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Wetland Inspector

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



60 McAlpin Avenue
Mahopac, New York 10541
Tel. (845) 628-1500 - Ext. 190
www.carmelny.org

BOARD MEMBERS

Edward Barnett
Anthony Dusovic
Marc Pekowsky
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ENVIRONMENTAL CONSERVATION BOARD AGENDA

APRIL 3, 2014 – 7:30 P.M.

ELIGIBLE FOR A PERMIT

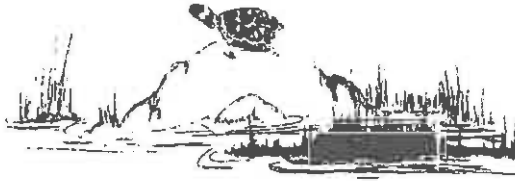
<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Westchester Modular Homes/ Hackett, David	433 Barrett Hill Rd	53.-1-60	Construct New Modular Home
2. Froats, Robert	314 West Lake Blvd	64.16-1-15	Remove Existing Deck (Discussion)

SUBMISSION OF APPLICATION OR LETTER OF PERMISSION

3. CVS/Pharmacy/ GB Northeast 2, LLC.	1906 Route 6	55.10-1-12	Takeover of an Existing Building & Construction of CVS Drive-Thru
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MISCELLANEOUS

- | | | | |
|---|-------------|-------------|------------------------------|
| 4. Bailey, Marc | Spring Lane | 53.-1-59.33 | Renew Wetland
Permit #842 |
| 5. Minutes – 12/5/2013, 1/16/2014 & 2/27/2014 | | | |



Environmental Conservation Board
TOWN HALL- MAHOPAC, NY 10541-(845) 628-1500

Richard Franzetti
Chairman
Carl Stone
Vice-Chair
Rose Trombetta
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David Klotzle
Wetland Inspector

Board Members
Edward Barnett
Anthony Dusovic
Robert Laga
Marc Pekowsky
Vincent Turano

APPLICATION FOR WETLAND PERMIT
OR LETTER OF PERMISSION

Name of Applicant: GB Northeast 2, LLC; attn. Tracey Roll

Address of Applicant: 14 Breakneck Hill Rd., Suite 101, Lincoln, RI 02865 Email: tjroll@tmcrowley.com

Telephone#: 401.721.1609

Name & Address of Owner if different from Applicant:

AC I Carmel LLC; attn. Benjamin Ringel; 909 Third Ave., 28th Floor, New York, NY 10022

Property Address: 1906 Route 6, Carmel New York

Tax Map # Section 55.10, Block 1, Lot 12

Agency Submitting Application if Applicable: VHB Engineering, Surveying, Landscape Architecture, P.C.

Location of Wetland: No wetlands were identified on site. However an intermittent watercourse was identified at the southwest corner of the site. Please see attached VHB Field Memo regarding environmental survey findings.

Size of Work Section & Specific Location: The 4.67 acre site presently consists of approximately 4.22 acres of impervious area including an approximate 48,000sf retail strip mall and 2,500sf free standing fast food restaurant. The project will include a 14,600sf takeover of the existing A&P grocery and the construction of a drive thru resulting in the demolition of approximately 1,262 sf of the existing building. The loading dock will remain and approximately 1,123 sf will be used by CVS. Approximately 3 feet of fill will be added to accommodate the proposed drive-thru. The limit of work includes approximately 1.36 acres of previously developed land (the "Project"). The project will remain comparable to existing conditions and retain approximately 1.18 acres of impervious area and 0.18 acres of pervious area. The project will require approximately 2,000 sf of full depth pavement and the remaining pavement will be mill and overlay (Detailed description below).

Will Project Utilize State Owner Lands? If Yes, Specify: No State lands will be utilized.

Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A detailed description of the regulated activity.


The project will require approximately 2,000 sf of full depth pavement and the remaining pavement will be mill and overlay (27,667 sf); 8,200 sf of which is within the 100 foot buffer of the above mentioned watercourse (Detailed description below).

Proposed Starting Date: Fall 2014 Completion Date: Spring 2015

Amount of Fee Paid: \$1000.00

CERTIFICATION

I hereby affirm under penalty of perjury that information provided on this form 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. As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct or indirect, or whatever nature, and by whomever suffered, arising out of the project described here-in and agrees to Indemnify and save harmless the Town of Carmel from suits, actions, damages and costs of every name and description resulting from the said project.


SIGNATURE


DATE

Use this space for further explanation if necessary:

The site is located at 1906 Route 6 in Carmel, New York (see Figure 1 in the Appendix). Under existing conditions, the 4.7-acre site is occupied by a 48,060 sq. ft. +/- A&P grocery store/retail building, 2,486 sq. ft. +/- free standing fast food restaurant, parking lot, utilities, and existing underground stormwater piping (see Figure 2 in the Appendix). Currently the site drains from the west (rear of the property) to the east (front of the property) where onsite catch basins collect and convey stormwater to a 48" RCP in NY Route 6. There is an intermittent stream in the southwest corner of the property that discharges to the pavement and into the closed drainage system.

The proposed improvements will include a 15,723 sq. ft. takeover of the existing A&P grocery store for the construction of a new CVS/pharmacy with drive-thru (14,600 sf store with 1,123 sf loading corridor). The limit of work includes approximately 1.36 acres of previously developed land (the "Project"). The project will increase the pervious area by approximately 1,932 sq. ft. which will increase infiltration on site. The proposed improvements will yield approximately 1.18 acres of impervious area and 0.18 acres of pervious area. The project will require approximately 2,000 sq. ft. of full depth pavement reconstruction, approximately 15,000 sq. ft. of 1.5 -inch mill and overlay, and approximately 13,000 sq. ft. of 1.5- inch mill, raising the grade with binder material and 1.5 inch overlay (this final area is in the vicinity of the new ADA spaces along the side of the building). Adequate erosion and sediment control measures will be installed during construction. A fill area varying up to 3-ft in height will be constructed to allow for the drive-thru lane. Stormwater runoff drainage and grading patterns will be maintained to the maximum extent possible under proposed conditions. Existing catch basins and pipes will be utilized in the proposed design and will continue to drain into the existing 48" RCP pipe in NY Route 6.

Attachments:

- 1) 617.20 Appendix B Short Assessment Form
- 2) VHB Field Memo
- 3) New York State Department of Conservation: Natural Heritage Consultation Correspondence
- 4) New York State Office of Parks, Recreation and Historic Preservation Consultation Correspondence

Attachment 1:

617.20 Appendix B Short Assessment Form

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			
CVS/Pharmacy			
Name of Action or Project: Re-tenanting CVS project - Meadow Plaza			
Project Location (describe, and attach a location map): The tax map # is: Section 55.10, Block 1, Lot 12. Project is located on RT 6 near Stoneleigh Ave, Address is: 1906 Route 6, Carmel, NY			
Brief Description of Proposed Action: The scope of work includes reuse of 14,600 sf of building for the CVS, reuse of the existing loading dock, demolition of the northeast corner of the building to accommodate a drive-thru (roughly 3700 sf of full depth disturbance), restriping the parking lot and some minor regrading at the front of the store to accommodate current ADA accessibility requirements. The existing utilities to the building are being reused. We are anticipating a nominal increase in pervious area of approximately 100 sf.			
Name of Applicant or Sponsor: GB Northeast 2, LLC; attn. Tracey Roll		Telephone: 401-721-1609 E-Mail: tjroll@tmcrowley.com	
Address: 14 Breakneck Hill Rd, Suite 101			
City/PO: Lincoln		State: RI	Zip Code: 02865
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 checked="" 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: Town of Carmel, Environmental Planning Board Town of Carmel, Planning Board		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		4.67 acres	
b. Total acreage to be physically disturbed?		0.10 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.67 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <input type="checkbox"/> <input type="checkbox"/>	<p>YES</p> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<p>N/A</p> <input type="checkbox"/> <input type="checkbox"/>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input checked="" type="checkbox"/>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____</p>	<p>NO</p> <input checked="" type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?</p>	<p>NO</p> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	
<p>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: _____ _____</p>	<p>NO</p> <input checked="" type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input checked="" type="checkbox"/>	
<p>11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input checked="" type="checkbox"/>	
<p>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?</p>	<p>NO</p> <input checked="" type="checkbox"/> <input type="checkbox"/>	<p>YES</p> <input type="checkbox"/> <input checked="" type="checkbox"/>	
<p>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: _____</p>	<p>NO</p> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>YES</p> <input checked="" type="checkbox"/> <input type="checkbox"/>	
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>			
<p>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?</p>	<p>NO</p> <input checked="" type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>NO</p> <input checked="" type="checkbox"/>	<p>YES</p> <input type="checkbox"/>	
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES</p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES</p>	<p>NO</p> <input type="checkbox"/>	<p>YES</p> <input checked="" type="checkbox"/>	
<p>An intermittent stream flows onto the parking area and into the existing closed drainage system on-site for the existing plaza. The system outlets to the 48 inch pipe in Route 6.</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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Christopher M. Moretti</u>		Date: <u>1/16/14</u>
Signature: <u>Christopher M. Moretti</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?"

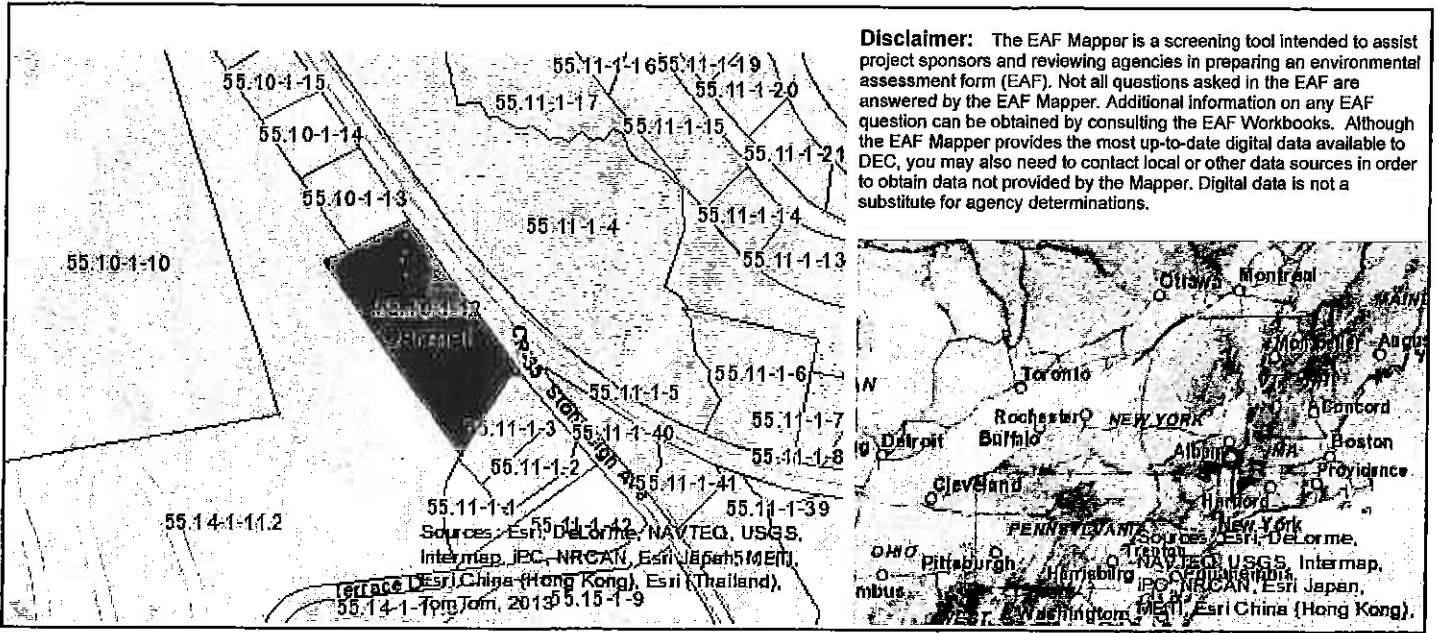
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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)

PRINT



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

Attachment 2:
VHB Field Memo



Memorandum

To: Shannon Rutherford, P.E.
Senior Project Manager

Date: December 2, 2013

Project No.: 41545.76

From: Erika Reeves
Environmental Scientist, MS

Re: Wetland Inspection
Proposed CVS Pharmacy
1906 Route 6, Carmel, New York

Vanasse Hangen Brustlin, Inc. (VHB) has completed an on-site investigation to determine if wetlands and/ or watercourses are located on the above-referenced Site. The Site is located at the intersection of Stoneleigh Avenue (NY. RTE. 35) and Grand Army of the Republic Highway (NY. RTE. 6) in the town of Carmel, New York. The subject Site consists of a paved lot with two buildings that house commercial operations. The scope of work to be performed on Site consists of demolishing a portion of the existing shopping center, construction of a new CVS Pharmacy, and to mill, repave and paint the surrounding parking lot areas.

Soils

According to Web Soil Survey¹ accessed December 2, 2013, the Site lies within the limits of a single soil mapping unit, Woodbridge loam ("WdB") (Attachment 1). The Woodbridge series consists of moderately well drained loamy soils formed in lodgement till. Although still classified as WdB, this area is now developed and currently the entire site is urban land consisting of non-soil areas (e.g., pavement).

Environmental Survey Methods

The wetland surveys were conducted according to the methodology detailed in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0)*². This methodology requires the evidence of three criteria in order to be a wetland: a dominance of hydrophytic vegetation, hydric soils, and hydrology. Streams were surveyed in the field according to the guidance in the "Regulatory Guidance Letter: Subject – Ordinary High Water ("OHW") Identification"³. During field work, flow regimes are preliminarily classified as perennial, intermittent, or ephemeral and are determined based on qualitative observations of in-stream hydrology at the time of delineation and

¹ <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

² U.S. Army Corps of Engineers. 2011. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeastern Region (Version 2.0)*, ed. J.S. Wakely, R.W. Lichvar, C.V. Noble. ERDC/ EL TR-12-1. Vicksburg, MS. U.S. Army Engineer Research and Development Center.

³ U.S. Army Corps of Engineers. 2005. "Regulatory Guidance Letter. Subject: Ordinary High Water Mark Identification." No. 05-05. Available online at: <http://www.usace.army.mil/cw/cecwo/reg/rglsindx.htm>

existing geomorphic characteristics. Observations are made during the delineation to record stream characteristics such as channel substrate, surrounding land use, as well as OHW measurements. Narrow streams (generally ephemeral or small intermittent streams with channel widths of less than six feet) are delineated along the center line. Larger streams (large intermittent and perennial streams) are surveyed along the top of each stream bank.

Results

An environmental survey was conducted by JMM Wetland Consulting Services, LLC ("JMM") on October 13, 2013 to identify wetlands and watercourses within the Site. JMM delineated an intermittent watercourse centerline at the southern corner of the project site. No other wetland or watercourse features were identified on the project site. Erika Reeves, Environmental Scientist of VHB, inspected and confirmed the previously delineated watercourse on November 22, 2013. Measurements and photos were taken to ensure the stream location was accurate on Site plans.

The watercourse flows in a northeast direction down the embankment, dispersing over the edge of pavement curb and into a stormwater catch basin. No New York Department of Conservation (NYSDEC) classification data is available for this watercourse. Based on aerial imagery review, the intermittent watercourse appears to originate from a sub development retention pond on a property adjacent to the southwest border of the Site.

Applicable Regulations and Recommendations

No federal or state-regulated wetlands or watercourses were identified (or delineated) on the Site. However, the Town of Carmel's Environmental Conservation Board ("ECB") regulates activities within 100-feet of any wetland, body of water, watercourse or intermittent stream⁴. The Site pavement rehabilitation occurs within a 100-foot buffer of the delineated intermediate watercourse. Based on NYSDEC web-based Environmental Resource Mapper⁵, the Site is located outside of the 100-foot wetlands construction buffer (Attachment 2). Consequently, no NYSDEC regulated wetlands appear to be associated with the proposed redevelopment.

Any activities pertaining to filling or dredging a watercourse would require a permit from the US Army Corps of Engineers ("USACE"). Based on our understanding, the only work near the watercourse will be to mill, repave, and paint the existing parking lot. No changes to the catch basin will be made. These activities do not constitute filling or dredging waters of the US.

An informal consultation with the New York City Department of Environmental Protection has been conducted to confirm no additional permitting is required. The site disturbance does not meet the 5,000 square feet of disturbance threshold to require a Stormwater Pollution Prevention Plan.

At this time, consultation with and permitting through the Town of Carmel ECB is recommended. A consultation with NYSDEC Natural Heritage and NYS Office of Parks, Recreation & Historic Preservation is also recommended to verify no rare, threatened or endangered (RTE) species and no archeological resources of concern are within the Site.

⁴ As adopted by the Town Board of the Town of Carmel 12-21-1994 by L.L. No. 4-1994; Chapter 89 Section 4. December 4, 2013. < <http://www.ecode360.com/5067619#5067619>>

⁵ New York State Department of Conservation (2008). Environmental Resource Mapper. December 4, 2013. < <http://www.dec.ny.gov/animals/38801.html>>

Soil Map—Putnam County, New York



MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Putnam County, New York
Survey Area Data: Version 9, Sep 21, 2012

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 26, 2011—Apr 16, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

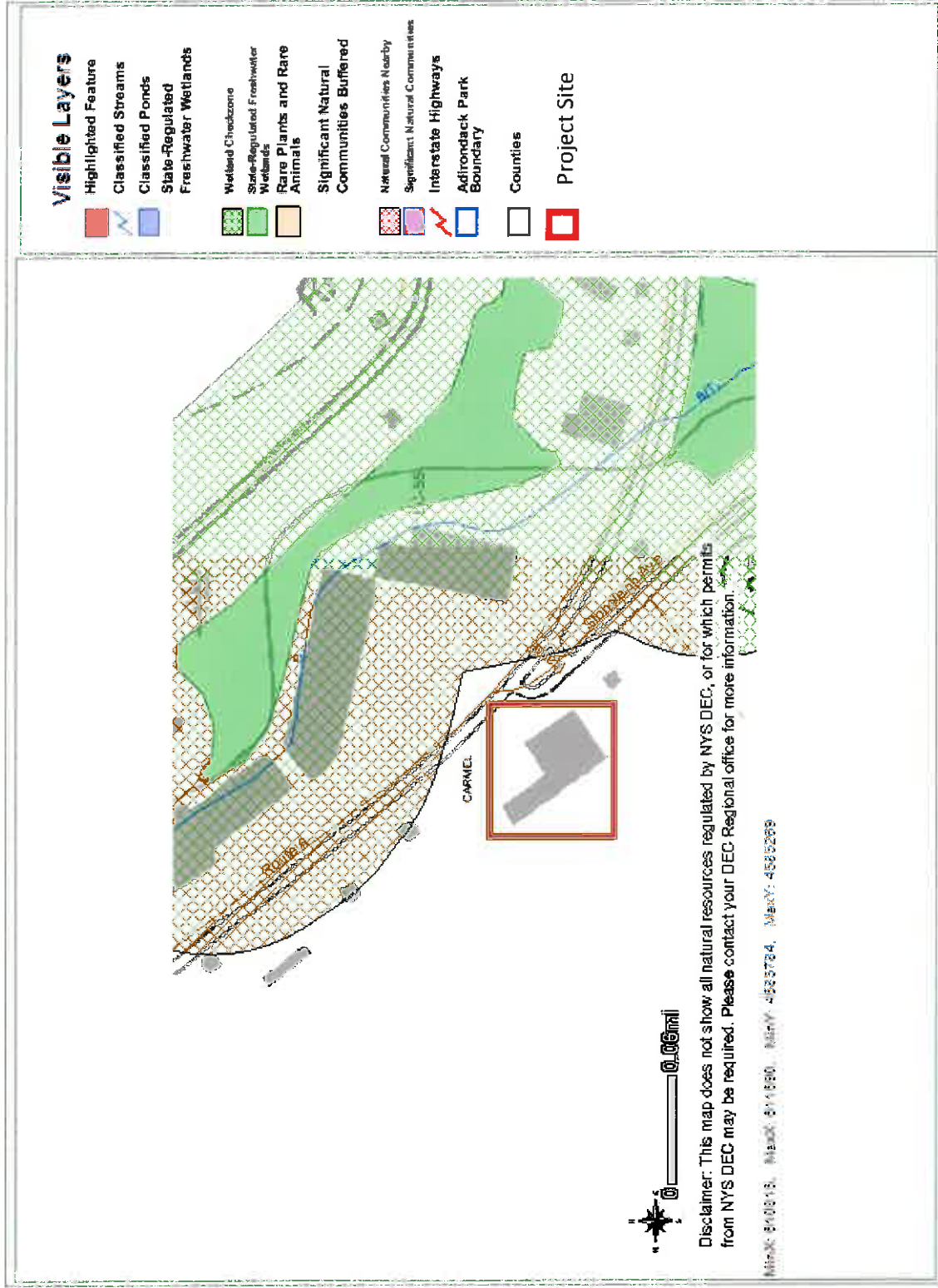
Map Unit Legend

Putnam County, New York (NY079)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CIE	Charlton loam, 25 to 35 percent slopes, very stony	0.3	1.4%
RdB	Ridgebury loam, 3 to 8 percent slopes	1.4	7.6%
Uc	Udorthents, wet substratum	0.4	2.4%
Uf	Urban land	3.6	20.4%
UpC	Urban land-Paxton complex, 8 to 15 percent slopes	0.4	2.3%
WdB	Woodbridge loam, 3 to 8 percent slopes	11.7	65.8%
Totals for Area of Interest		17.8	100.0%

ATTACHMENT 2

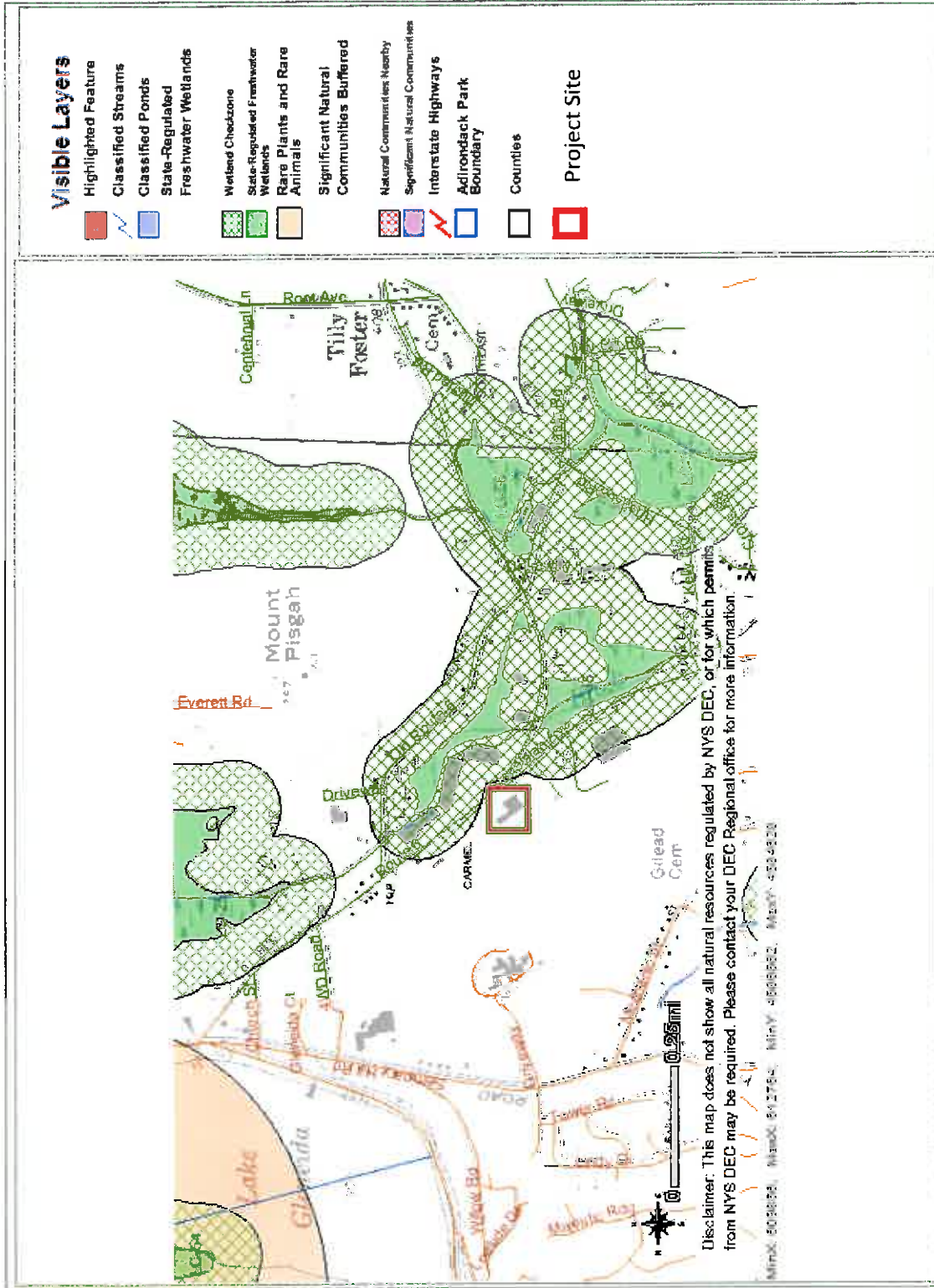
New York State Department of Conservation: Environmental Resource Mapper.

VHB Accessed on December 10, 2013.



Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.

ATTACHMENT 2
 New York State Department of Conservation: Environmental Resource Mapper.
 VHB Accessed on December 10, 2013.



Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.

Attachment 3:

New York State Department of Conservation: Natural Heritage Consultation Correspondence



January 13, 2014

VHB Project Ref: 41545.76

NY Natural Heritage Program – Information Services
New York State Department of Conservation
625 Broadway, 5th Floor
Albany, New York 12233-4757

Re: RTE Species Information Request
Proposed CVS Pharmacy; 1906 New York Route 6, Meadow Plaza
Town of Carmel, Putnam County, New York

To Whom It May Concern:

On behalf of CVS Pharmacy (“CVS”) and in support of the Proposed CVS Pharmacy at 1906 Route 6, Carmel New York, Vanasse Hangen Brustlin Inc. (VHB) is working with T.M. Crowley & Associates (TMC) to re-tenant the former A&P Grocery store in Meadow Plaza, 1906 New York Route 6 of Carmel, New York. VHB requests the Natural Heritage Program information in order to perform an environmental review in compliance with Putnam County and the Town of Carmel Environmental Conservation Board permit requirements.

Project Description

The site is located at 1906 Route 6 in Carmel, New York (See Site Location, Attachment 1). Under existing conditions, the 4.7-acre site is occupied by a 48,060 sq.ft. +/- A&P grocery store/retail building, 2,486 sq.ft.+/- free standing fast food restaurant, parking lot, utilities, and existing underground stormwater piping.

The proposed improvements will include a 15,723 sq.ft. takeover of the existing A&P grocery store for the construction of a new CVS/pharmacy with drive-thru (14,600 sf store with 1,123 sf loading corridor). The limit of work includes approximately 1.36 acres of previously developed land (the “Project”). The project will require approximately 2,000 sq.ft. of full depth pavement reconstruction, approximately 15,000 sq. ft. of 1.5 –inch mill and overlay, and approximately 13,000 sq. ft. of 1.5- inch mill, raising the grade with binder material and 1.5 inch overlay. Adequate erosion and sediment control measures will be installed during construction. A fill area varying up to 3-ft in height will be constructed to allow for the drive-thru lane. Stormwater runoff drainage and grading patterns will be maintained to the maximum extent possible under proposed conditions. Existing catch basins and pipes will be utilized in the proposed design and will continue to drain into the existing 48” RCP pipe in NY Route 6.

The existing land use at Meadow Plaza is paved urban areas, with some deciduous upland forest adjacent to but outside of the project site. An environmental survey was conducted during October, 2013 to identify wetlands and watercourses. An intermittent watercourse centerline at the southern corner of the project site was delineated. No other wetland or watercourse features were identified on the project site. The watercourse flows in a northeast direction down the embankment, dispersing over the edge of pavement curb and into a stormwater

catch basin. No New York Department of Conservation (NYSDEC) classification data is available for this watercourse.

Thank you for your assistance and review of the project site. You may reach me via email, ereeves@vhb.com or phone (518) 389-3615 if you have any questions.

Sincerely,



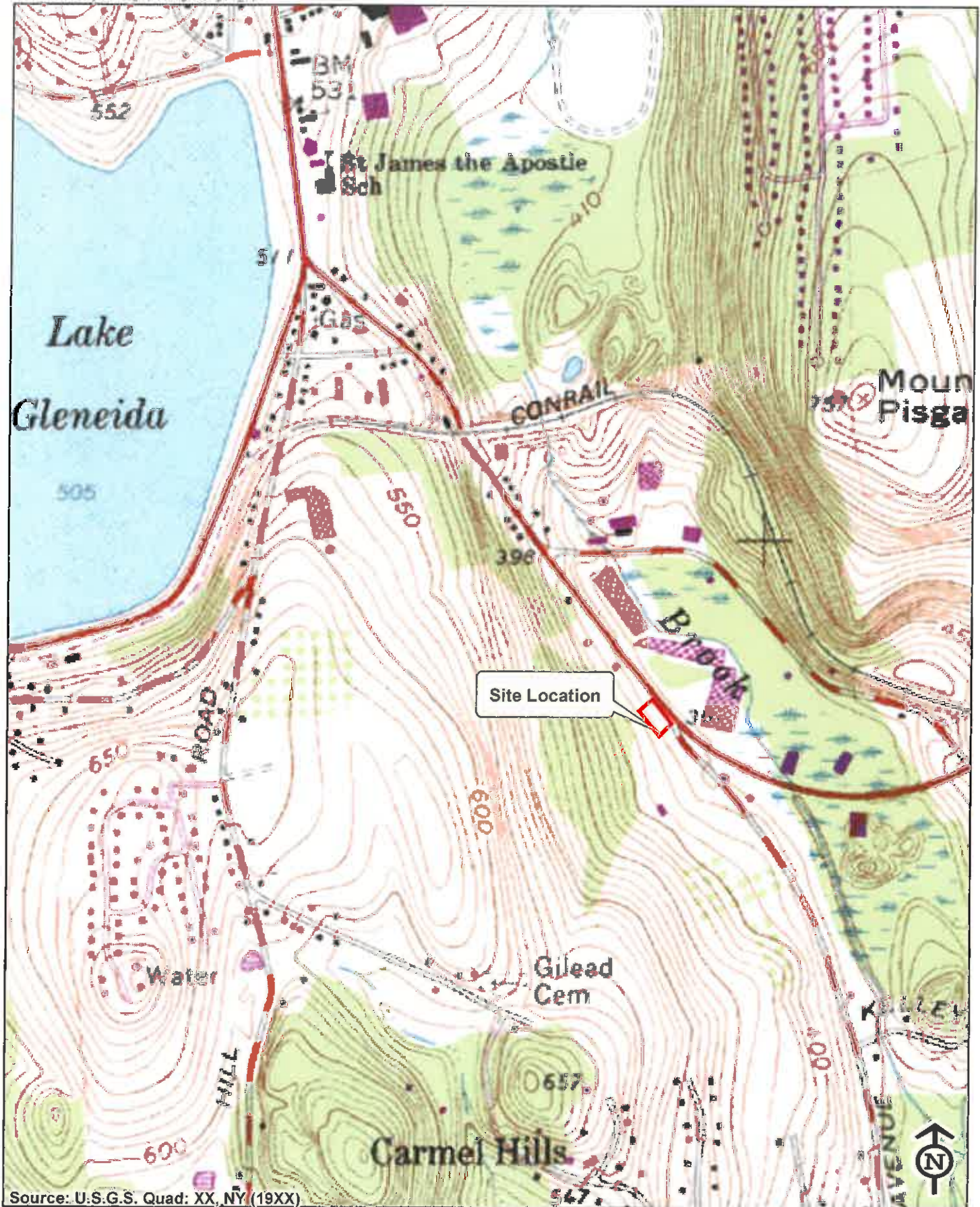
Erika Reeves
Environmental Scientist
VHB Engineering, Surveying and Landscape Architecture, P.C.

Attachments:

1. Topographical Map with Project Site Location
2. NYSDEC Environmental Resource Mapper with Project Site Location
3. Site Photos

cc: Shannon Rutherford, VHB
AJ Barbato, TMC

ATTACHMENTS



Source: U.S.G.S. Quad: XX, NY (19XX)

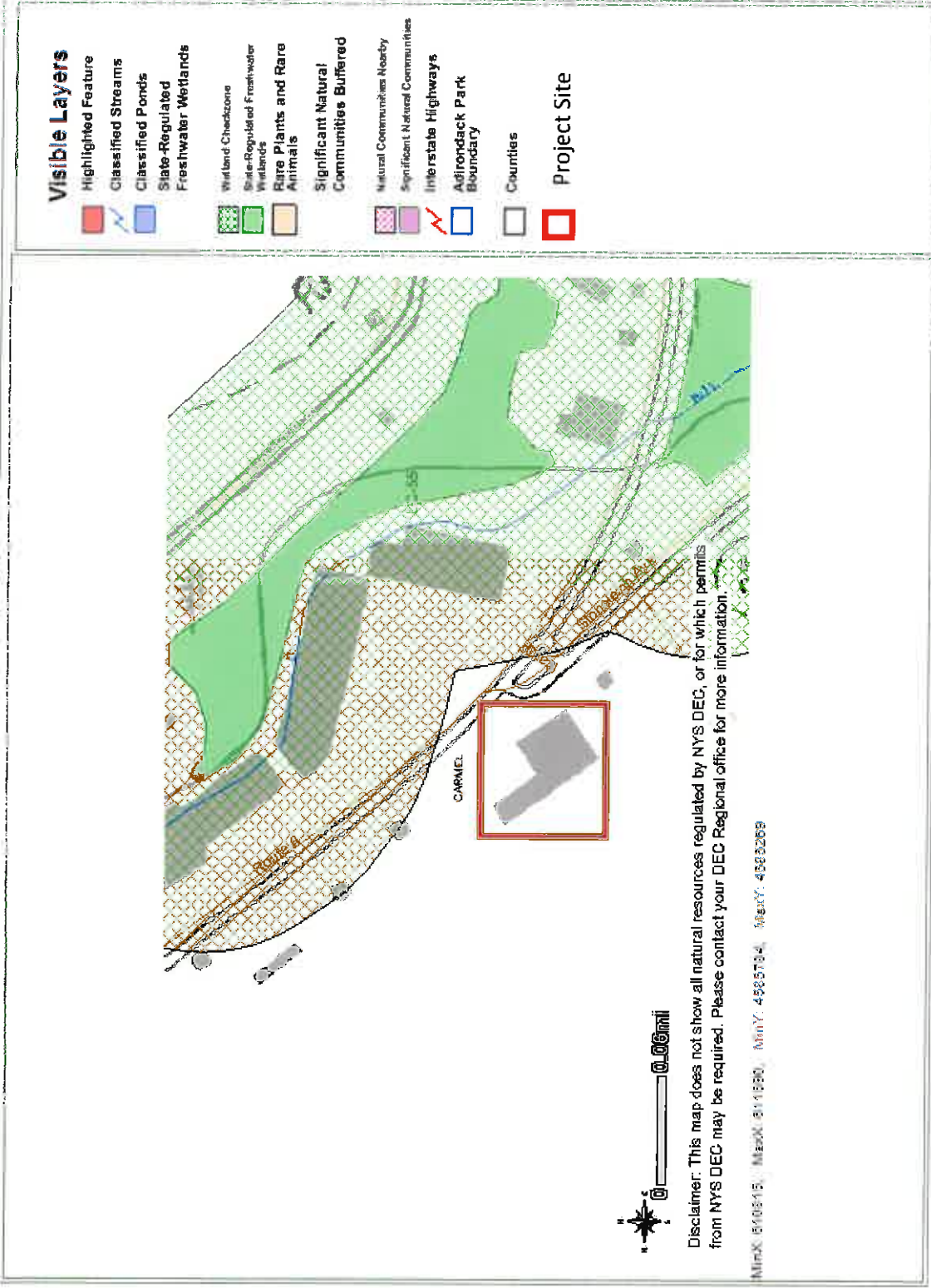
Vanasse Hangen Brustlin, Inc.



Figure 1
Site Location Map
1906 Route 6
Carmel, New York

ATTACHMENT 2

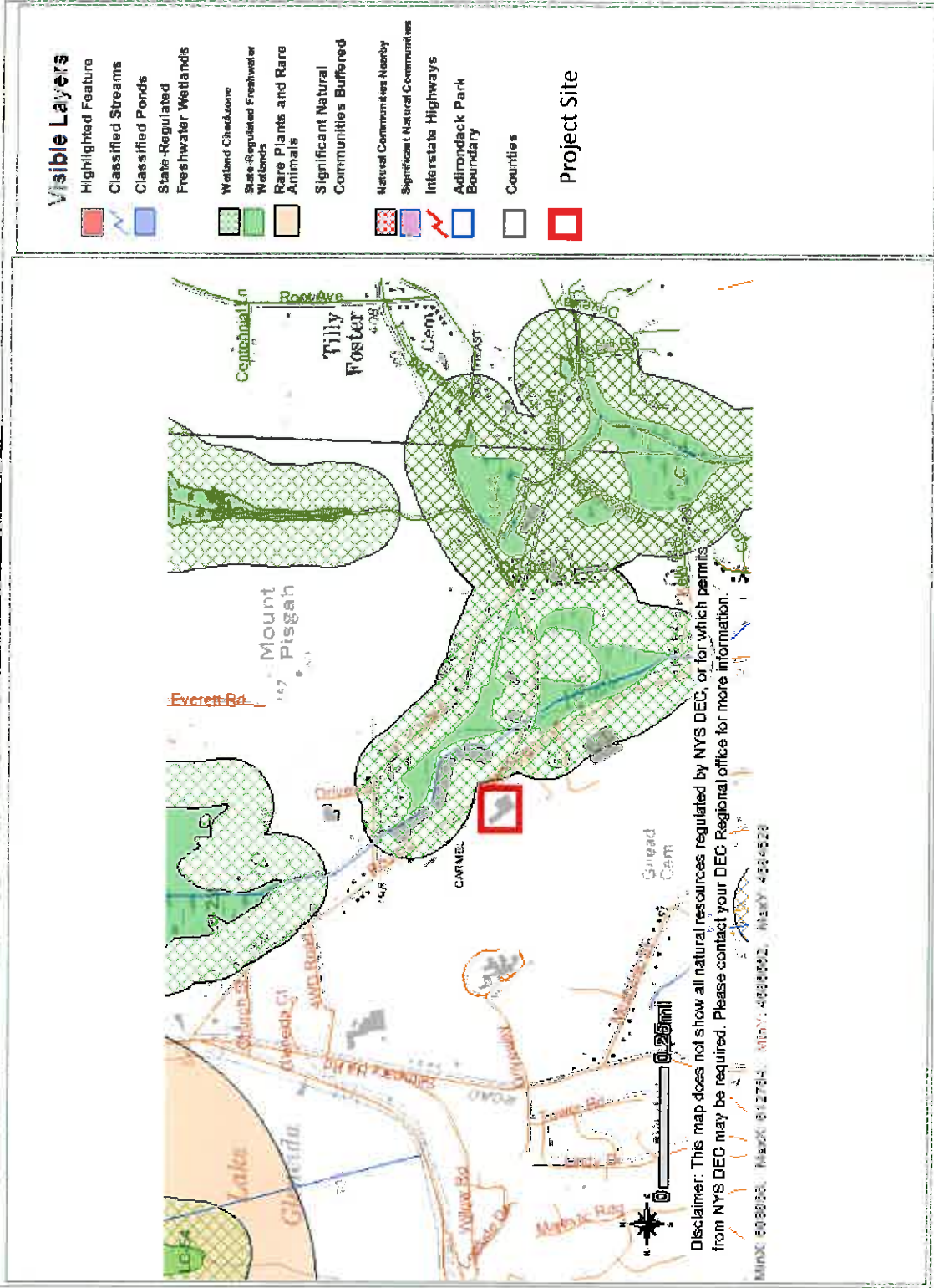
New York State Department of Conservation: Environmental Resource Mapper.
 VHB Accessed on December 10, 2013.



Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.

ATTACHMENT 2

New York State Department of Conservation: Environmental Resource Mapper.
 VHB Accessed on December 10, 2013.



Disclaimer: This map was prepared by the New York State Department of Environmental Conservation using the most current data available. It is deemed accurate but is not guaranteed. NYS DEC is not responsible for any inaccuracies in the data and does not necessarily endorse any interpretations or products derived from the data.

**Attachment 3:
Proposed CVS Pharmacy
2013 Site Visit Photos
1906 NY RT 6, Carmel, New York**



Photograph 1. Representative view of existing commercial building facing southeast.



Photograph 2. Representative rear view of existing commercial building facing southeast.

**Attachment 3:
Proposed CVS Pharmacy
2013 Site Visit Photos
1906 NY RT 6, Carmel, New York**



Photograph 3. Representative view of rear of commercial building facing northwest.



Photograph 4. Representative view of south side of commercial building facing northeast.

**Attachment 3:
Proposed CVS Pharmacy
2013 Site Visit Photos
1906 NY RT 6, Carmel, New York**



Photograph 5. Representative view of south side of commercial building facing southwest.



Photograph 6. Representative view of northeast side of commercial building facing southeast.

Photographs taken by Shannon Rutherford (VHB), September 9, 2013

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**Attachment 3:
Proposed CVS Pharmacy
2013 Site Visit Photos
1906 NY RT 6, Carmel, New York**



Photograph 7. Representative view of north side of commercial building facing southwest.



Photograph 8. Representative view of Meadow Plaza entrance, facing northeast.

**Attachment 3:
Proposed CVS Pharmacy
2013 Site Visit Photos
1906 NY RT 6, Carmel, New York**



Photograph 9. Representative view of the intermittent watercourse (marked by blue ribbons) dispersing into catch basin, facing west.



Photograph 10: Representative view of the intermittent watercourse (marked by blue ribbons) dispersing into catch basin, facing northwest.

Photograph taken by Erika Reeves (VHB), November 22, 2013

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NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Division of Fish, Wildlife & Marine Resources
New York Natural Heritage Program
625 Broadway, 5th Floor, Albany, New York 12233-4757
Phone: (518) 402-8935 • Fax: (518) 402-8925
Website: www.dec.ny.gov



Joe Martens
Commissioner

January 21, 2014

Erika Reeves
VHB Engineering, Surveying and Landscape Architecture, P.C.
100 Great Oaks Boulevard, Suite 109
Albany, NY 12203

Re: Proposed CVS Pharmacy at 1906 New York Route 6, Meadow Plaza
Town/City: Carmel. County: Putnam.

Dear Erika Reeves :

In response to your recent request, we have reviewed the New York Natural Heritage Program database with respect to the above project.

We have no records of rare or state-listed animals or plants, or significant natural communities, at your site or in its immediate vicinity.

The absence of data does not necessarily mean that rare or state-listed species, natural communities or other significant habitats do not exist on or adjacent to the proposed site. Rather, our files currently do not contain information which indicates their presence. For most sites, comprehensive field surveys have not been conducted. We cannot provide a definitive statement on the presence or absence of all rare or state-listed species or significant natural communities. Depending on the nature of the project and the conditions at the project site, further information from on-site surveys or other resources may be required to fully assess impacts on biological resources.

This response applies only to known occurrences of rare or state-listed animals and plants, significant natural communities and other significant habitats maintained in the Natural Heritage Data bases. Your project may require additional review or permits; for information regarding other permits that may be required under state law for regulated areas or activities (e.g., regulated wetlands), please contact the appropriate NYS DEC Regional Office, Division of Environmental Permits, as listed at www.dec.ny.gov/about/39381.html.

Sincerely,

Andrea Chaloux
Environmental Review Specialist
New York Natural Heritage Program

Attachment 4:

New York State Office of Parks, Recreation and Historic Preservation Consultation Correspondence



PROJECT REVIEW COVER FORM

Rev. 5-05

Please complete this form and attach it to the top of any and all information submitted to this office for review.
Accurate and complete forms will assist this office in the timely processing and response to your request.

This information relates to a previously submitted project.

PROJECT NUMBER PR
COUNTY

If you have checked this box and noted the previous Project Review (PR) number assigned by this office you do not need to continue unless any of the required information below has changed.

2. This is a new project.

If you have checked this box you will need to complete ALL of the following information.

Project Name Proposed CVS Pharmacy

Location 1906 Route 6 (Meadow Plaza)
You MUST include street number, street name and/or County, State or Interstate route number if applicable

City/Town/Village Carmel, NY
List the correct municipality in which your project is being undertaken. If in a hamlet you must also provide the name of the town.

County Putnam County
If your undertaking* covers multiple communities/counties please attach a list defining all municipalities/counties included.

TYPE OF REVIEW REQUIRED/REQUESTED (Please answer both questions)

A. Does this action involve a permit approval or funding, now or ultimately from any other governmental agency?

No Yes

If Yes, list agency name(s) and permit(s)/approval(s)

Agency involved	Type of permit/approval	State	Federal
Town of <u>Carmel Environmental Conservation Board</u>	<u>Wetland/Environmental Permit or Letter of Permission</u>	<input type="checkbox"/>	<input type="checkbox"/>
Town of <u>Carmel Planning Board</u>	<u>Site Plan review</u>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

B. Have you consulted the NYSHPO web site at ** <http://nysparks.state.ny.us> to determine the preliminary presence or absence of previously identified cultural resources within or adjacent to the project area? If yes:

Yes No

Was the project site wholly or partially included within an identified archeologically sensitive area?

Yes No

Does the project site involve or is it substantially contiguous to a property listed or recommended for listing in the NY State or National Registers of Historic Places?

Yes No

CONTACT PERSON FOR PROJECT

Name Erika Reeves Title Environmental Scientist

Firm/Agency Vanasse Hangen Brustlin, Inc

Address 100 Great Oaks Boulevard, Suite 109 City Albany STATE NY Zip 12203

Phone (518) 389.3615 Fax (518) 452.0324 E-Mail ereeves@vhb.com

** <http://nysparks.state.ny.us> then select HISTORIC PRESERVATION then select On Line Resources

The Historic Preservation Review Process in New York State

In order to insure that historic preservation is carefully considered in publicly-funded or permitted undertakings*, there are laws at each level of government that require projects to be reviewed for their potential impact/effect on historic properties. At the federal level, Section 106 of the National Historic Preservation Act of 1966 (NHPA) directs the review of federally funded, licensed or permitted projects. At the state level, Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law of 1980 performs a comparable function. Local environmental review for municipalities is carried out under the State Environmental Quality Review Act (SEQRA) of 1978.

regulations on line at:

<http://nysparks.state.ny.us> then select **HISTORIC PRESERVATION** then select **Environmental Review**

Project review is conducted in two stages. First, the Field Services Bureau assesses affected properties to determine whether or not they are listed or eligible for listing in the New York State or National Registers of Historic Places. If so, it is deemed "historic" and worthy of protection and the second stage of review is undertaken. The project is reviewed to evaluate its impact on the properties significant materials and character. Where adverse effects are identified, alternatives are explored to avoid, or reduce project impacts; where this is unsuccessful, mitigation measures are developed and formal agreement documents are prepared stipulating these measures.

ALL PROJECTS SUBMITTED FOR REVIEW SHOULD INCLUDE THE FOLLOWING MATERIAL(S).

Project Description

Attach a full description of the nature and extent of the work to be undertaken as part of this project. Relevant portions of the project applications or environmental statements may be submitted.

Maps Locating Project

Include a map locating the project in the community. The map must clearly show street and road names surrounding the project area as well as the location of all portions of the project. Appropriate maps include tax maps, Sanborn Insurance maps, and/or USGS quadrangle maps.

Photographs

Photographs may be black and white prints, color prints, or color laser/photo copies; standard (black and white) photocopies are NOT acceptable.

-If the project involves rehabilitation, include photographs of the building(s) involved. Label each exterior view to a site map and label all interior views.

-If the project involves new construction, include photographs of the surrounding area looking out from the project site. Include photographs of any buildings (more than 50 years old) that are located on the project property or on adjoining property.

NOTE: Projects submissions will not be accepted via facsimile or e-mail.

***Undertaking** is defined as an agency's purchase, lease or sale of a property, assistance through grants, loans or guarantees, issuing of licenses, permits or approvals, and work performed pursuant to delegation or mandate.



January 13, 2014

VHB Project Ref: 41545.76

New York State Office of Parks, Recreation and Historic Preservation
Historic Preservation Field Services Bureau
Peebles Island resource Center
PO Box 189
Waterford, NY 12188-0189

Re: Project Review Attachment 1: Project Description
Proposed CVS Pharmacy; 1906 New York Route 6, Meadow Plaza
Town of Carmel, Putnam County, New York

To Whom It May Concern:

On behalf of CVS Pharmacy ("CVS") and in support of the Proposed CVS Pharmacy at 1906 Route 6, Carmel New York, Vanasse Hangen Brustlin Inc. (VHB) is working with T.M. Crowley & Associates (TMC) to re-tenant the former A&P Grocery store in Meadow Plaza, 1906 New York Route 6 of Carmel, New York. VHB requests a project review in order to perform an environmental review to meet the Putnam County, Town of Carmel Environmental Conservation Board permit requirements.

Project Description

The site is located at 1906 Route 6 in Carmel, New York (See Site Location, Attachment 2). Under existing conditions, the 4.7-acre site is occupied by a 48,060 sq.ft. +/- A&P grocery store/retail building, 2,486 sq.ft.+/- free standing fast food restaurant, parking lot, utilities, and existing underground stormwater piping.

The proposed improvements will include a 15,723 sq.ft. takeover of the existing A&P grocery store for the construction of a new CVS/pharmacy with drive-thru (14,600 sf store with 1,123 sf loading corridor). The limit of work includes approximately 1.36 acres of previously developed land (the "Project"). The project will require approximately 2,000 sq.ft. of full depth pavement reconstruction, approximately 15,000 sq. ft. of 1.5 -inch mill and overlay, and approximately 13,000 sq. ft. of 1.5- inch mill, raising the grade with binder material and 1.5 inch overlay. Adequate erosion and sediment control measures will be installed during construction. A fill area varying up to 3-ft in height will be constructed to allow for the drive-thru lane. Stormwater runoff drainage and grading patterns will be maintained to the maximum extent possible under proposed conditions. Existing catch basins and pipes will be utilized in the proposed design and will continue to drain into the existing 48" RCP pipe in NY Route 6.

The existing land use at Meadow Plaza is paved urban areas, with some deciduous upland forest adjacent to but outside of the project site. An environmental survey was conducted during October, 2013 to identify wetlands and watercourses. There is an intermittent stream in the southwest corner of the property that discharges to the pavement and into the closed drainage system. No other wetland or watercourse features were identified on the project site. The watercourse flows in a northeast direction down the embankment, dispersing over the edge of

pavement curb and into a stormwater catch basin.

Thank you for your assistance and review of the project site. You may reach me via email, ereeves@vhb.com or phone (518) 389-3615 if you have any questions.

Sincerely,



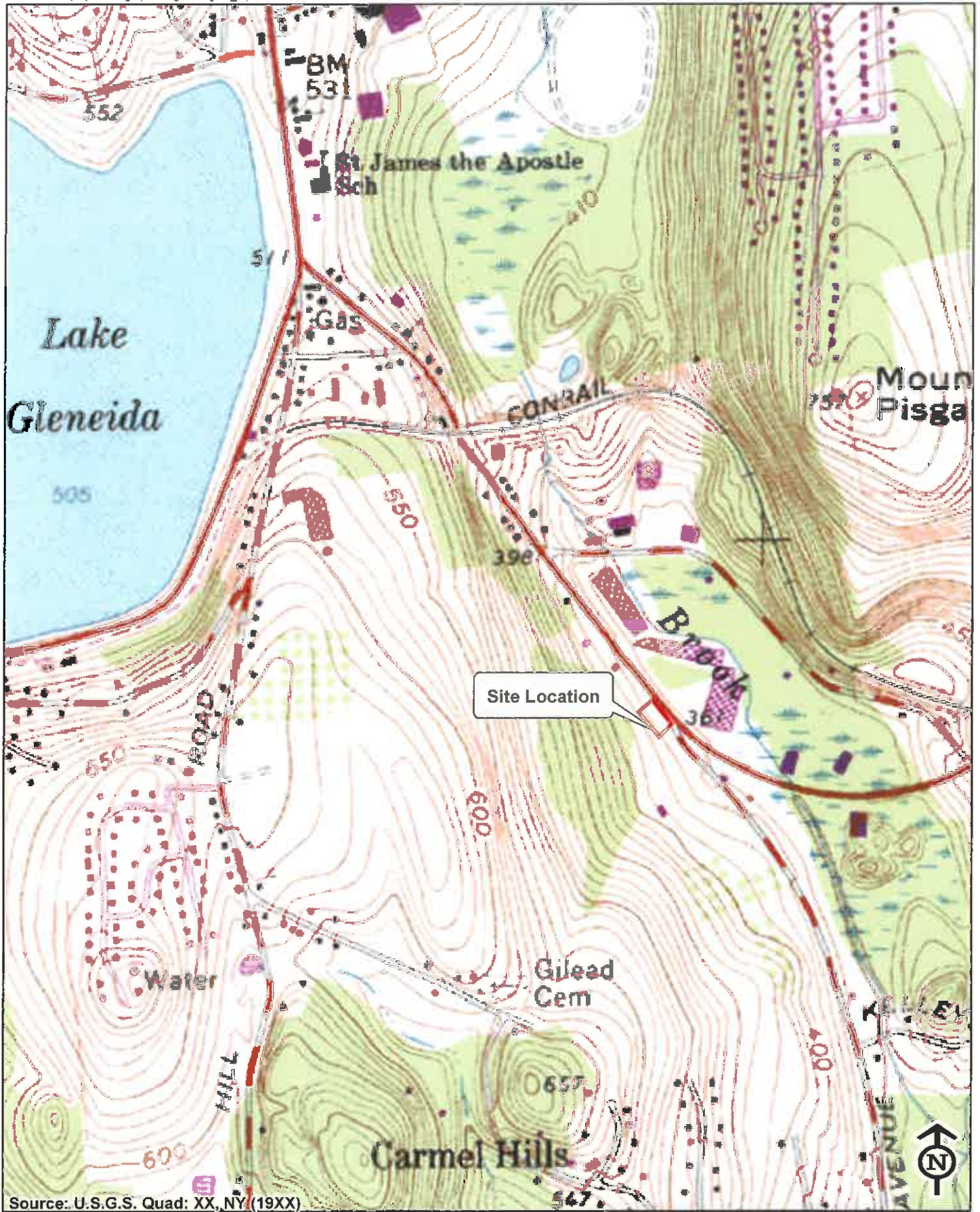
Erika Reeves
Environmental Scientist
VHB Engineering, Surveying and Landscape Architecture, P.C.

Attachment 1 of the following:

1. Project Description
2. Topographical Map with Project Site Location
3. Tax Map
4. OPRHP Internet Application Map with Site Location
5. Site Photos

cc: Shannon Rutherford, VHB
AJ Barbato, TMC

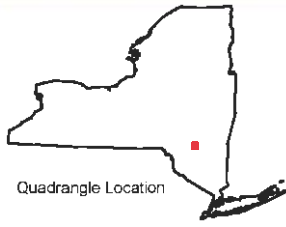
ATTACHMENTS



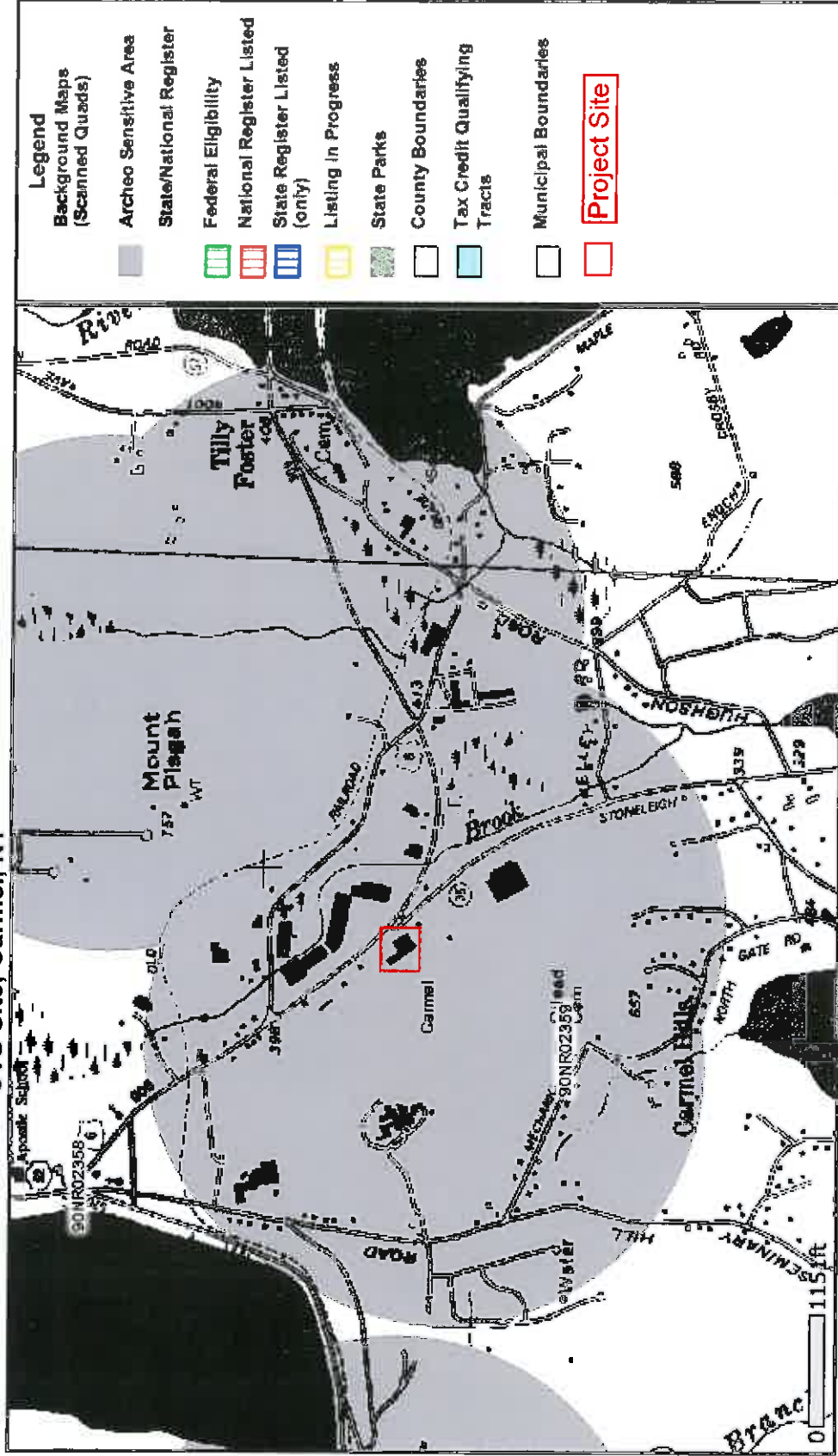
Source: U.S.G.S. Quad: XX, NY (19XX)

Vanasse Hangen Brustlin, Inc.

Figure 1
Site Location Map
1906 Route 6
Carmel, New York



CVS Site; Carmel, NY



Disclaimer: This map was prepared by the New York State Parks, Recreation and Historic Preservation National Register Listing Internet Application. The information was compiled using the most current data available. It is deemed accurate, but is not guaranteed.

December 17, 2013

**Attachment 5:
Proposed CVS Pharmacy
2013 Site Visit Photos
1906 NY RT 6, Carmel, New York**



Photograph 1. Representative view of existing commercial building facing southeast.



Photograph 2. Representative rear view of existing commercial building facing southeast.

**Attachment 5:
Proposed CVS Pharmacy
2013 Site Visit Photos
1906 NY RT 6, Carmel, New York**



Photograph 3. Representative view of rear of commercial building facing northwest.



Photograph 4. Representative view of south side of commercial building facing northeast.

**Attachment 5:
Proposed CVS Pharmacy
2013 Site Visit Photos
1906 NY RT 6, Carmel, New York**



Photograph 5. Representative view of south side of commercial building facing southwest.



Photograph 6. Representative view of northeast side of commercial building facing southeast.

**Attachment 5:
Proposed CVS Pharmacy
2013 Site Visit Photos
1906 NY RT 6, Carmel, New York**



Photograph 7. Representative view of north side of commercial building facing southwest.



Photograph 8. Representative view of Meadow Plaza entrance, facing northeast.

**Attachment 5:
Proposed CVS Pharmacy
2013 Site Visit Photos
1906 NY RT 6, Carmel, New York**



Photograph 9. Representative view of the intermittent watercourse dispersing into catch basin, facing west.

Photograph taken by Erika Reeves (VHB), November 22, 2013

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New York State Office of Parks, Recreation and Historic Preservation

Division for Historic Preservation
P.O. Box 189, Waterford, New York 12188-0189
518-237-8643

February 13, 2014

Andrew M. Cuomo
Governor

Rose Harvey
Commissioner

Erika Reeves
Vanasse Hangen Brustlin, Inc.
100 Great Oaks Boulevard, Suite 109
Albany, New York 12203

Re: SEQRA
Proposed CVS Pharmacy
1906 Route 6 (Meadow Plaza)
CARMEL, Putnam County
14PR00515

Dear Ms. Reeves:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the OPRHP's opinion that your project will have No Impact upon cultural resources in or eligible for inclusion in the State and National Register of Historic Places.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

Ruth L. Pierpont
Deputy Commissioner for Historic Preservation