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**TOWN OF CARMEL
PLANNING BOARD**



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

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Director of Code
Enforcement

RICHARD FRANZETTI, P.E.
Town Engineer

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Town Planner

PLANNING BOARD AGENDA
MARCH 12, 2014 - 7:00 P.M.

MEETING ROOM #2

TAX MAP # PUB. HEARING MAP DATE COMMENTS

RESOLUTION

- | | | | |
|----|---|-------------|--|
| 1. | LaPorte, Andrew & James – Peekskill Hollow Rd | 53.-1-14&15 | 12/31/13 Subdivision/Merger
(Lot Line Adjustment) |
| 2. | Timber Trail Homes – 135 Myrtle Ave | 75.10-1-10 | 1/27/14 2 Lot Subdivision |

SITE PLAN

- | | | | |
|----|-------------------------------------|------------|--------------------------|
| 3. | CVS/Pharmacy – 1906 Route 6, Carmel | 55.10-1-12 | 3/5/14 Amended Site Plan |
|----|-------------------------------------|------------|--------------------------|

MISC.

- | | | | |
|----|-----------------------------------|----------------|------------------------------------|
| 4. | MK Realty – Route 6 & Old Route 6 | 55.6-1-44 & 45 | Extension of Site Plan
Approval |
| 5. | Woodcrest Gardens – 675 Route 6 | 76.9-1-19 | Re-Approval of Site Plan |
| 6. | Minutes – 1/29/2014 | | |



March 5, 2014

Ref: 41545.76

Mr. Richard J. Franzetti, P.E.
Town Engineer
Town of Carmel
60 McAlpin Avenue
Mahopac, New York 10541

Re: CVS - Carmel TM# 55.10-1-12

Dear Mr. Franzetti;

VHB is pleased to submit these responses to your January 23, 2014 memo.

General Comments

Comment 1: The Stormwater Management Memorandum does not provide sufficient detail to assess pre and post development runoff conditions.

Response: Submitted with this letter is a Supplemental Update Memo dated 2/14/14 to the Stormwater Management Memo dated 1/8/14 which provides a HydroCAD TR-55 analysis of the site for existing and proposed conditions. The results of the analysis confirms there is a decrease in overall peak runoff for all storm events for pre- to post-development conditions due to a decrease in impervious area for the site.

Comment 2: The applicant proposes an approximately 30,000 square feet of disturbance, primarily in pavement and milling and removal. There is insufficient detail provided to determine to it the applicant is required to develop a stormwater pollution prevention plan in accordance with the New York State Department of Environmental Conservation redevelopment criteria.

Response: Per plan PEX-1, the Pavement Exhibit, there is approximately 1,900 square feet of full depth pavement construction for the drive-thru lane, and approximately 1,750 sf of full depth reconstruction for the landscaped area adjacent to the drive-thru. The remaining pavement surfaces will be milled and overlaid. Per the geotechnical report prepared by Ransom Engineering, there is currently 3-inches of asphalt depth within the parking

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lot. The depth of mill, per the plan is 1.5 inches, leaving 1.5 inches in place and therefore, not resulting in additional soil exposure. VHB will submit a request for determination letter to the NYSDEC and the NYCDEP confirming that a SWPPP is not required and that additional permitting is not required with either agency.

Comment 3: Graphic representation of vehicle movements through the site should be provided to illustrate that sufficient space exists to maneuver vehicle attempting to enter the drive-thru as intended. The turning radius to enter the drive-thru should be provided.

Response: Turn Template exhibits 1 and 2 have been prepared and demonstrate the travel paths for delivery vehicles to and from the loading dock and customer vehicles to and from the drive-thru. The turning radius has been provided on the drive-thru template. Given the typical low volume at the drive-thru and lower speeds entering the drive-thru the turn radius is appropriate for the entering vehicles.

Comment 4: The following referrals would appear to be warranted:

- a. The Town of Carmel Environmental Conservation Board
- b. Putnam County Department of Planning (GML 239n referral; proximity to County highway)

Response: Understood. Given the need for the Environmental Conservation Board review, VHB has altered the landscape island adjacent to the drive-thru to accommodate a rain garden. Stormwater from the drive-thru lane will sheet flow into the rain garden, providing treatment and infiltration that may occur.

Additionally, signs will be posted at the southwest corner of the site within the upland review area indicating that the area is an "Environmental Conservation Board Protected Area".

Comment 5: Permits from the following would appear necessary:

- a. New York State Department of Transportation – depending on improvements to the ingress/egress along Route 6 (see detailed comment 12)

Response: Currently there is no work proposed within the NYS DOT right-of-way or to the ingress/ egress along Route 6.



Comment 6: The loading dock area appears to be in conflict with the dumpster enclosure locations.

Response: The dumpster and vertical compactor have been moved toward the southwest corner slightly and aligned to allow a 'head-in' pick up from the rear of the site.

Comment 7: Should any public improvements be deemed necessary as part of the development of the tract, a Performance Bond and associated Engineering Fee must eventually be established for the work.

Response: Understood.

Detailed Comments

Comment 1: Sheet C-2 should identify the area where the building is to be demolished.

Response: Sheet C-3 has been revised and now shows a grey solid hatch representing the area where the existing building is to be demolished.

Comment 2: Details should be provided to identify roof leader connections.

Response: There is a proposed roof leader for the drive-thru canopy. This roof leader will outlet to the rain garden. All other roof leaders are existing and will remain as is at this time.

Comment 3: The Stormwater flow patterns should be provided.

Response: Additional Time of Concentration lines have been added to Figure 2 and Figure 3 (included with this letter) which represent flow patterns for the new development area. All stormwater drainage from this southern redevelopment enters the onsite catch basins which convey stormwater offsite into the State system via the onsite closed pipe network.

Comment 4: The notes provided on Sheet C-6 should be edited to address the practices being used on site. For instance, stockpile areas should be shown on the drawing and a detail provided vegetative slope stabilization areas should be shown and a detail provided.

Response: A stockpile management area, surrounded by a silt sock, has been added to the Erosion Control Plan sheet C-6. The vegetative slope stabilization note



has been modified. The intent of the vegetation is to provide stabilization for areas of exposed earth of 3:1 or flatter. The note indicates to the contractor to place a temporary seed or sod when earth is exposed greater than 14 days. No detail for the vegetative stabilization is provided since the note intends to cover all exposed earth areas throughout construction.

Comment 5: The applicant should note that the NYSDEC does not allow the use of hay bales for erosion and sediment control.

Response: All proposed hay bale references are removed from the Erosion Control Plan sheet C-6.

Comment 6: The construction site entrance shown on Sheet C-6 does not meet the NYSDEC Erosion and Sediment control standards. It is shown as 20 feet wide and should be a minimum of 24 feet wide.

Response: The construction site entrance on sheet C-6 has been revised to accommodate a 24-ft width. The detail on sheet C-8 has also been removed and replaced with the NYS DEC detail.

Comment 7: The erosion and sediment control details shown on Sheet C-9 (e.g., silt fence) should be updated to meet current NYSDEC Erosion and Sediment Control Standards including wire backing for the silt fences.

Response: The E&S details on sheet C-8 have been removed and replaced with the appropriate NYS DEC details.

Comment 8: The concrete curb detail is not sufficient. A full 20 inch depth reinforced concrete curb should be used throughout the site.

Response: The extruded concrete curb detail on sheet C-7 has been removed and replaced with a precast concrete curb (PCC) detail, 20-inch deep. Please note, the PCC is only proposed in areas of pavement replacement or in new curbed areas. Areas where pavement is proposed to remain or milled/overlayed shall keep the existing curbing.

Comment 9: The applicant should provide the date when the wetlands were delineated.

Response: The wetlands were delineated on October 13, 2013 by JMM Wetland Consulting Services, LLC, and field verified and located by VHB on November 22, 2013. The existing conditions survey has been updated with this information.



Comment 10: Sheet C-6 notes that all trees within the limit of work will be protected. The trees should be noted on the drawing and a tree protection detail should be provided.

Response: Sheet C-6 has been revised. All trees intended to remain have been called out to remain and be protected. A tree-protection detail has been added to sheet C-8.

Comment 11: The applicant should consider a 4 ft sidewalk along the northeast side of the building. This will require modification to the parking area along the northeast side of the property. This improvement would bring both existing and proposed parking spots into compliance.

Response: As discussed during our February 20th meeting, the plan has been revised to provide the minimum required drive aisle width of 24 ft. The parking spaces and blocks fronting the building will be adjusted accordingly to provide a passage aisle between the building and the front of the parking spaces. This passage aisle will be striped. This is illustrated on plan sheets C-2 and C-3.

Comment 12: This Department has observed recurrent ponding problem at the existing ingress/egress onto Route 6. The applicant should provide detailed information including all existing drainage facilities.

Response: This situation has been reviewed with the owner and the applicant. VHB's recommended course of action includes cleaning and video inspecting the drainage lines crossing the driveway and Rte 6. The video will allow for the evaluation of the condition of the structures and drain lines and should provide insight into the cause of the ponding. Once the evaluation is completed, the findings will be shared with the town staff to discuss the need for any further action.

Comment 13: Putnam County has recently enhanced pedestrian access facilities by way of new sidewalk installations. The Applicant should be encouraged to consider a small pocket park located on the north east corner of the property in the approximately 35 feet by 25 feet grassed area.

Response: As discussed during our February 20th meeting, we have incorporated a pocket park in the landscape area between Friendly's and the plaza. As discussed, we are removing the current vegetation at this corner and are



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March 5, 2014
Page 6

proposing the installation of a pervious paver sidewalk, a bench, bike rack,
and new plantings including two ornamental cherry trees.

We trust you will find these responses satisfactory. If you wish for additional information,
please contact me at your earliest convenience.

Very truly yours,

VANASSE HANGEN BRUSTLIN, INC.


for Shannon K. Rutherford, P.E.
Director of Land Development





March 5, 2014

Ref: 41545.76

Mr. Michael G. Carnazza
Director of Code Enforcement
Town of Carmel
60 McAlpin Avenue
Mahopac, New York 10541

Re: Amended Site Plan for CVS Pharmacy
Carmel, New York

Dear Mr. Carnazza;

VHB is pleased to submit these responses to your January 28, 2014 memo.

Comment 1: All variances granted for the site should be listed for my review.

Response: The variances have been added to sheet C-1 and are as follows:
File No. 181-3-23, Variation of Section 63-11-8-H-2 to allow a 2 square foot variance from 40 sf to 42 sf for the one wall sign. Local approval February 24, 1983, County approval May 2, 1983.

File No. 181-3-23, Variation of Section 63-11-3-H-2 to allow an 80 square foot variance from 75 sf to 155 sf for a pylon sign. Local approval September 27, 1990, County approval October 26, 1990.

File No. 181-3-23, Variation of Section 63-11 D to increase the existing 40 square foot wall mounted sign to 70 square feet. Local approval June 24, 1992, County approval July 27, 1992.

Comment 2: Variances are required for signage. Only one sign is permitted per establishment per frontage on a town, county, or state road.

Response: Understood. The applicant requests to be referred to the Zoning Board of Appeals.

Vanasse Hangen Brustlin, Inc.
100 Great Meadow Road, Suite 200
Wethersfield, Connecticut 06109

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Comment 3: Delineate the 1,261 s.f. portion of the building that is going to be "Demolished".

Response: Sheet C-3 has been revised to show the portion of the existing building to be demolished hatched in a solid gray color.

Comment 4: Provide traffic arrows for the overall traffic circulation plan.

Response: Sheet C-2 and C-3 show additional pavement marking arrows to assist customers in proper traffic circulation through the site.

We trust you will find these responses satisfactory. If you wish for additional information, please contact me at your earliest convenience.

Very truly yours,

VANASSE HANGEN BRUSTLIN, INC.



for Shannon K. Rutherford, P.E.
Director of Land Development





March 5, 2014

Ref: 41545.76

Mr. Patrick Cleary, AICP, CEP, PP, LEED AP
Cleary Consulting
529 Asharoken Avenue
Northport, NY 11768

Re: CVS 1879 - 1905 Route 6 (Tax Map #55.10-1-12) - Site Plan
Carmel, New York

Dear Mr. Cleary;

VHB is pleased to submit these responses to your January 29th, 2014 memo.

SITE PLAN REVIEW COMMENTS:

2. CVS Operational Characteristics

- **Comment:** The applicant is requested to clarify the operational characteristics of the CVS store. What are its hours of operation? Is this store open 24 hours?

Response: The store will not be open 24-hours. CVS will set the final hours of operation once the store is open for business and they evaluate customer demand.

- **Comment:** Are any non-traditional retail operations proposed at this store, such as the provision of medical services?

Response: At this time, providing medical services is not anticipated, the only non-traditional retail operations are photo processing and the pharmacy drive-thru.

4. Off-Street Parking

- **Comment:** Is specific parking proposed to be designated for CVS tenants only?

Response: No, specific parking is not proposed to be designated for CVS tenants.

5. Off-Street Loading

- **Comment:** The number and frequency of deliveries should be documented. Will deliveries occur during non-peak hours?

Response: Large CVS tractor trailer vehicles will make deliveries 1- to 2-times per week. Smaller vendor trucks deliveries will occur daily. Typically, the larger CVS delivery vehicles are scheduled to make deliveries during non-peak hours. Vendor truck deliveries are on their own schedules.

- **Comment:** If trucks are parking in the loading spaces, how would a refuse disposal vehicle access the dumpster enclosures? The traffic aisle width is insufficient to allow for this maneuver to occur. The dumpsters should be relocated further west, toward the rear of the site.

Response: The dumpster and vertical compactor have been moved toward the southwest corner slightly and aligned to allow head in pick up from the rear of the site.

6. Traffic

- There are no comments to address regarding the traffic evaluation at this time. However, please note that the traffic memo does account for the remaining vacant A&P space under the proposed condition assuming the use of the Specialty Retail trip generation category.

7. Vehicle Circulation

- **Comment:** The geometry of the drive-thru turning movements should be documented, including turning radii, queue length, etc.

Response: Included with this letter is sheet TT-1 titled "Vehicle Turning Movement, Passenger Vehicle" which shows a passenger vehicle navigating through the drive-thru lane. Turning radii are shown on the plan as well as four (4) queued vehicles, including one (1) vehicle at the drive-thru window. Given the typical low volume at the drive-thru and lower speeds entering the drive-thru the turn radius is appropriate for the entering vehicles.

- **Comment:** Is a roof or enclosure proposed over the drive-thru window that might limit the height of vehicles accessing the window?



Response: A canopy is proposed at the drive-thru window. The lowest height of the underside of the canopy is 9'-4" above grade. A sign will be posted prior to the drive-thru noting the maximum clearance is 9'-0".

- **Comment:** It is recommended that consideration be given to installing a stop sign at the "outbound" traffic aisle adjacent to the drive-thru exit. The new "V" intersection created by the drive-thru is an undesirable intersection configuration, and the additional stop sign may help to avoid conflicts with the two (2) vehicle movements.

Response: A bollard-mounted stop sign and "STOP" pavement markings are proposed at the end of the drive-thru drive aisle and a second pavement marking and sign have been installed for the driveway coming around the rear / side of the building near the drive-thru.

8. Building Aesthetics

- **Comment:** The former A&P building façade will be renovated to accommodate the new CVS. Exterior building elevations have been provided (drawing A-4). Clarification is requested regarding proposed colors and materials.

Response: There is an exterior finish schedule provided on A-4. The last column of the table includes the color names. In addition, an 11 x 17 color rendering is included for review. The existing building is part of the surrounding architecture today. The elevations show the integration of the new CVS into the neighborhood by retaining the buildings dominant materials such as the brick and storefront, massing, and scale.

- **Comment:** Is new exterior building lighting proposed?

Response: The existing under canopy lighting at the store's front entrance is intended to remain. There will be an under canopy light at the drive-thru and a wall-pack light along the new rear building wall to illuminate the drive-thru lane.

- **Comment:** Clarify signage lighting.

Response: The signage will be internally lit LED illuminated channel letters. The updated sign package is included.

- **Comment:** Is any change to the existing HVAC and mechanical equipment proposed?



Response: All of the HVAC units servicing this portion of the building are scheduled to be removed and replaced with new modern RTU's. The RTU's can be screened from view.

9. Site Lighting

- **Comment:** Is new exterior site lighting proposed at the loading bays, or at the drive-thru?

Response: No additional lighting poles or luminaires are proposed onsite.

SEQR


- **Comment:** In accordance with NYCRR Section 8 Part 617, the proposed project is classified as an Unlisted Action. Prior to any action by the Board, a SEQR Determination of Significance must be adopted.

Response: Understood.

We trust you will find these responses satisfactory. If you wish for additional information, please contact me at your earliest convenience.

Very truly yours,

VANASSE HANGEN BRUSTLIN, INC.


Shannon K. Rutherford, P.E.
Director of Land Development





Memorandum

To: Ms. Tracey Roll
GB Northeast 2 LLC
14 Breakneck Hill Rd.
Lincoln, RI 02895

Date: March 5, 2014

Project No.: 41545.76

From: VHB, Inc.

Re: **Supplemental Update to**
Stormwater Management Memorandum
CVS/ pharmacy, Carmel, NY

The following is a supplemental update to the Stormwater Management Memo dated January 8, 2014:

Updated Figures 2 and 3 (existing and proposed conditions drainage areas) are included in the Appendix. Additional time-of-concentration lines have been added to the figures to represent existing and proposed drainage patterns within the redevelopment area.

In addition to the proposed conditions described in the Jan. 8, 2014 memo, a new rain garden area is proposed within the $\pm 1,750$ SF landscaped island directly adjacent to the new CVS drive-thru. Stormwater runoff from the adjacent drive aisle will flow over pavement and directly into this rain garden feature. There is also a down-spout rain leader which collects the stormwater runoff from the CVS drive-thru canopy which will discharge directly into the rain garden.

The rain garden is considered a low-impact design technique. The rain garden will be planted with several varieties of plants and fitted with a matrix of sand, loam, and hardwood bark mulch. The plants and sand/ loam/ mulch matrix will filter and treat pollutants through various functions such as adsorption, filtration, plant uptake, microbial activity, and decomposition. A 4-inch perforated underdrain surrounded in a bedding of stone and filter fabric is beneath the sand/ loam/ mulch matrix. Filtered stormwater has the opportunity to infiltrate beneath the stone and pipe, and any stormwater not infiltrated will be collected and conveyed out of the rain garden via the perforated pipe. A yard drain is proposed at one end of the rain garden to provide relief for the rain garden from higher storm events. The side-slopes of the rain garden will be planted with sod that will be staked in for instant slope stabilization. A 3'x3' stone pad consisting of 4" landscape stone will be installed at the drive-thru roof leader's entry pipe into the rain garden to prevent scour and erosion. A typical cross-section detail of the rain garden is included in the site plans.

Hydrologic Analysis

Based on the New York State Dept. of Environmental Conservation (NYS DEC) Stormwater Management Design Manual, the rainfall-runoff response of the Site under existing and proposed conditions was evaluated for storm events with recurrence intervals of 1, 10, and 100-years. Rainfall volumes used for this analysis were based on the Natural Resources Conservation Service (NRCS) Type III, 24-hour storm event for Putnam County; they were 3.2, 5.0, and 7.0 inches, respectively. Runoff coefficients for the pre- and post-development conditions, as previously shown in Tables 1 and 2 of the January 8, 2014 memo, were determined using NRCS Technical Release 55 (TR-55) methodology (as provided in HydroCAD, see Appendix).

The drainage areas used in the analyses were described in the Stormwater Management Memo dated January 8, 2014. The HydroCAD model is based on the NRCS Technical Release 20 (TR-20) Model for Project Formulation Hydrology. Detailed printouts of the HydroCAD analyses are included in Appendix D. Table 3 presents a summary of the existing and proposed conditions peak discharge rates from the site flowing into the rear infiltration basin.

Table 3
Peak Discharge Rates into the rear basin (cfs*)

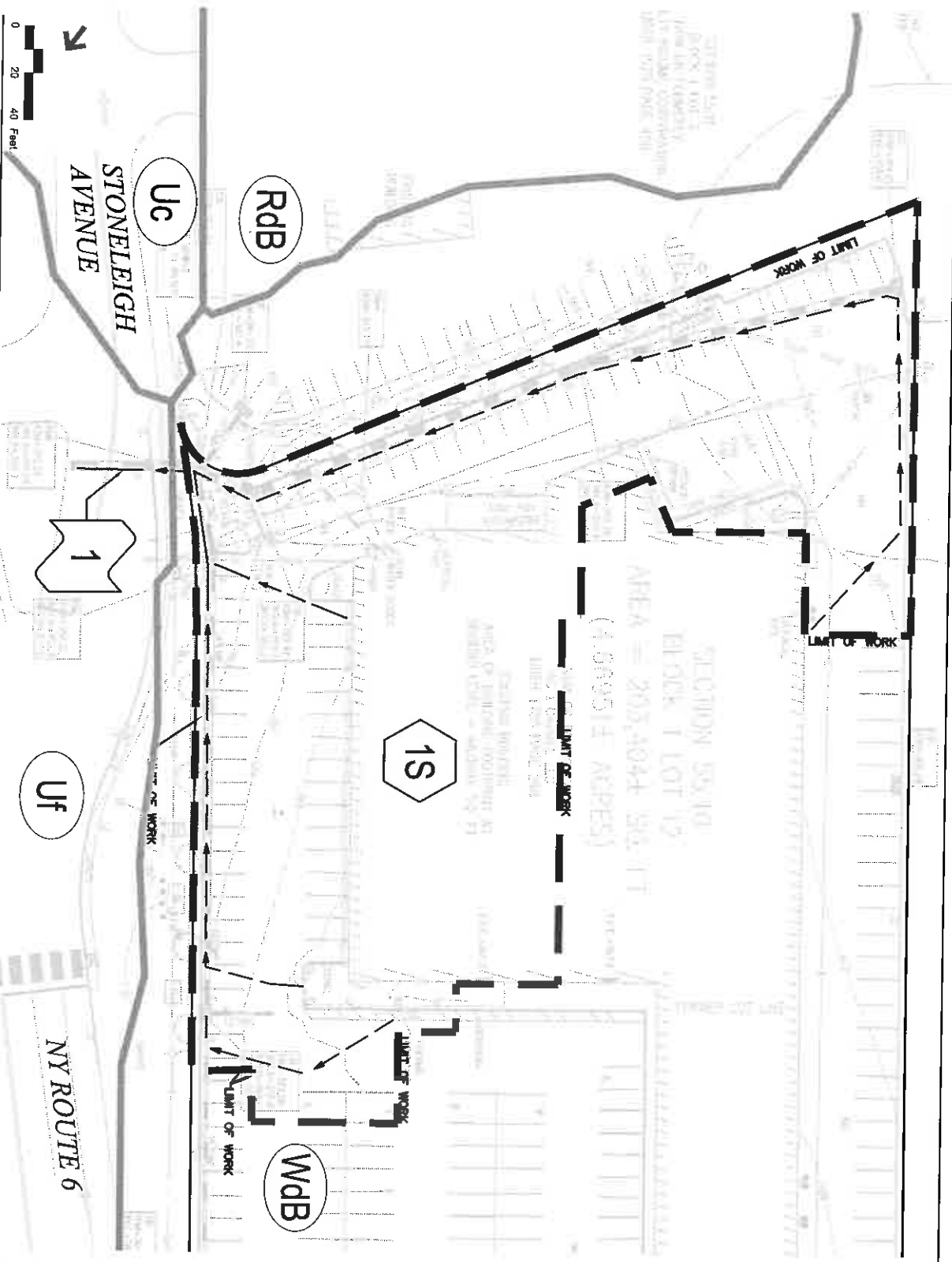
Design Point	1-year	10-year	100-year
Design Point 1: Rear Basin			
Existing	4.17	6.69	9.46
Proposed	4.08	6.62	9.40

* Expressed in cubic feet per second

The results of the analysis, summarized in Tables 3 indicate there is a reduction in peak flow runoff from existing to proposed conditions due to the decrease in impervious area for the site.

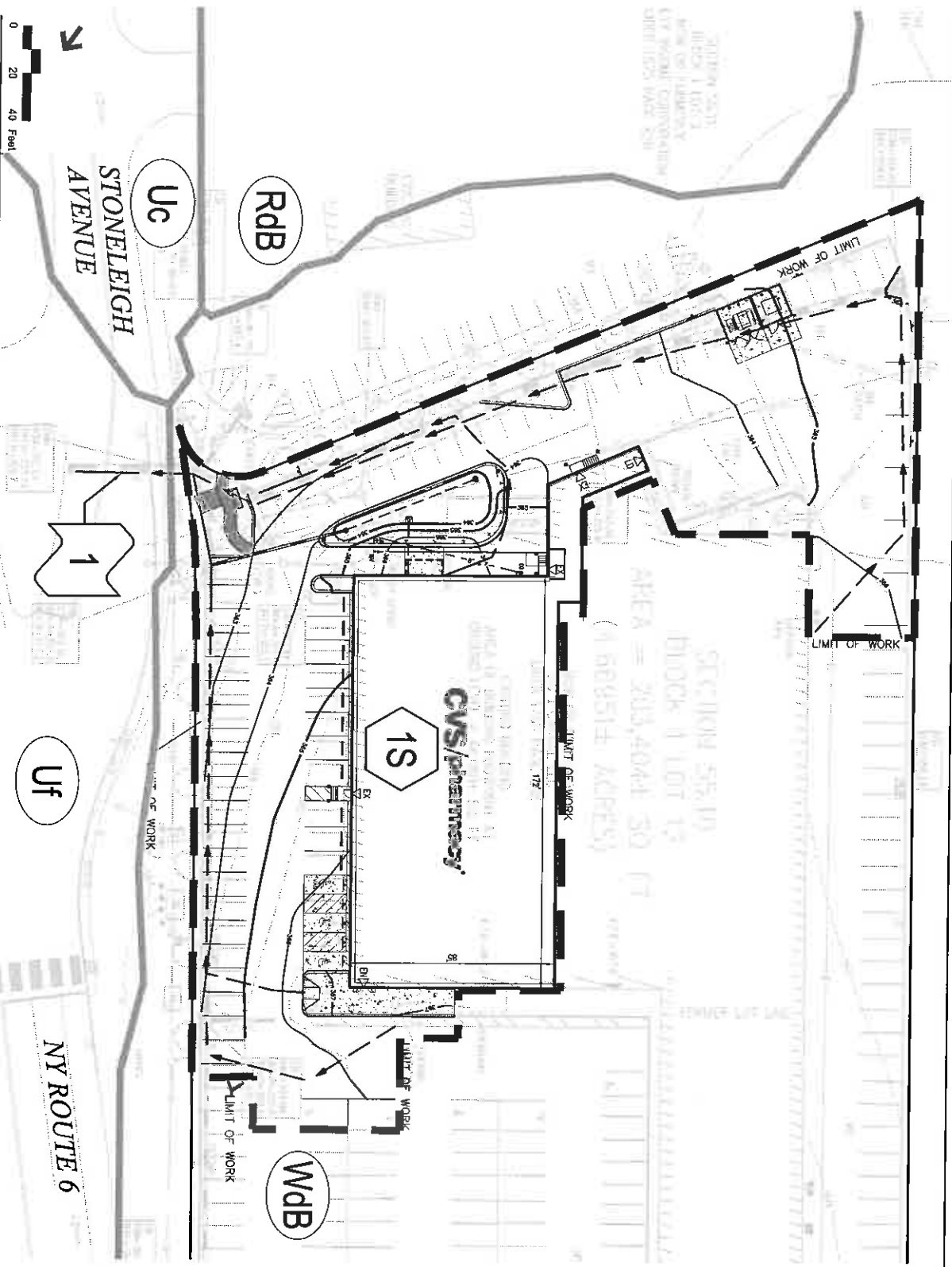
Appendix:

- **Figure 2 – Existing Conditions Drainage Areas**
- **Figure 3 – Proposed Conditions Drainage Areas**
- **NYS DEC Stormwater Design Manual Rainfall Volume figures**
- **HydroCAD – Existing Conditions Analysis**
- **HydroCAD – Proposed Conditions Analysis**



LEGEND	
	SUBCATCHMENT DRAINAGE AREA DESIGNATION
	DESIGN POINT
	DRAINAGE AREA BOUNDARY
	TIME OF CONCENTRATION FLOW LINE
	SOIL TYPE BOUNDARY
NECS SOIL CLASSIFICATIONS (HSG)	
	RIDGEBURY LOAM, 3 TO 8 PERCENT SLOPES, B/D
	UDORTMENTS, WET SUBSTRATUM, A/D
	URBAN LAND
	WOODBIDGE LOAM, 3 TO 8 PERCENT SLOPES, C

Yanasee Hanger Brustlin, Inc.
 Figure 2
 Existing Conditions
 Drainage Areas
 1906 Route 6
 Carnel, New York
 January 8, 2014



LEGEND



SUBCATCHMENT
DRAINAGE AREA DESIGNATION



DESIGN POINT

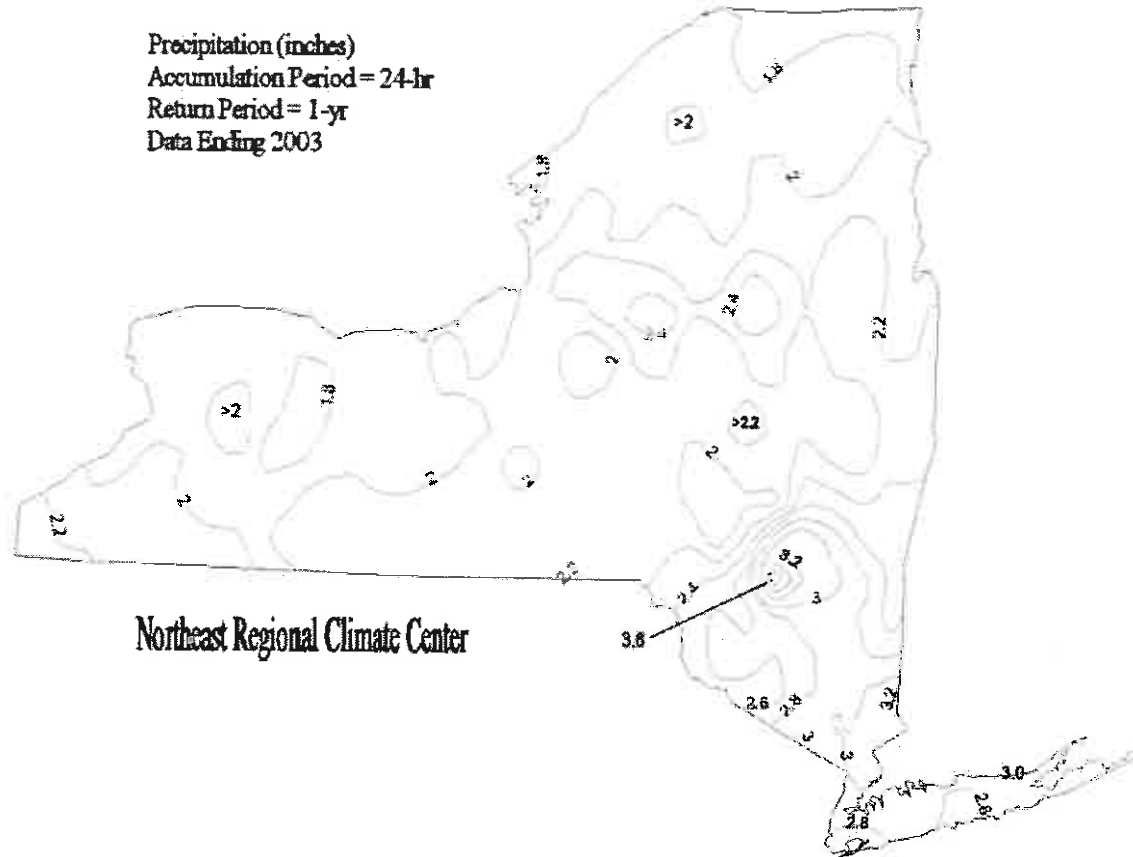
- DRAINAGE AREA BOUNDARY
- - - TIME OF CONCENTRATION FLOW LINE
- SOIL TYPE BOUNDARY

NRCS SOIL CLASSIFICATIONS (HSG)

- RD B** RIDGEBURY LOAM, 3 TO 8 PERCENT SLOPES, B/D
- Uc** UDORTMENTS, WET SUBSTRATUM, A/D
- Uf** URBAN LAND
- WdB** WOODBRIDGE LOAM, 3 TO 8 PERCENT SLOPES, C

Vanasse Hangen Brustlin, Inc.
 Figure 3
 Proposed Conditions
 Drainage Areas
 1906 Route 6
 Carmel, New York
 January 8, 2014
 Rev. March 5, 2014

Figure 4.2 One-Year Design Storm



The primary purpose of the overbank flood control sizing criterion is to prevent an increase in the frequency and magnitude of out-of-bank flooding generated by urban development (i.e., flow events that exceed the bankfull capacity of the channel, and therefore must spill over into the floodplain).

Overbank control requires storage to attenuate the post development 10-year, 24-hour peak discharge rate (Q_p) to predevelopment rates.

The overbank flood control requirement (Q_p) does not apply in certain conditions, including:

- The site discharges directly tidal waters or fifth order (fifth downstream) or larger streams. Refer to Section 4.3 for instructions.
- A downstream analysis reveals that overbank control is not needed (see section 4.10).

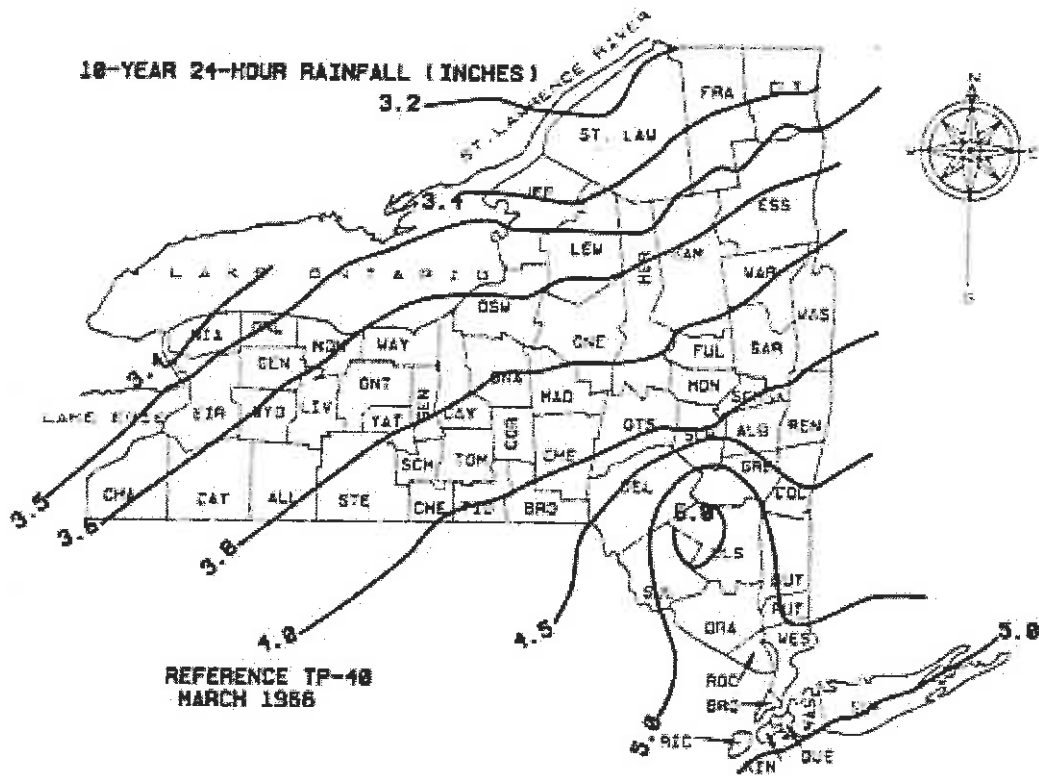
Basis for Design of Overbank Flood Control

When addressing the overbank flooding design criteria, the following represent the minimum basis for design:

- TR-55 and TR-20 (or approved equivalent) will be used to determine peak discharge rates.
- When the predevelopment land use is agriculture, the curve number for the pre-developed condition shall be “taken as meadow”.
- Off-site areas should be modeled as "present condition" for the 10-year storm event.
- Figure 4.3 indicates the depth of rainfall (24 hour) associated with the 10-year storm event throughout the State of New York.

The length of overland flow used in t_c calculations is limited to no more than 150 feet for predevelopment conditions and 100 feet for post development conditions. On areas of extremely flat terrain (<1% average slope), this maximum distance is extended to 250 feet for predevelopment conditions and 150 feet for post development conditions.

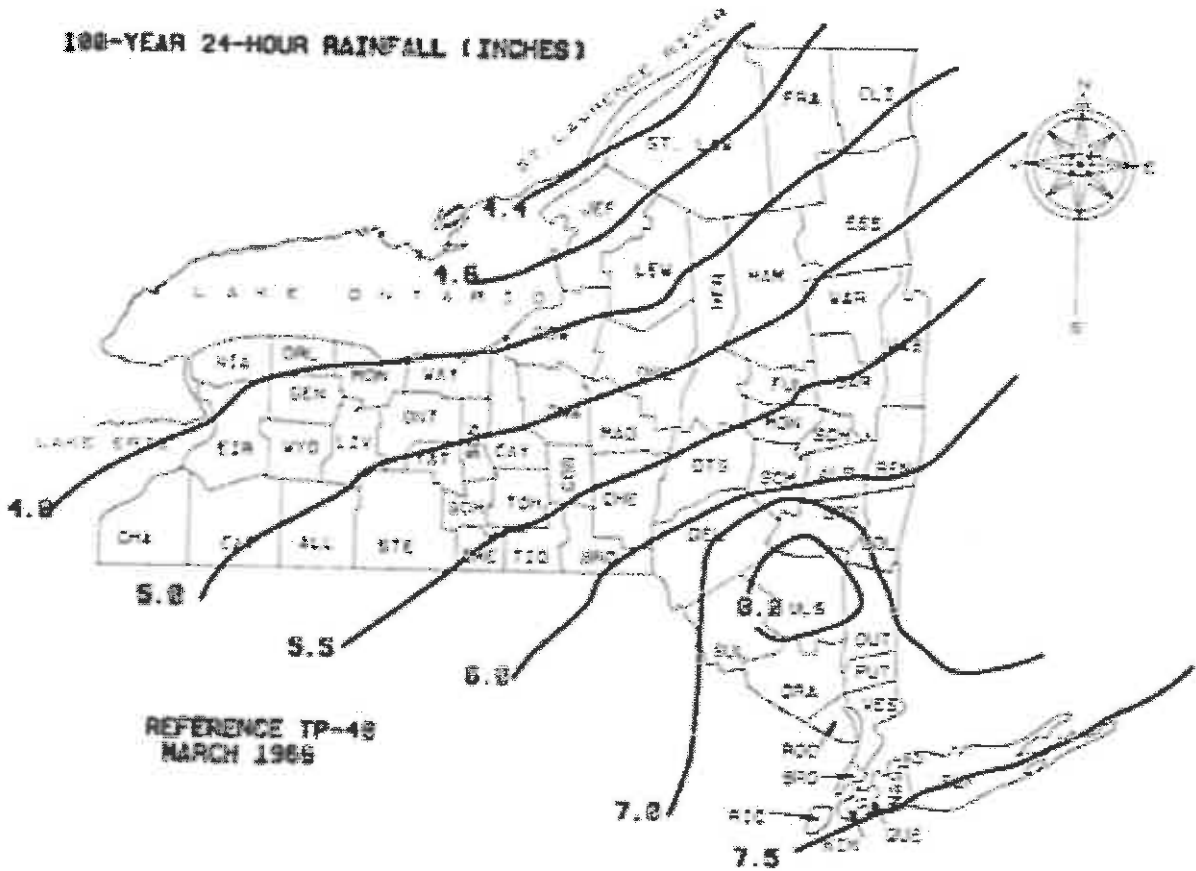
Figure 4.3 10-Year Design Storm



under current conditions.

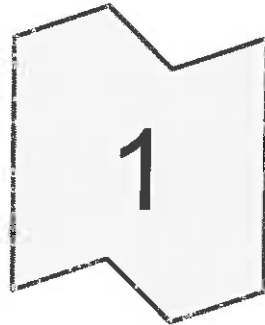
- When determining storage required to safely pass the 100-year flood, model off-site areas under ultimate conditions.

Figure 4.4 100-Year Design Storm





Existing Site

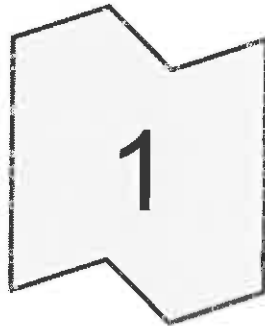


NY Route 6





Proposed Site



NY Route 6



41545.76 EX

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Page 2

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.136	74	>75% Grass cover, Good, HSG C (1S)
1.226	98	Paved parking, HSG C (1S)
1.362	96	TOTAL AREA

41545.76 PR

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Page 3

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
1.362	HSG C	1S
0.000	HSG D	
0.000	Other	
1.362		TOTAL AREA

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Type III 24-hr 1-yr Rainfall=3.20"

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Page 4

Time span=0.00-30.00 hrs, dt=0.04 hrs, 751 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Existing Site

Runoff Area=1.362 ac 90.01% Impervious Runoff Depth=2.75"
Tc=5.0 min CN=96 Runoff=4.17 cfs 0.312 af

Link 1: NY Route 6

Inflow=4.17 cfs 0.312 af
Primary=4.17 cfs 0.312 af

Total Runoff Area = 1.362 ac Runoff Volume = 0.312 af Average Runoff Depth = 2.75"
9.99% Pervious = 0.136 ac 90.01% Impervious = 1.226 ac

41545.76 PR

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Type III 24-hr 1-yr Rainfall=3.20"

Printed 2/14/2014

Page 5

Summary for Subcatchment 1S: Proposed Site

Runoff = 4.08 cfs @ 12.07 hrs, Volume= 0.300 af, Depth= 2.64"

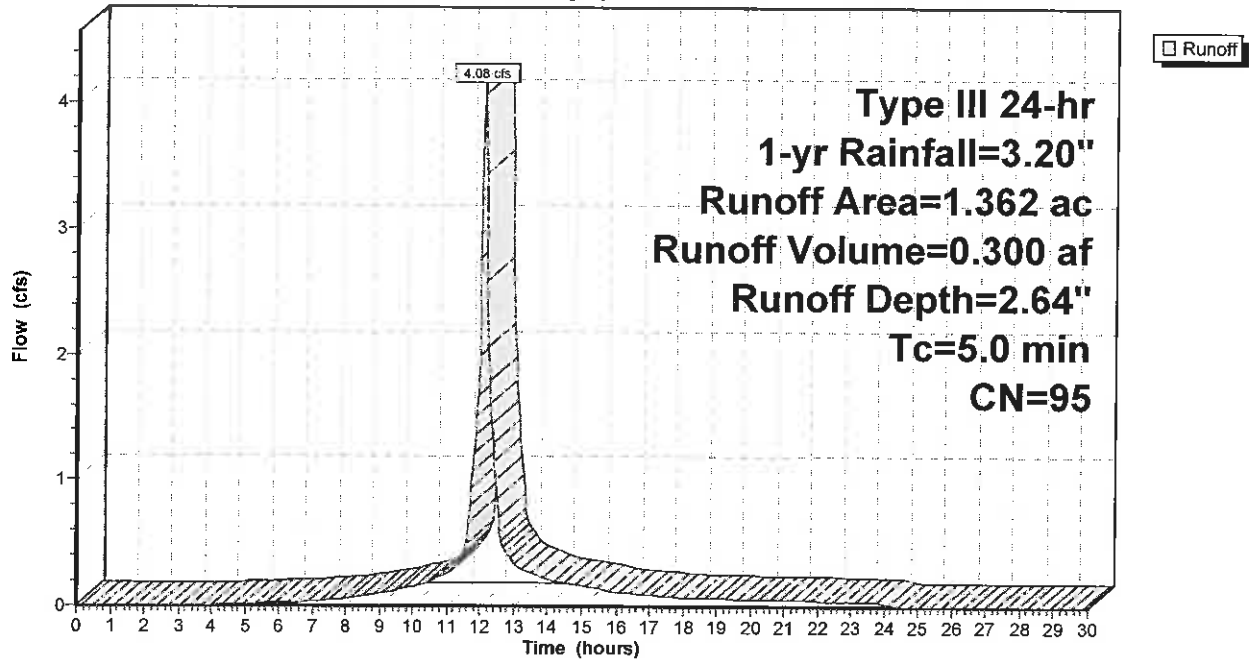
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs
Type III 24-hr 1-yr Rainfall=3.20"

Area (ac)	CN	Description
1.181	98	Paved parking, HSG C
0.181	74	>75% Grass cover, Good, HSG C
1.362	95	Weighted Average
0.181		13.29% Pervious Area
1.181		86.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: Proposed Site

Hydrograph



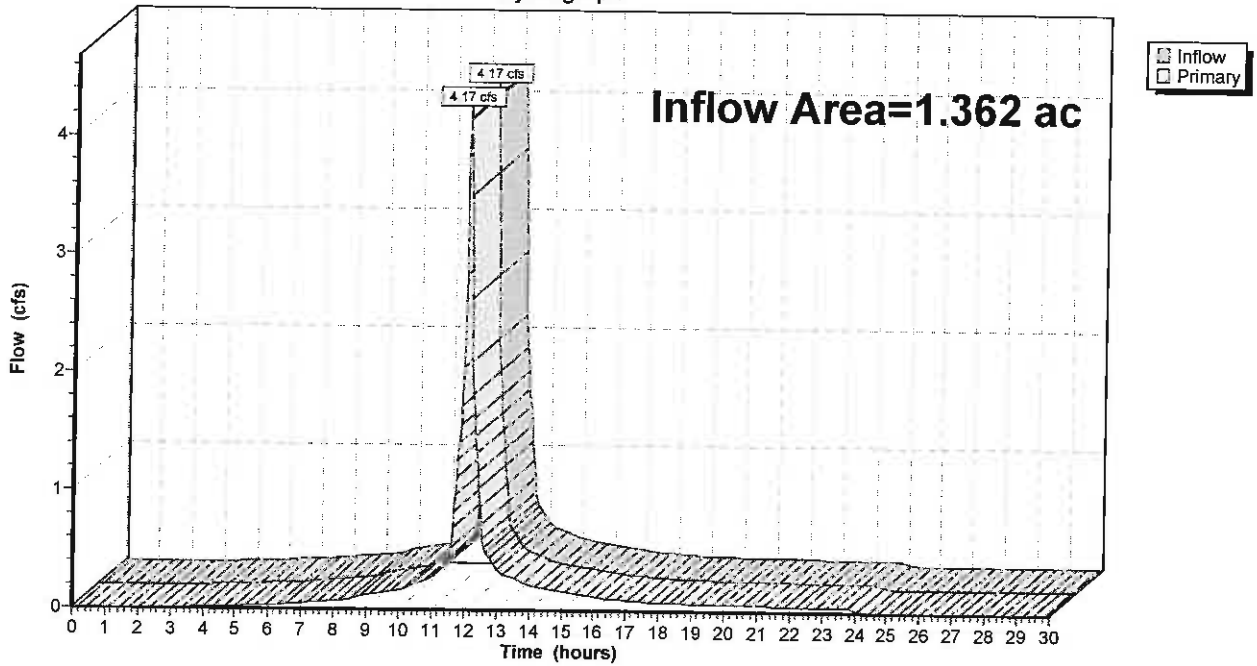
Summary for Link 1: NY Route 6

Inflow Area = 1.362 ac, 90.01% Impervious, Inflow Depth = 2.75" for 1-yr event
Inflow = 4.17 cfs @ 12.07 hrs, Volume= 0.312 af
Primary = 4.17 cfs @ 12.07 hrs, Volume= 0.312 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs

Link 1: NY Route 6

Hydrograph



41545.76 PR

Prepared by VHB, INC.

HydroCAD® 10.00 s/n 01038 © 2013 HydroCAD Software Solutions LLC

Type III 24-hr 10-yr Rainfall=5.00"

Printed 2/14/2014

Page 7

Time span=0.00-30.00 hrs, dt=0.04 hrs, 751 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1S: Proposed Site

Runoff Area=1.362 ac 86.71% Impervious Runoff Depth=4.42"
Tc=5.0 min CN=95 Runoff=6.62 cfs 0.502 af

Link 1: NY Route 6

Inflow=6.62 cfs 0.502 af
Primary=6.62 cfs 0.502 af

Total Runoff Area = 1.362 ac Runoff Volume = 0.502 af Average Runoff Depth = 4.42"
13.29% Pervious = 0.181 ac 86.71% Impervious = 1.181 ac

Summary for Subcatchment 1S: Existing Site

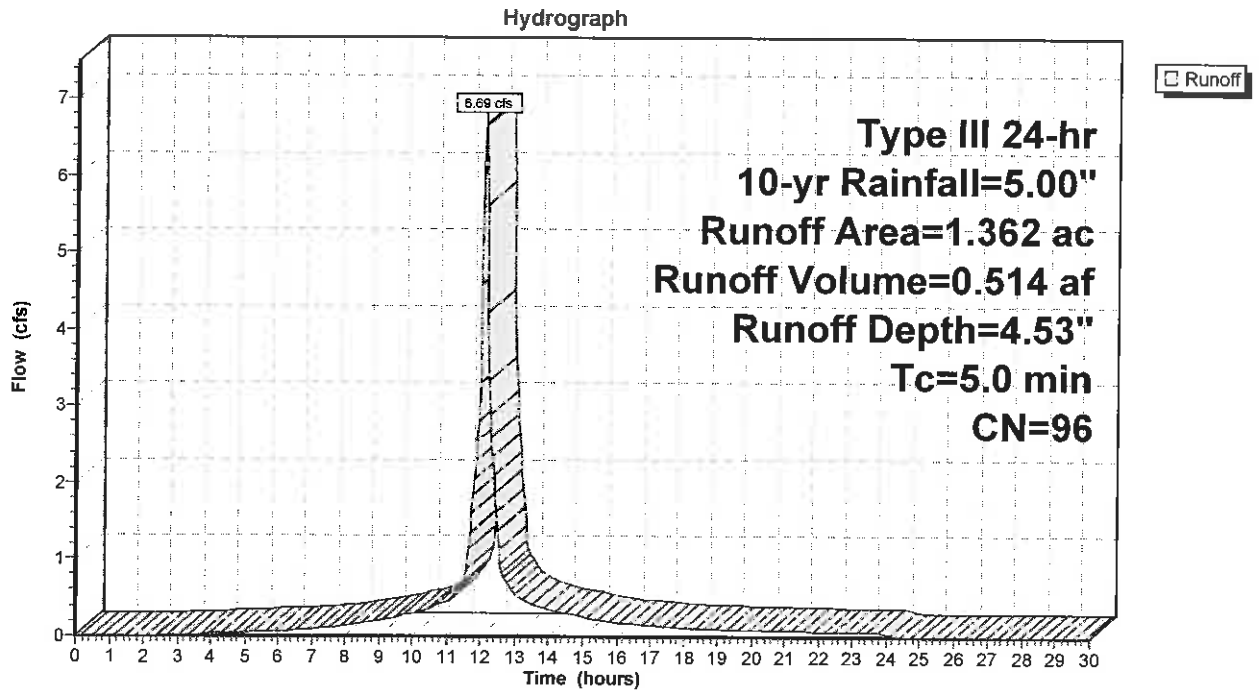
Runoff = 6.69 cfs @ 12.07 hrs, Volume= 0.514 af, Depth= 4.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs
 Type III 24-hr 10-yr Rainfall=5.00"

Area (ac)	CN	Description
1.226	98	Paved parking, HSG C
0.136	74	>75% Grass cover, Good, HSG C
1.362	96	Weighted Average
0.136		9.99% Pervious Area
1.226		90.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: Existing Site



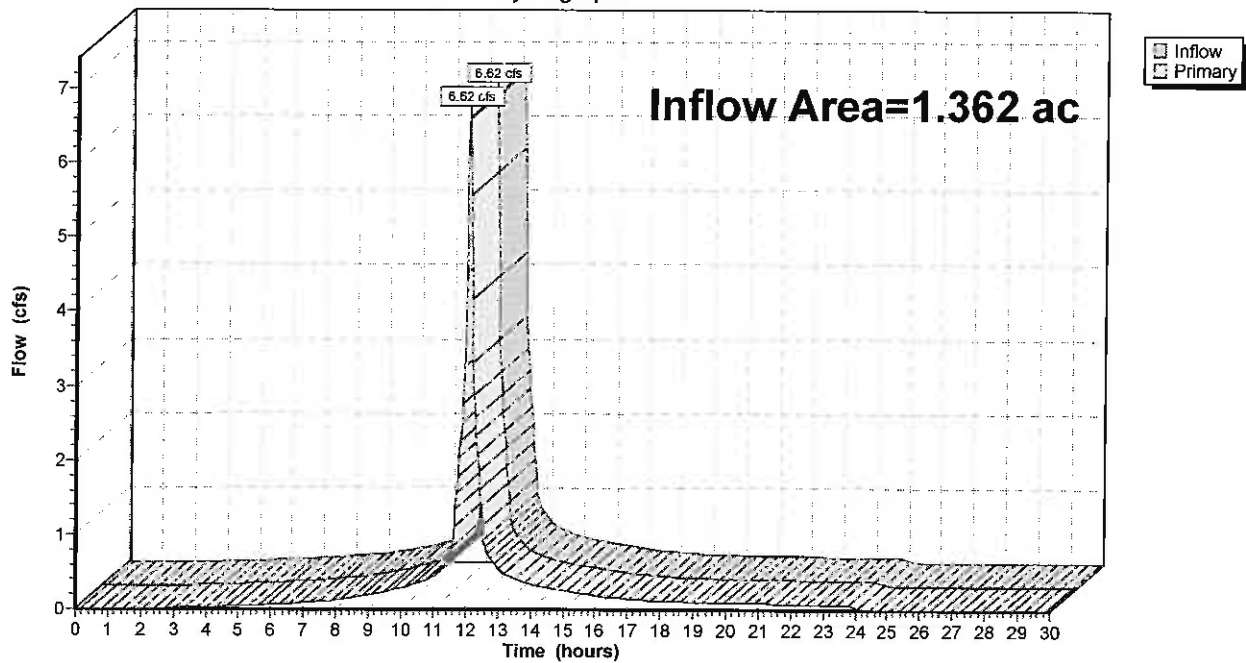
Summary for Link 1: NY Route 6

Inflow Area = 1.362 ac, 86.71% Impervious, Inflow Depth = 4.42" for 10-yr event
Inflow = 6.62 cfs @ 12.07 hrs, Volume= 0.502 af
Primary = 6.62 cfs @ 12.07 hrs, Volume= 0.502 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs

Link 1: NY Route 6

Hydrograph



41545.76 PR

Prepared by VHB, INC.

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Type III 24-hr 100-yr Rainfall=7.00"

Printed 2/14/2014

Page 10

Time span=0.00-30.00 hrs, dt=0.04 hrs, 751 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Proposed Site

Runoff Area=1.362 ac 86.71% Impervious Runoff Depth=6.41"
Tc=5.0 min CN=95 Runoff=9.40 cfs 0.727 af

Link 1: NY Route 6

Inflow=9.40 cfs 0.727 af
Primary=9.40 cfs 0.727 af

Total Runoff Area = 1.362 ac Runoff Volume = 0.727 af Average Runoff Depth = 6.41"
13.29% Pervious = 0.181 ac 86.71% Impervious = 1.181 ac

41545.76 EX

Prepared by VHB, INC.

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Type III 24-hr 100-yr Rainfall=7.00"

Printed 2/14/2014

Page 11

Summary for Subcatchment 1S: Existing Site

Runoff = 9.46 cfs @ 12.07 hrs, Volume= 0.740 af, Depth= 6.52"

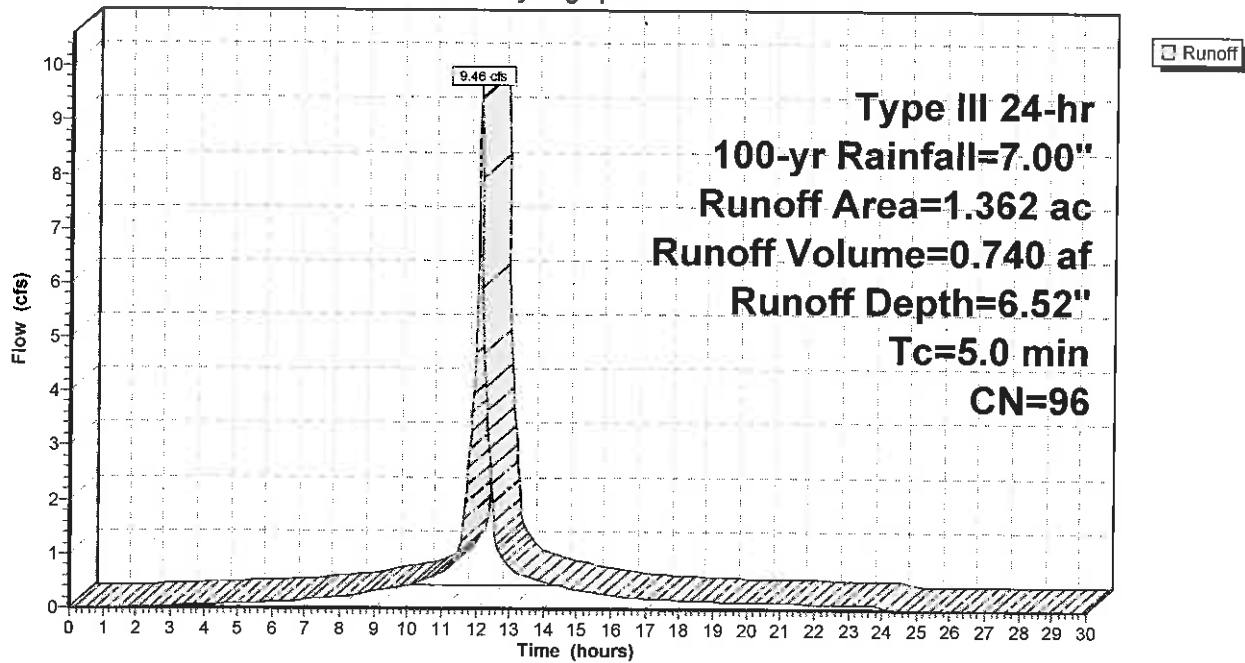
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs
Type III 24-hr 100-yr Rainfall=7.00"

Area (ac)	CN	Description
1.226	98	Paved parking, HSG C
0.136	74	>75% Grass cover, Good, HSG C
1.362	96	Weighted Average
0.136		9.99% Pervious Area
1.226		90.01% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 1S: Existing Site

Hydrograph



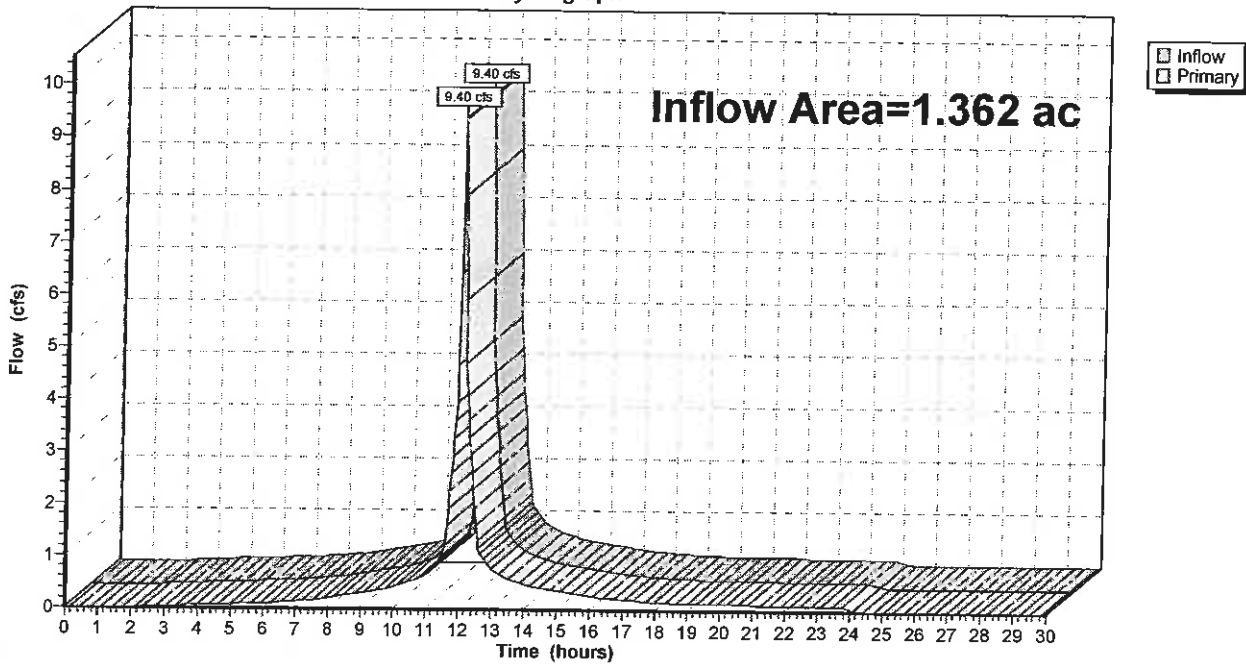
Summary for Link 1: NY Route 6

Inflow Area = 1.362 ac, 86.71% Impervious, Inflow Depth = 6.41" for 100-yr event
Inflow = 9.40 cfs @ 12.07 hrs, Volume= 0.727 af
Primary = 9.40 cfs @ 12.07 hrs, Volume= 0.727 af, Atten= 0%, Lag= 0.0 min

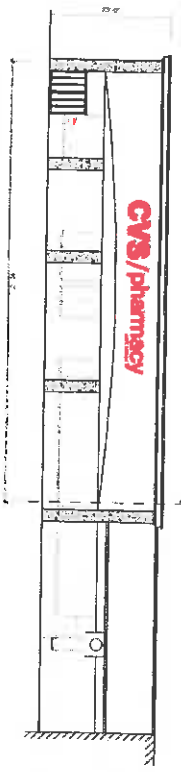
Primary outflow = Inflow, Time Span= 0.00-30.00 hrs, dt= 0.04 hrs

Link 1: NY Route 6

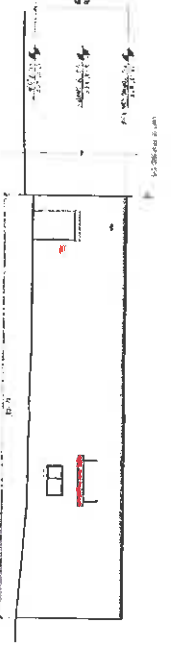
Hydrograph



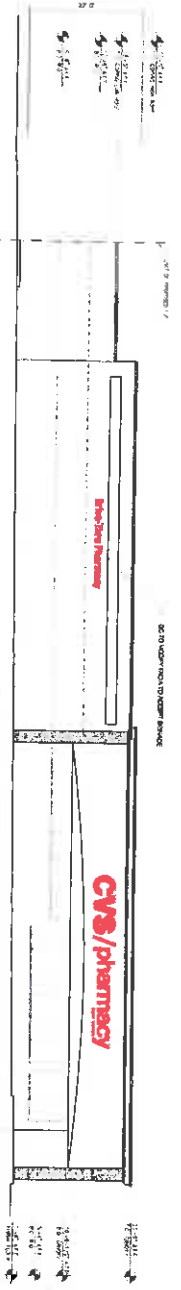
PROPOSED SIGN PACKAGE



A WEST ELEVATION
SCALE 3/32" = 1'-0"



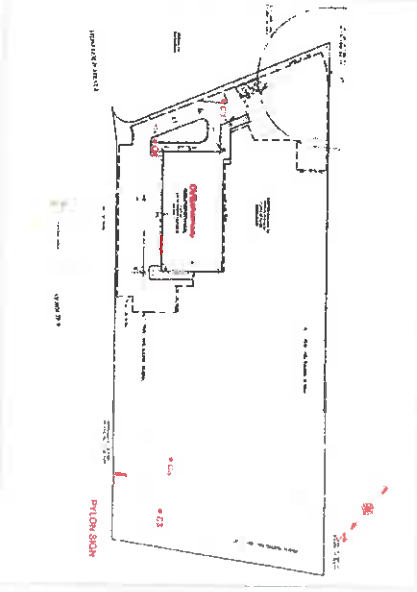
B EAST ELEVATION
SCALE 3/32" = 1'-0"



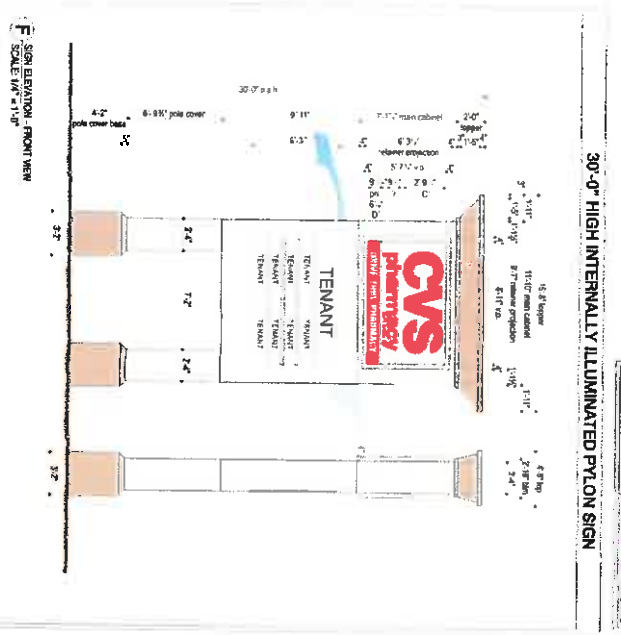
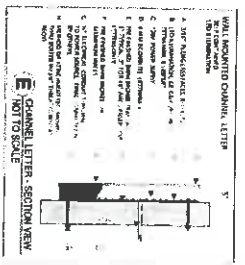
C NORTH ELEVATION - NY ROUTE E
SCALE 3/32" = 1'-0"

SQUARE FOOTAGE CHART OF ELEVATION SIGNS

ELEVATION	SCHEMATIC	PROPOSED	ALLOWANCE	REQUESTED
A. WEST ELEVATION	WIGN SIGN	48" H	12.86 SQ. FT.	69.93 FT.
	TOTAL SIGNAGE	48" H	12.86 SQ. FT.	69.93 FT.
	TOTAL SQUARE		12.86 SQ. FT.	69.93 FT.
C. NORTH ELEVATION - NY ROUTE E	WIGN SIGN	48" H	12.86 SQ. FT.	69.93 FT.
	TOTAL SIGNAGE	48" H	12.86 SQ. FT.	69.93 FT.
	TOTAL SQUARE		12.86 SQ. FT.	69.93 FT.



NOTES
BLOCKING INFO. ALL BLOCKING TO BE DONE BY OTHERS.
SITE PLAN



30"-0" HIGH INTERNALLY ILLUMINATED PYLON SIGN
SCALE 1/2" = 1'-0"

Poyant

CVS/pharmacy

Project: 234
Client: CVS/pharmacy
Date: 07/2013
Drawn by: M.A.

Scale: 1/2" = 1'-0"
Date: 07/2013
Drawn by: M.A.

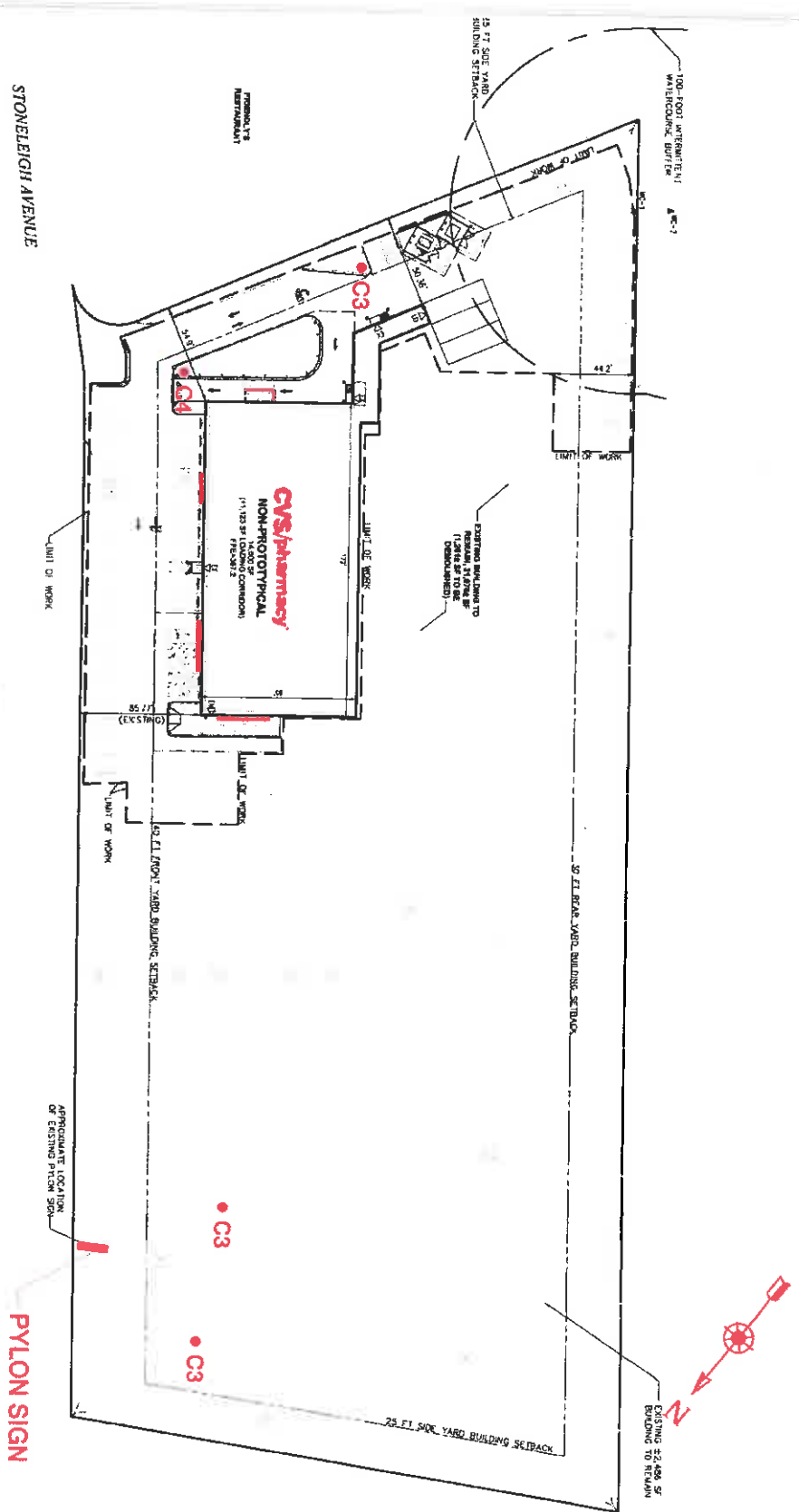
This is an original unaltered drawing created by Poyant Signs and is the property of Poyant Signs. It is not to be reproduced, copied, or used in any way without the written consent of Poyant Signs. All rights reserved.

Project: 234 - CVS/pharmacy
1/18/13 (New version) 3
3.5.14 (1st letter change) 5/14

Comments:
Lance Linder

Approved:
Date:
Drawing Sign by:
Sign Location:

SITE PLAN



EXISTING SIGNAL

NY ROUTE 6

PYLON SIGN

Pyant

CVS/pharmacy

Project Code: C3 Pharmacy, Stoneleigh Pharmacy

Site: Stoneleigh, 100 W. 27th St., Ste 101

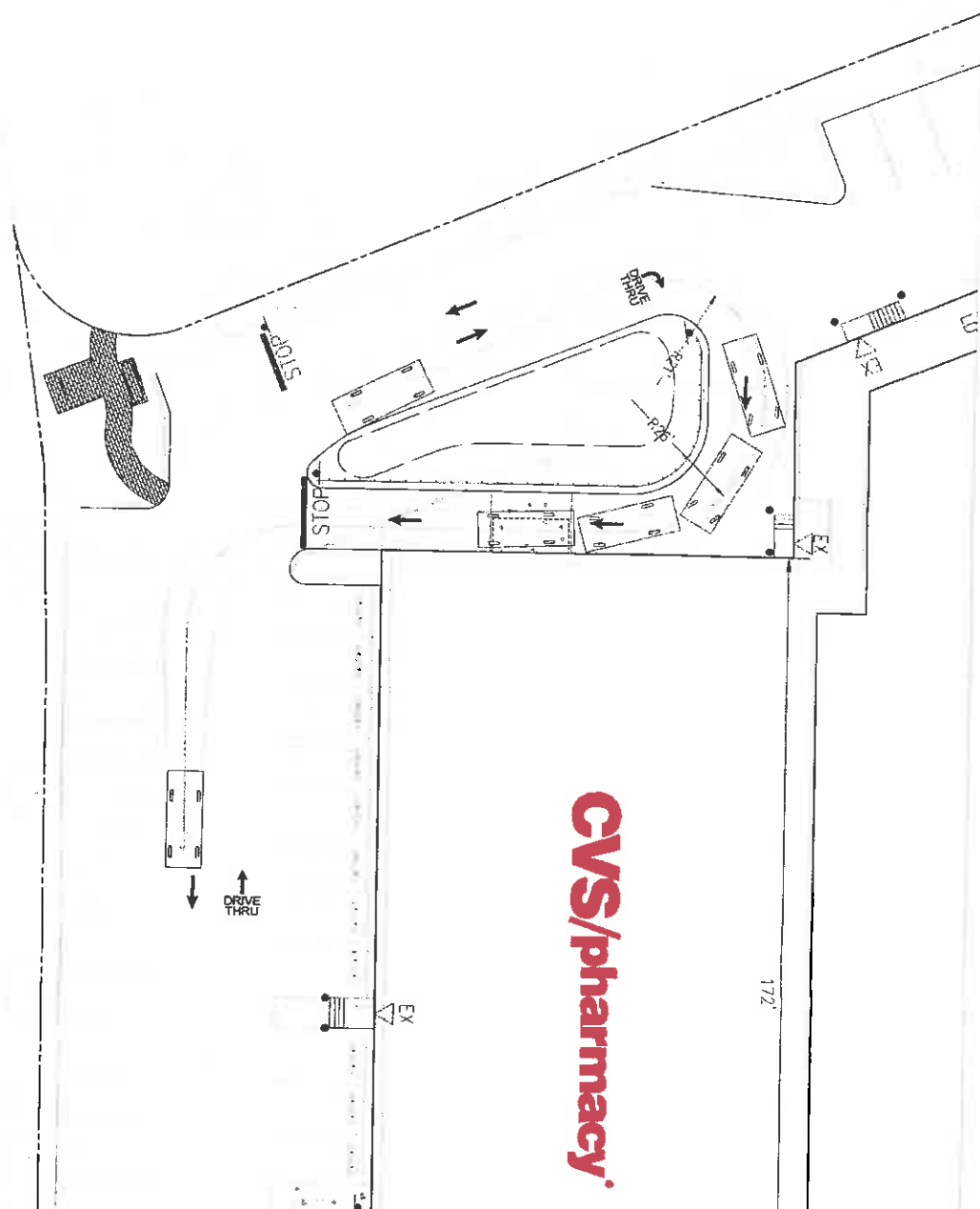
Note: This site plan indicates the proposed location of the building and the location of the proposed signage. The location of the proposed signage is subject to the approval of the local authority having jurisdiction. The location of the proposed signage is subject to the approval of the local authority having jurisdiction.

Prepared by: [Name], Licensed Professional Engineer

Comment: [Text]

Approved: [Signature]
Date: [Date]
Drawing Set: [Text]
Scale: [Text]

STONELEIGH AVENUE



CVS/pharmacy

172

CVS
pharmacy
 NON-PROFIT ORGANICAL
 BEAR DRIVE-THRU
 STORE NUMBER: 70038

PROJECT TIME: 15W
 DATE: 1/16/2004
 CS PROJECT NUMBER: 0033021

ENGINEER:


Engineering, Surveying
 & Landscape Architecture, INC.
 1000
 914-491-6600 • FAX 914-491-3178
 500 GILL ROAD • FARMINGTON, CT 06031

CONSULTANT:

DESIGNER:

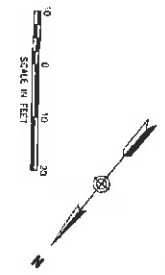
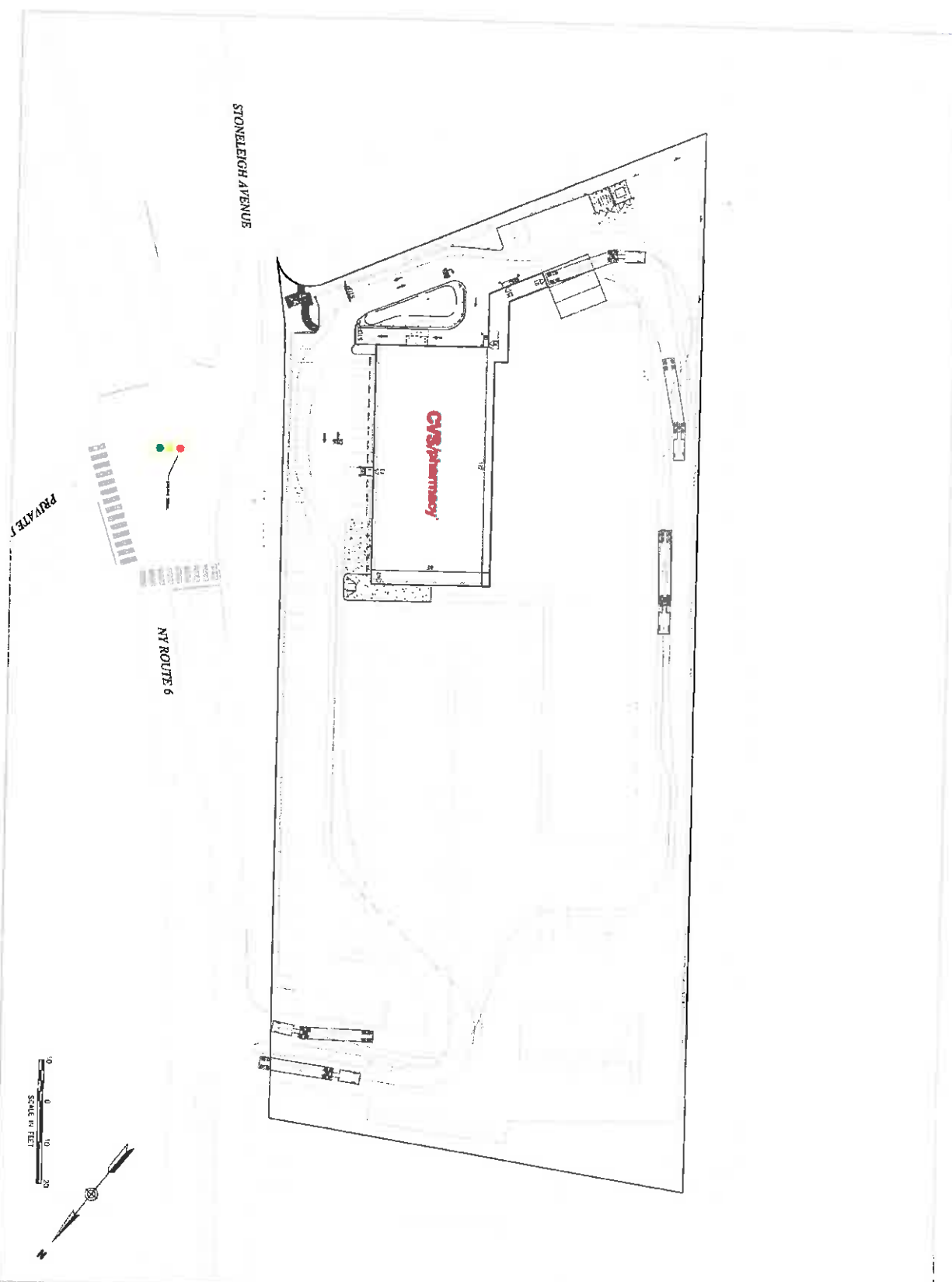
20 NORTHSTAR 2, LLC
 1000
 1000
 1000

SCALE:

PROJECT NUMBER: 0033021
 DRAWING NUMBER: 1000
 DATE: 1/16/2004
 CS NUMBER: 0033021
 Vehicle Turning Movement
 Passenger Vehicle

Sheet No. 1000
 TTT-1

NOT DESIGNED FOR CONSTRUCTION



CVS
Pharmacy
 NON-PROFIT/PTCL
 REAL OWNERSHIP

PROJECT NUMBER: 10038
 DATE: 1/18/2014
 PROJECT TITLE: NEW
 DETAIL TYPE: 100 - SERVICE
 CS PROJECT NUMBER: 068327

ENGINEER:
 (1111)
 Engineering, Surveying
 & Landscaping Architecture, P.C.
 3000 State Street, Suite 300
 New York, NY 10017
 Tel: (212) 692-1200
 Fax: (212) 692-1201
 www.enr.com

CONSULTANT:

DEVELOPER:

CB NORTHHEAD 2 LLC
 100 WEST 10TH STREET, 10TH FLOOR
 NEW YORK, NY 10011
 TEL: (212) 771-8677
 FAX: (212) 771-8677
 WWW.CBNORTHHEAD.COM

PROJECT NUMBER:	10038
DATE:	1/18/2014
PROJECT TITLE:	NEW
DETAIL TYPE:	100 - SERVICE
CS PROJECT NUMBER:	068327
ENGINEER:	(1111)
CONSULTANT:	
DEVELOPER:	
SEAL:	
PROJECT NUMBER:	10038
DATE:	1/18/2014
PROJECT TITLE:	NEW
DETAIL TYPE:	100 - SERVICE
CS PROJECT NUMBER:	068327
ENGINEER:	(1111)
CONSULTANT:	
DEVELOPER:	
SEAL:	
PROJECT NUMBER:	10038
DATE:	1/18/2014
PROJECT TITLE:	NEW
DETAIL TYPE:	100 - SERVICE
CS PROJECT NUMBER:	068327
ENGINEER:	(1111)
CONSULTANT:	
DEVELOPER:	
SEAL:	

Sheet Number: **TP-2**
 NOT READY FOR CONSTRUCTION



January 27, 2014

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

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

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

Dear Chairman Gary and Members of the Board:

The above referenced Site Plan was granted a Re-Grant of Site Plan Approval on March 11, 2013. It is respectfully requested that this project be placed on the Planning Board's next available agenda for consideration given to granting a 1-year Site Plan approval extension.

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

Very truly yours,

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

By:


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

JJC/zmp

Enclosure(s)

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

Insite File No. 04235.100

January 16, 2014

TO: Chairman Harold Gary

From Woodcrest Gardens Inc

675 Rt 6

Mahopac NY 10541

Please accept this letter of explanation regarding the Woodcrest Gardens inc Pool for re application. There are no changes in the plans. Due to the state of the economy, The corporation as agreed to put the Bonding up as opposed to purchasing one since there was not one available to us

A handwritten signature in black ink, appearing to read 'Robert A Perrelli', with a stylized flourish at the end.

Robert A Perrelli

Treasurer

SITE PLAN APPLICATION



PLANNING BOARD
Town Of Carmel ~ Town Hall
Mahopac, New York 10541
(845) 628 - 1500

THE COMPLETE APPLICATION
SHALL CONSIST OF 11
APPLICATION FORMS; 11 SHORT
EAF FORMS; 2 DISCLOSURE
STATEMENTS, 5 SITE PLANS &
THE APPROPRIATE FEE.

DATE SUBMITTED: 1/16/2014 FEE PAID \$ 1,500.00 TAX MAP # T6.9.1. Lot 19

APPLICANT'S NAME, ADDRESS & TEL. #

PW Scott Engineering & Architecture 3871 Rte 6 Brewster, N.Y 10509

OWNER'S NAME, ADDRESS & TEL # Woodcrest Gardens Inc.

675 ROUTE 6 MAHOPAC NY 10541

FIRM RESPONSIBLE FOR PREPARATION OF PLAN, PW Scott Engineering and Architecture

3871 ROUTE 6 BREWSTER, N.Y 10509 845 278 2110

FIRM'S ADDRESS & PHONE # PW Scott - 3871 ROUTE 6, BREWSTER, N.Y

845-278-2110

NAME & ADDRESS OF PROJECT:

ZONING DISTRICT R-2 LOT SIZE 12 AC EXISTING USE: PRE- Residential Multi Family

NUMBER & DIMENSIONS OF EXISTING BLDGS, IF ANY:

6 BUILDINGS (180' X 32') - TOTAL 72 UNITS

TOTAL FLOOR AREA & HEIGHT OF EXISTING BLDGS, IF ANY: 32,000 SF, 35' HIGH

NUMBER OF EXISTING ^{POOL AREA} PARKING SPACES: 13 # PROPOSED 13 TO REMAIN the Same

PERCENTAGE OF LOT COVERED BY BLDGS & PARKING:

DOES EXISTING USE COMPLY WITH ZONING REQUIREMENTS: YES (NECESSARY USE/STRUCTURE)

IF NOT, DESCRIBE NON-CONFORMITIES:

→ DEEDS RECORDED IN COUNTY CLERK'S OFFICE - DATE 1929 LIBER 52/53 PAGE SURVEYOR TO CONFIRM

→ ARE THERE LIENS, MORTGAGES OR OTHER ENCUMBRANCES ON THE SITE? YES

→ ARE THERE ANY EASEMENTS RELATING TO THE SITE? YES

IF YES, ATTACH COPIES OF SAME.

IS PUBLIC SEWER & WATER AVAILABLE YES

DOES THE SITE CONTAIN WETLANDS, STEEP SLOPES OR OTHER ENVIRONMENTAL CONSTRAINTS? NO WETLANDS SHOULD BE FLAGGED IN THE FIELD & ON THE MAP.

IS THE SITE ADJACENT TO NYC WATERSHED LANDS NO

ARE ANY WAIVERS OF SITE PLAN REGULATIONS REQUESTED? YES IF SO, LIST _____

HAVE YOU SENT YOUR APPLICATION TO THE FIRE DEPT. YES NO

APPLICANT'S SIGNATURE: PW Scott DATE: 8.24.10

OWNER'S SIGNATURE: [Signature] DATE: 8.27.10

BRIEF DESCRIPTION OF PROJECT: RENOVATION OF THE EXISTING POOL AND CONSTRUCTION OF A CABANA AND DECK AREA.

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part I is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Wood Crest Gardens.		
Project Location (describe, and attach a general location map): 675 Route 6 Mahopac NY 10541		
Brief Description of Proposed Action (include purpose or need): Replace Pool		
Name of Applicant/Sponsor: Wood Crest Gardens 40 Heritage.		Telephone: 914 276-2509
Address: 339 Route 202		E-Mail: K.Cullen@HeritageManage.com
City/PO: Somers	State: NY	Zip Code: 10589
Project Contact (if not same as sponsor; give name and title/role): Kevin Cullen		Telephone: 914 276-2509
Address: 339 Route 202		E-Mail: K.Cullen@HeritageManage.com
City/PO: Somers	State: NY	Zip Code: 10589
Property Owner (if not same as sponsor):		Telephone:
Address:		E-Mail:
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes,		
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part I 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

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

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

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Mahopac

b. What police or other public protection forces serve the project site?
Carmel

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

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Commercial

b. a. Total acreage of the site of the proposed action? 11 acres
 b. Total acreage to be physically disturbed? 2 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 11 acres

c. Is the proposed action an expansion of an existing project or use? existing Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

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

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: Retention Pond.

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: Pool water.

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: 1.5 acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: District 2
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

• Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

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

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

If Yes:

i. Total anticipated liquid waste generation per day: 200 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary wastewater.

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
- Will line extension within an existing district be necessary to serve the project? Yes No

 If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

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

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
- Describe types of new point sources. _____
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 - if to surface waters, identify receiving water bodies or wetlands: _____
 - Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____
- Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:

- Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

- i. Estimate methane generation in tons/year (metric): _____
- ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

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

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

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

- i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.
- ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____
- iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____
- iv. Does the proposed action include any shared use parking? Yes No
- v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

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

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

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

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

If Yes:

- i. Estimate annual electricity demand during operation of the proposed action: _____
- ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____
- iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

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

- i. During Construction:
 - Monday - Friday: 8am to 5pm
 - Saturday: _____
 - Sunday: NONE
 - Holidays: _____

- ii. During Operations:
 - Monday - Friday: 10am to 8pm
 - Saturday: "
 - Sunday: "
 - Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No

Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products (185 gallons in above ground storage or any amount in underground storage)? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

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

If Yes:

i. Describe proposed treatment(s):

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

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

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

- Construction: _____
- Operation: _____

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

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____

COOP.

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

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

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

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

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

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

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

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____
 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

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

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

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within 5 miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name  Date 1-6-14

Signature _____ Title _____

WOODCREST GARDENS, INC.

PROGRAM OF CONSTRUCTION, COMPLETION AND OCCUPANCY

Date: ^{Dec 10, 2013}
~~August 24, 2010~~

Project: Amended Site Plan for Woodcrest Gardens, Inc.
675 Route 6
Mahopac, NY.

Pending the timely receipt of the necessary approvals from the Town of Carmel Planning Board, we expect to follow the timetable below:

Phase One- Pool Construction

Start of Construction:	April 2014
Completion of Construction:	June 2014
Occupancy:	July 2014

Phase Two – Cabana & Deck Construction

Start of Construction:	Sept 2014
Completion of Construction:	Dec 2014
Occupancy:	Jan 2015