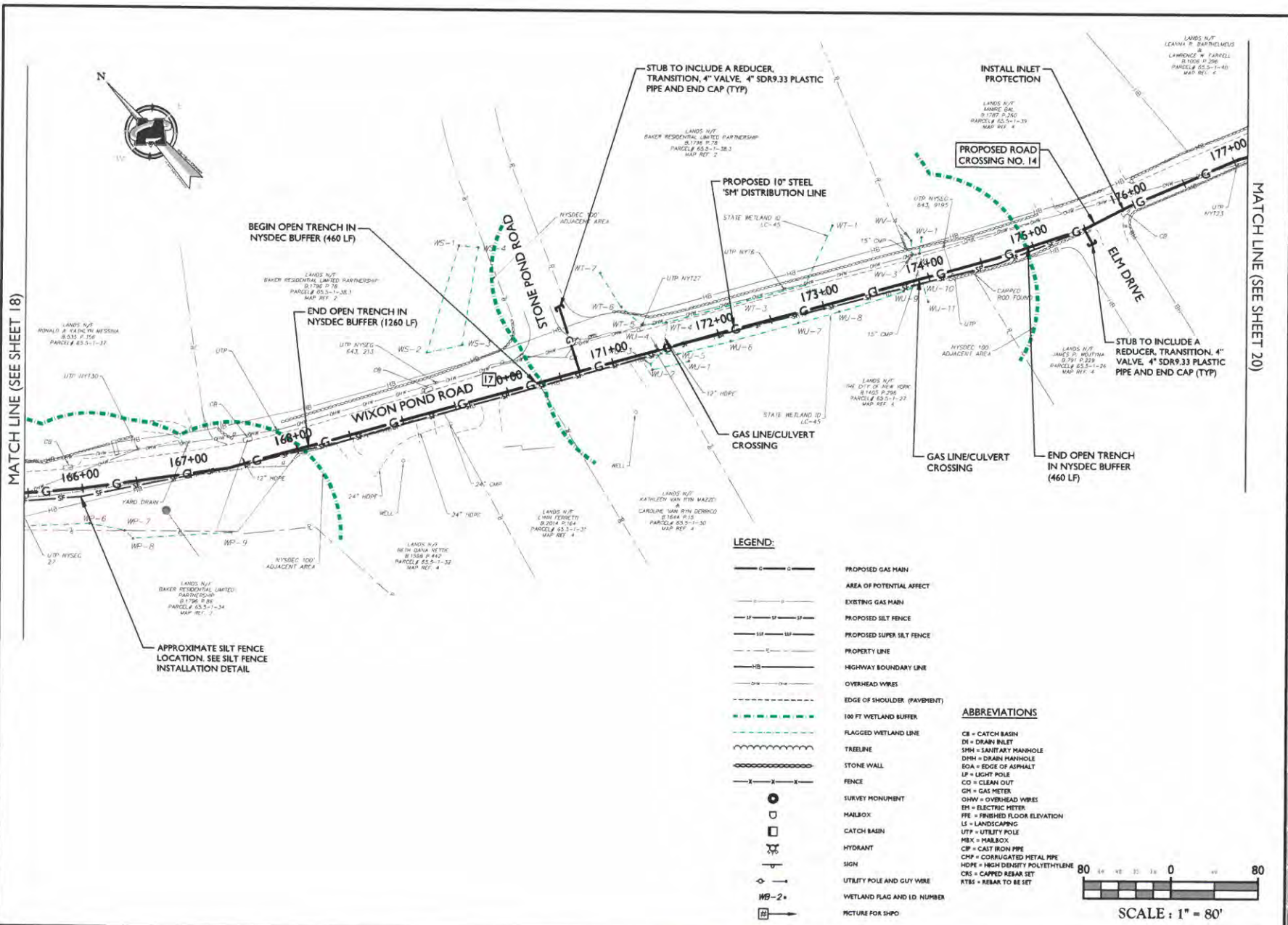
ALBANY OFFICE
 100 Corporate Drive East
 Albany, NY 12245
 Phone: 518-479-2332
 Fax: 518-479-2384

SCALE AS SHOWN	DATE 04/30/17	DRAWN BY DAP	CHECKED BY BCR
PROJECT NUMBER 1500000004	DATE 04/17		
SHEET TITLE GENERAL PLAN (13 OF 20)			
SHEET NUMBER 15 of 26			



MATCH LINE (SEE SHEET 18)

MATCH LINE (SEE SHEET 20)

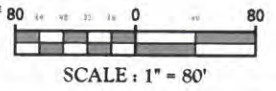


LEGEND:

- PROPOSED GAS MAIN
- AREA OF POTENTIAL AFFECT
- EXISTING GAS MAIN
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- PROPERTY LINE
- HIGHWAY BOUNDARY LINE
- OVERHEAD WIRES
- EDGE OF SHOULDER (PAVEMENT)
- 100 FT WETLAND BUFFER
- FLAGGED WETLAND LINE
- TREELINE
- STONE WALL
- FENCE
- SURVEY MONUMENT
- MAILBOX
- CATCH BASIN
- HYDRANT
- SIGN
- UTILITY POLE AND GUY WIRE
- WETLAND FLAG AND ID NUMBER
- PICTURE FOR SPO

ABBREVIATIONS

- CB = CATCH BASIN
- DI = DRAIN INLET
- SPH = SANITARY MANHOLE
- DMH = DRAIN MANHOLE
- EOA = EDGE OF ASPHALT
- LP = LIGHT POLE
- CO = CLEAN OUT
- GM = GAS METER
- OHVW = OVERHEAD WIRES
- EM = ELECTRIC METER
- FRE = FINISHED FLOOR ELEVATION
- LS = LANDSCAPING
- UTP = UTILITY POLE
- MBX = MAILBOX
- CP = CAST IRON PIPE
- CMP = CORRUGATED METAL PIPE
- HDPPE = HIGH DENSITY POLYETHYLENE
- CRS = CARPED REBAR SET
- RTS = REBAR TO BE SET



MASER CONSULTANTS, L.L.C.
 Customer Loyalty Program Client Satisfaction
 100% 5.0 (14) 4.9 (11) 4.8 (12) 4.7 (8)
 Engineers & Planners & Surveyors
 Landscape Architects & Environmental Scientists

Office Locations:

■ Allentown, NJ	■ Albany, NY
■ Canton, NJ	■ Chatham, NJ
■ Hightstown, NJ	■ Cranford, NJ
■ Princeton, NJ	■ Elizabeth, NJ
■ Parsippany, NJ	■ Newark, NJ
■ Scotch Plains, NJ	■ Springfield, NJ
■ Springfield, PA	■ Camden, NJ
■ Philadelphia, PA	■ Camden, NJ
■ Pittsburgh, PA	■ Springfield, VA
■ Columbia, MD	■ Norfolk, VA
	■ Albuquerque, NM

State of N.Y. Cert. of Authorization: 00061100000003
 Expires 03/31/2017
 State of N.Y. Cert. of Authorization: 00061100000003
 Expires 03/31/2017
 State of N.Y. Cert. of Authorization: 00061100000003
 Expires 03/31/2017

811 PROJECT YOURSELF
 ALL PROJECTS REQUIRING
 EXCAVATION, DRILLING OR
 ANY OTHER WORK THAT
 DISTURBS THE SANITARY SURFACE
 BETWEEN 8 AND 11 FEET

Call before you dig.
 For State Specific Direct Dial Numbers
 Visit: www.callbeforeyoudig.com

REV	DATE	BY	DESCRIPTION

BRETT D. REYNOLDS
 NEW YORK LICENSED PROFESSIONAL
 ENGINEER - LICENSE NUMBER: 36060

PROJECT ROUTE DESIGN PLANS FOR

S - M LINE GAS REINFORCEMENT PROJECT
 TOWN OF CARMEL
 PUTNAM COUNTY, NY

MASER CONSULTANTS, L.L.C.
 100 Corporate Drive East
 Suite 200
 Albany, NY 12205
 Phone: 518.479.7252
 Fax: 518.479.7294

SCALE	DATE	DESIGNED BY	CHECKED BY
AS SHOWN	04/20/17	DAF	BCR
PROJECT NUMBER	15000244	ISSUE NUMBER	C-LA17

SHEET TITLE
GENERAL PLAN (17 OF 20)

