

CRAIG PAEPRER  
*Chairman*

ANTHONY GIANNICO  
*Vice Chairman*

**BOARD MEMBERS**

KIM KUGLER  
RAYMOND COTE  
ROBERT FRENKEL  
MARK PORCELLI

**TOWN OF CARMEL  
PLANNING BOARD**



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

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

RICHARD FRANZETTI, P.E.  
*Town Engineer*

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

**PLANNING BOARD AGENDA  
FEBRUARY 5, 2020 – 7:00 P.M.**

**MEETING ROOM #2**

**TAX MAP # PUB. HEARING MAP DATE COMMENTS**

**SUBDIVISION**

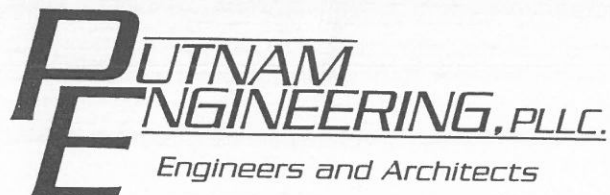
- |  | <b><u>TAX MAP #</u></b> | <b><u>PUB. HEARING</u></b> | <b><u>MAP DATE</u></b> | <b><u>COMMENTS</u></b> |
|--|-------------------------|----------------------------|------------------------|------------------------|
| 1. Itzla Subdivision – 9 Mechanic Street | 55.14-1-6               |                            | 12/15/19               | 2 Lot Subdivision      |

**TOWN BOARD REFERRAL**

- |   | <b><u>TAX MAP #</u></b> | <b><u>PUB. HEARING</u></b> | <b><u>MAP DATE</u></b> | <b><u>COMMENTS</u></b>                     |
|---|-------------------------|----------------------------|------------------------|--|
| 2. Willow Wood Gun Club – 551 Union Valley Road | 87.7-1-6,7 &11          |                            |                        | Amendment to Zoning Ordinance (Discussion) |

**MISCELLANEOUS**

- |  | <b><u>TAX MAP #</u></b> | <b><u>PUB. HEARING</u></b> | <b><u>MAP DATE</u></b> | <b><u>COMMENTS</u></b> |
|--|-------------------------|----------------------------|------------------------|------------------------|
| 3. Minutes – 10/30/19, 11/13/19 & 12/11/19 |                         |                            |                        |                        |



January 13, 2020

Mr. Craig Paerprer, Chairman  
Town of Carmel Planning Board  
60 McAlpin Avenue  
Mahopac, NY 10541

Re: Itzla 2 Lot Subdivision  
9 Mechanic Street  
TM 55.14-1-6

Dear Chairman Paerprer and Members of the Board,

The above project last appeared before the Board on January 27, 2016, at which time a public hearing was held for the proposed two (2) lot subdivision located at 9 Mechanic Street. The public hearing was opened and closed without there being any public comment. I have attached the meeting minutes to refresh everyone's mind.

After the public hearing, the project went cold as several proposed issues arose which the applicants had to address which in essence placed this project on the back burner.

At this time the Itzlas are ready to move forward and complete what they started. We met with the Mr. Franzetti, Mr. Carnazza and Mr. Cleary to review and discuss the status of the project and the steps left to complete.

In response to the Town Engineer's January 25, 2016 comments, we offer the following:

I. General Comments

1. Attached is a copy of the letter we sent to the Carmel Fire Department on May 5, 2014 as requested.
2. We acknowledge that the Town Highway Department will need to issue a driveway permit prior to the issuance of a building permit.
3. The project entails disturbance of approximately 20,000 square feet in total. This is the total disturbance created on lots 1 and 2. A N.O.I. will be prepared and submitted to the Town Engineer's office along with the MS-4 form in order to file for stormwater coverage under N.Y.S.G.P.-015-002.
4. The N.Y.C.D.E.P. is not an involved agency as we do not trigger any thresholds that would make this fall under their review.
5. Noted
6. Noted

L1930

We would like to point out to the Board that the pool located on lot #1 was moved so that it now complies with the setbacks that are required.

Sincerely,

PUTNAM ENGINEERING, PLLC

A handwritten signature in black ink, appearing to read 'Paul M. Lynch', is written over a horizontal line. The signature is stylized and somewhat cursive.

Paul M. Lynch, P.E.

PML/rrm

Attachments

I + 21a Subdivision 1/15/10W

TOWN OF CARMEL

SUBDIVISION APPLICATION INSTRUCTIONS



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

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

Pre-Submission:

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

Submission Requirements:

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

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

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

Rose Lombetta 1/24/20 Planning Board Secretary; Date

[Signature] 1/24/2020 Town Engineer; Date



# TOWN OF CARMEL SUBDIVISION APPLICATION



Per Town of Carmel Code – Section 131 – Subdivision of Land

SITE IDENTIFICATION INFORMATION		
<b>Application Name:</b> ITZLA SUBDIVISION	<b>Application #</b> 20-0001	<b>Date Submitted:</b> 01/14/2020
<b>Site Address:</b> No. 9 Street: MECHANIC ST Hamlet: CARMEL		
<b>Property Location:</b> (Identify landmarks, distance from intersections, etc.) 350 FEET EAST OF SEMINARY HILL ROAD INTERSECTION W/ MECHANIC STREET		
<b>Town of Carmel Tax Map Designation:</b> Section 55, Block 1 Lot(s) 6	<b>Zoning Designation of Site:</b> R - RESIDENTIAL	
<b>Property Deed Recorded in County Clerk's Office</b> Date Liber Page	<b>Liens, Mortgages or other Encumbrances</b> <input checked="" type="radio"/> Yes <input type="radio"/> No	
<b>Existing Easements Relating to the Site</b> <input checked="" type="radio"/> No <input type="radio"/> Yes Describe and attach copies:	<b>Are Easements Proposed?</b> <input checked="" type="radio"/> No <input type="radio"/> Yes Describe and attach copies:	
<b>Have Property Owners within a 500' Radius of the Site Been Identified?</b> <input checked="" type="radio"/> Yes <input type="radio"/> No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
<b>Property Owner:</b> ELIZABETH M. PINTO - ITZLA & PAUL H. ITZLA	<b>Phone #:</b> 914 439 3085 <b>Fax#:</b>	<b>Email:</b> paulcorners@verizon.com
<b>Owners Address:</b> No. 9 Street: MECHANIC STREET Town: CARMEL State: NY Zip: 10512		
<b>Applicant (if different than owner):</b>	<b>Phone #:</b>	<b>Email:</b>
<b>Applicant Address (if different than owner):</b> No. Street: Town: State: Zip:		
<b>Individual/ Firm Responsible for Preparing Site Plan:</b> PUTNAM ENGINEERING PLLC	<b>Phone #:</b> 279 6789 <b>Fax#:</b> 279 6769	<b>Email:</b> plynche@putnameng.com
<b>Address:</b> No. 4 Street: OLD ROUTE 6 Town: BREWSTER State: NY Zip: 10509		
<b>Other Representatives:</b>	<b>Phone #:</b>	<b>Email:</b>
<b>Owners Address:</b> No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
<b>Describe the project, proposed use and operation thereof:</b> PROPOSED 2 LOT SUBDIVISION. PROPOSED USE IS TO CONSTRUCT A SINGLE FAMILY RESIDENCE ON THE NEWLY CREATED LOT.		

## TOWN OF CARMEL SUBDIVISION APPLICATION

PROJECT INFORMATION			
Size of existing parcel to be subdivided: <div style="display: flex; justify-content: space-between;"> <span>Acre: <u>1.496</u></span> <span>Square Feet: <u>65,165</u></span> </div>			
Major Subdivision <input type="checkbox"/>		Minor Subdivision <input checked="" type="checkbox"/>	
Number of proposed lots: <u>2</u>		Size of proposed lots: <u>0.69 AC &amp; 0.78 AC</u>	
Conventional Subdivision <input checked="" type="checkbox"/>		Cluster Subdivision <input type="checkbox"/>	
Will a 10% open space set aside be provided? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		If no, will a payment in-lieu be provided? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Will all new lots have frontage on a mapped street? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		If not, how will this deficiency be addressed?	
Is the site served by the following public utility infrastructure:			
<ul style="list-style-type: none"> <li>▪ Sanitary Sewer <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span></li> <li style="margin-left: 20px;">If Yes:                             <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ Is this an in-district connection? <u>IN</u> Out-of district connection? _____</li> <li>▶ What is the total sewer capacity at time of application? _____</li> <li>▶ What is your anticipated average and maximum daily flow <u>520</u></li> </ul> </li> <li style="margin-left: 20px;"><i>For Town of Carmel Town Engineer</i></li> <li style="margin-left: 20px;">▶ What is the sewer capacity <u>0.3 mbr sufficient</u></li> <li>▪ Water Supply <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span></li> <li style="margin-left: 20px;">If Yes:                             <ul style="list-style-type: none"> <li>▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input type="checkbox"/></li> <li>▶ What is the total water capacity at time of application? _____</li> <li>▶ What is your anticipated average and maximum daily demand <u>520</u></li> </ul> </li> <li>▪ Storm Sewer <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span></li> <li>▪ Electric Service <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span></li> <li>▪ Gas Service <span style="float: right;">Yes: <input type="checkbox"/> No: <input type="checkbox"/></span></li> <li>▪ Telephone/Cable Lines <span style="float: right;">Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/></span></li> </ul>			
Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span>			
Is a homeowners association proposed? <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span>			
What is the predominant soil type(s) on the site? <u>PAXTON FINE SANDY LOAM</u>		What is the approximate depth to water table? <u>4'</u>	
Site slope categories:      15-25% <input type="checkbox"/> %      25-35% <input type="checkbox"/> %      >35% <input type="checkbox"/> %			
Estimated quantity of excavation:      Cut (C.Y.) <u>325</u> Fill (C.Y.) <u>0</u>			
Is Blasting Proposed    Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located ion a designated Critical Environmental Area?    Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		Are new curb cuts proposed? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
What is the sight distance? Left <u>460</u> Right <u>250</u>			
Is the site located within 500' of:			
<ul style="list-style-type: none"> <li>▪ The boundary of an adjoining city, town or village <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span></li> <li>▪ The boundary of a state or county park, recreation area or road right-of-way <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span></li> <li>▪ A county drainage channel line. <span style="float: right;">Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/></span></li> </ul>			

## TOWN OF CARMEL SUBDIVISION APPLICATION

The boundary of state or county owned land on which a building is located      Yes:  No:

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

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

Does the site contain freshwater wetlands?  
 Yes:  No:

Jurisdiction:  
 NYCDEC:  Town of Carmel:

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

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

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

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

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

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

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

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

What is the estimated time of construction for the project?  
 6 MONTHS

### ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	120,000	65,165	* 30,236	* 34,180			
Lot Coverage	15%	< 15%	< 15%	< 15%			
Lot Width	200		* 127	* 113			
Front Yard	40		54	159			
Side Yard (minimum of 1)	25		26	31			
Side Yard (total of both)			62.5	72			
Rear Yard	40		60	55			
Habitable Floor Area							
Height	35		< 35	< 35			

*(if more than 5 lots are proposed, include additional zoning compliance information on a separate sheet)*

Will variances be required?      If yes, identify variances required for each lot:  
 Yes:  No:

\* VARIANCES GRANTED ON OCTOBER 23, 2014 IN ADDITION TO MIN ROAD FRONTAGE.

### APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

PAUL H. ITZLA  
 Applicants Name

  
 Applicants Signature

Sworn before me this 22nd day of NOVEMBER 2019

  
 Notary Public



# TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



All Subdivisions submitted to the Planning Board for review shall include the following information and details, as set forth in Section 131-11-14 of the Town of Carmel Subdivision Regulations.

This form shall be included with the subdivision submission

Requirement Data		To Be Completed by the Applicant	Waived by the Town
<b>General Requirements</b>			
1	Key map at a scale of one inch equals 800 feet	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
2	Title block, including title of map; name of subdivision; name, address, seal and signature of professional engineer or land surveyor preparing the plat; written scale; date of original and all revisions.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
3	A legend, including, names of all adjacent landowners and those within 500 feet of any property line; zoning district with the requirements of said zone; tax map, block and lot number; names and addresses of owner and subdivider; north point and graphic scale.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
4	Location and identification of all zoning district boundaries.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
5	Identification of all maps filed in the County Clerk's office affecting properties within 500 feet of the lot to be subdivided.	<input checked="" type="checkbox"/> ✓	<input type="checkbox"/>
<b>Sketch Plan Requirements</b>			
1	All General Requirements	<input type="checkbox"/>	<input type="checkbox"/>
2	Proposed subdivision layout at a scale of not less than one inch equals 100 feet.	<input type="checkbox"/>	<input type="checkbox"/>
3	All proposed lot lines, dimensions in feet and the areas of all lots in square feet and identifying numbers for each lot.	<input type="checkbox"/>	<input type="checkbox"/>
4	The location of existing and proposed setback lines, streets within 200 feet of the subdivision, buildings, watercourses, railroads and bridges, culverts, drainpipes and any natural features, such as wooded areas and rock formations.	<input type="checkbox"/>	<input type="checkbox"/>
5	Location and size of areas proposed to be reserved for recreation/open space.	<input type="checkbox"/>	<input type="checkbox"/>





# TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
<b>Preliminary Plat Requirements</b>			
1	All General and Sketch Plan Requirements	<input type="checkbox"/>	<input type="checkbox"/>
2	The area included in the subdivision, by area of lots, roads, reservations if any, and total acreage.	<input type="checkbox"/>	<input type="checkbox"/>
3	The existing and proposed contours (at an interval of not more than two feet), suitably designated to differentiate, with proposed first-floor elevations of the buildings.	<input type="checkbox"/>	<input type="checkbox"/>
4	Names of existing streets and proposed names of new streets.	<input type="checkbox"/>	<input type="checkbox"/>
5	Preliminary profiles of all proposed roads.	<input type="checkbox"/>	<input type="checkbox"/>
6	Location, type and size of curbs, sidewalks and bikeways.	<input type="checkbox"/>	<input type="checkbox"/>
7	For subdivisions of five or more lots, front building elevation sketches and distribution of dissimilar building types on the site to avoid excessive similarity of exterior design.	<input type="checkbox"/>	<input type="checkbox"/>
8	Plans of proposed utility layouts and all facilities, unsized.	<input type="checkbox"/>	<input type="checkbox"/>
9	The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters); location of existing and proposed watercourses, culverts, bridges, drainpipes, lakes and ponds, detention or retention ponds; tentative location of storm drain inlets with the drainage areas tributary to each outlined and the area shown.	<input type="checkbox"/>	<input type="checkbox"/>
10	Existing or proposed covenants or deed restrictions applying to the site and a preliminary draft of homeowners' association documents, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>
11	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Final Plat Requirements</b>			
1	All General, Sketch and Preliminary Plat Requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



# TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



	<i>Requirement Data</i>	<i>To Be Completed by the Applicant</i>	<i>Waived by the Town</i>
2	Dimensions exactly with reference to monuments, bearings, distances in feet, radii, points of curvature and tangency of property lines, lot widths and depths and square feet of each lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Location of all proposed setback lines on each lot, with corner and irregular-shaped lots identified as to front, side and rear yards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Location of all existing and proposed monuments.	<input type="checkbox"/>	<input type="checkbox"/>
5	All existing streets and streams within the subdivision and within 200 feet of the boundaries thereof, the width of the right-of-way of each street and existing public easements and municipal boundaries within 200 feet of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	All proposed public easements or rights-of-way and the purposes thereof and proposed streets, identifying right-of-way width and names.	<input type="checkbox"/>	<input type="checkbox"/>
7	All parcels proposed for open space/recreation use, with a statement of the purpose of each.	<input type="checkbox"/>	<input type="checkbox"/>
8	Construction plat, which shall include, in addition to the above: final first-floor elevations of dwellings and outside grades at their corner; proposed curb elevations at all lot corners; all existing structures, including a note indicating those to be removed and yard dimensions of those to remain; plans and profiles and proposed improvements and utility layouts; paving widths and locations, section and profiles; sidewalk widths and locations and sections; road alignment, complete with stations, center line curve data and existing and finished contours of the road and all regraded areas; details of manholes, catch basins, headwalls and any other required structure; locations of all street trees, lights and signs; maximum anticipated extent of the areas of cuts and fills where grade	<input checked="" type="checkbox"/>	<input type="checkbox"/>



# TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



	Requirement Data	To Be Completed by the Applicant	Waived by the Town
	changes are proposed; the natural flow of surface drainage and the final disposal of surface waters; slopes of banks of all watercourses, if defined, and boundaries of floodplains; specifications, locations, profiles and detailed cross sections of the proposed storm drains, including all inlets and size of the drainage area of the streets, including grades and all other improvements.		
9	Final copy of the homeowners' association documents, if applicable.	<input type="checkbox"/>	<input type="checkbox"/>
10	Deeds for land to be dedicated for road widening, recreation or other purposes.	<input type="checkbox"/>	<input type="checkbox"/>
11	Erosion control standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel and with the terms of preliminary plan approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

-----  
**Applicants Certification (to be completed by the licensed professional preparing the subdivision plan:**

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



\_\_\_\_\_  
 Signature - Applicant

\_\_\_\_\_  
 Date

**Professionals Seal**

Paul M. Lynch  
 \_\_\_\_\_  
 Signature - Owner

11/22/19  
 \_\_\_\_\_  
 Date



TOWN OF CARMEL  
**SUBDIVISION COMPLETENESS  
CERTIFICATION FORM**



-----  
Town Certification (to be completed by the Town)

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

Rose Lombetta  
Signature - Planning Board Secretary

1/24/20  
Date

Rudy [Signature]  
Signature - Town Engineer

1/24/2020  
Date

## Short Environmental Assessment Form

### Part 1 - Project Information

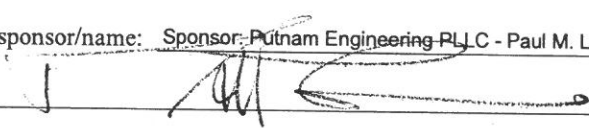
#### Instructions for Completing

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

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

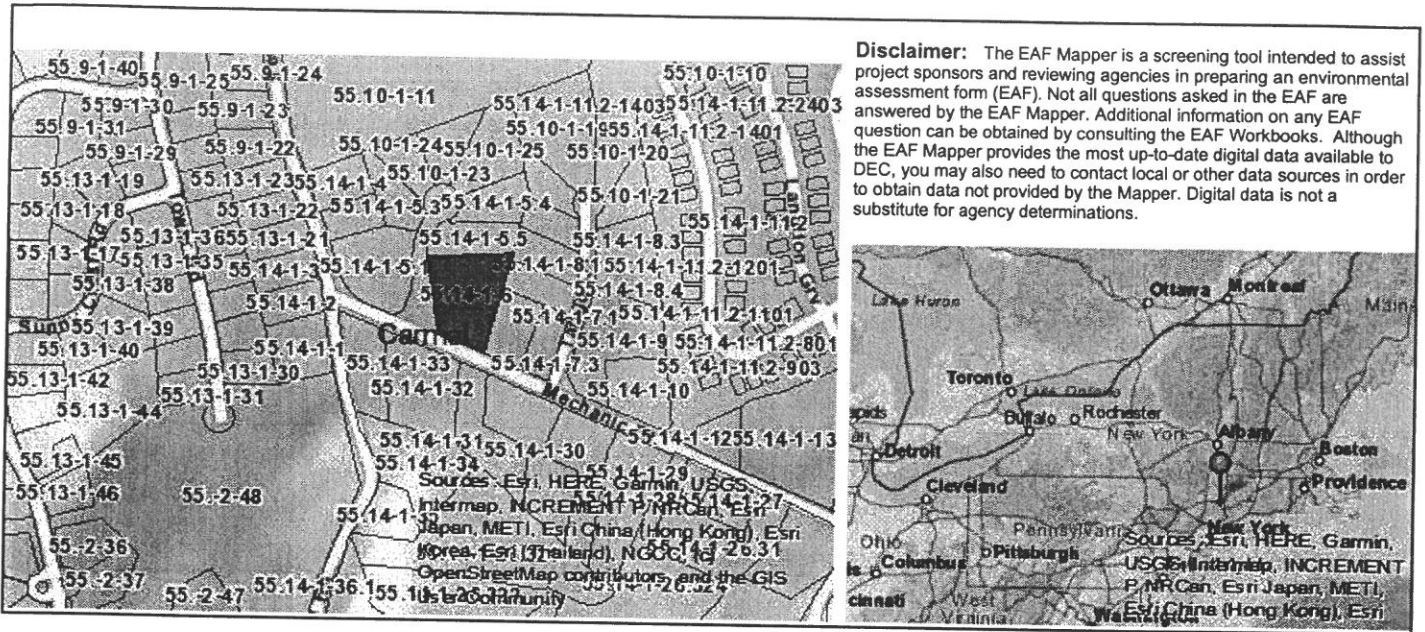
<b>Part 1 – Project and Sponsor Information</b>			
Itzla Subdivision			
Name of Action or Project: Paul Itzla			
Project Location (describe, and attach a location map): 9 Mechanic Street			
Brief Description of Proposed Action: Proposed 2 lot subdivision. One lot will contain the existing house on the property. The second lot will be developed for a single family residence. Public sewer and water exist in Mechanic street and the project will hook up to these utilities.			
Name of Applicant or Sponsor: Paul Itzla		Telephone: 914 439 3085	
Address: 9 Mechanic Street		E-Mail:	
City/PO: Carmel		State: New York	Zip Code: 10512
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Carmel Planning Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.496 acres	
b. Total acreage to be physically disturbed?		0.42 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.496 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. 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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Storm water will flow into existing drainage conveyance system located in Mechanic street.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Sponsor: Putnam Engineering PLLC - Paul M. Lynch</u> Date: <u>November 6, 2019</u>		
Signature: <u></u> Title: <u>Principal Engineer</u>		

# EAF Mapper Summary Report

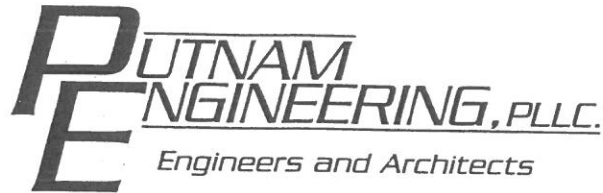
Wednesday, November 06, 2019 11:27 AM



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	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 Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No





May 5, 2014

Carmel Fire Department  
Chief Vinny Ruggiero  
94 Gleneida Avenue  
Carmel, NY 10512

Re: Itzla Subdivision  
9 Mechanic Street

Dear Chief Ruggiero:

At the request of the Town of Carmel Planning Board, we are enclosing a copy of the Sketch Subdivision Plan for the above referenced project. As you will note, the applicant is proposing a two (2) lot residential subdivision located at 9 Mechanic Street. Proposed Lot 1 contains an existing residence. Proposed Lot 2 is vacant, with a single family residence proposed. The Town Planning Board has requested your review of the proposed subdivision plan.

Upon your review of the plan, please respond in writing as to whether you have any comments or questions.

Sincerely,

PUTNAM ENGINEERING, PLLC

  
Paul K. Garrity

PKG/tal

Enclosures: Drawing C-110, dated April 29, 2014

(L01418)

**ITZLA SUBDIVISION - 9 MECHANIC STREET, CARMEL - TM - 55.14-1-6 - PUBLIC HEARING**

Mr. Franzetti said the project encompasses a subdivision of 1.446 acre parcel into two merely equal parts. The comments that we have on the subdivision plan provided is we don't have any objection to the final subdivision for approval. However, the following should be noted, the project should be referred to the Carmel Fire Department, the Town of Carmel Highway permit is needed, storm water pollution prevention plan for NYS DEC regulations is required, the storm water pollution prevention plan for the DEP is also required, performance bond associated engineering fee bonding must be developed and the applicant may need a storm water bond per Town Code section 156-87. Any resolution in the future needs to address those or prior to this project moving forward all of those comments need to be addressed.

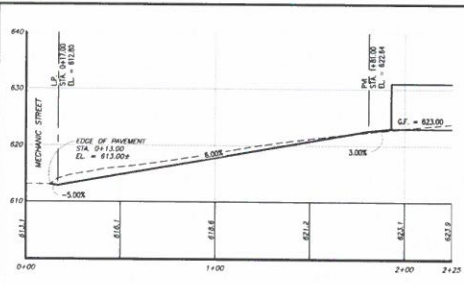
Mr. Cleary said as Mr. Franzetti indicated this is a two lot subdivision, variances for this were granted in 2014, they have addressed all the site planning issues related to this application and it is in front of you this evening for a public hearing. Mr. Cleary said there is a frontage issue in relation to the adjacent site plan application, there is now an easement indicated on the plan. If you remember we spent a considerable amount of time dealing with that. The intersection next to the adjacent project had the intersection modification that was part of this approval.

Chairman Gary asked if there were any questions around the board, he then opened the public hearing on this application and asked if anyone in the audience wished to be heard on this application.

Hearing no comments from the audience, Mr. Giannico moved to close the public hearing. The motion was seconded by Mr. Paeprer with all in favor.

Mr. Cleary said we are ready to do a resolution subject to Mr. Franzetti's comments.



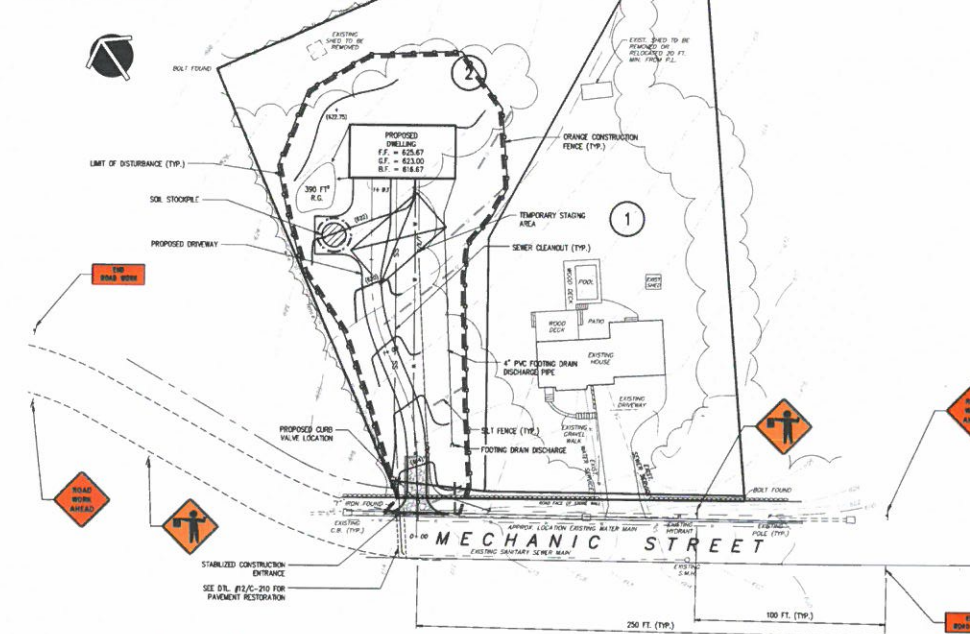


**DRIVEWAY PROFILE**  
SCALE: HORIZ 1" = 30', VERT 1" = 10'

**SOILS LEGEND**

SOIL SYMBOL	SOIL GROUP	SOIL NAME
PhB	C	PAYTON FINE SAND (LOAM 3 TO 8 PERCENT SLOPES)

- NOTES:  
1. APPROXIMATE LIMITS OF SOIL TYPES TAKEN FROM NEB SOIL SURVEY.  
2. LATE LIE IS LOCATED WITHIN THE PhB SOIL TYPE.



**EROSION CONTROL and CONSTRUCTION PLAN**  
GRAPHIC SCALE: 1 INCH = 30 FEET

**EROSION CONTROL LEGEND:**

- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMITS OF DISTURBANCE
- SILT FENCE
- CONSTRUCTION FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY STAGING AREA
- TEMPORARY SOIL STOCKPILE
- TEMPORARY SHALE
- CHECK DAM
- EXISTING CATCH BASIN
- EXISTING DRAINAGE LINE
- PROPOSED DRAINAGE LINE
- EXISTING WATER LINE
- PROPOSED WATER SERVICE
- EXISTING SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED UNDERGROUND CABLE/ELECTRIC/TELEPHONE CABLES

**MAINTENANCE PROGRAM:**

- THE PROJECT CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TEMPORARY EROSION AND STABILIZATION MEASURES THROUGH THE PROJECT PERIOD.
  - FROM THE DETERMINATION OF A PROJECT CONTRACTOR THE PROJECT APPLICANT SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY AND PERMANENT MEASURES.
- TEMPORARY MEASURES**
- SILT FENCE, SEDIMENT SHALL BE REMOVED FROM BEHIND THE FENCE WHEN IT BECOMES 6 FEET DEEP AT THE FENCE. IT SHOULD ALSO BE REPAIRED IMMEDIATELY AND REPAIR TO BE COMPLETED WITHIN 48 HOURS AFTER ALL FORECAST STORM EVENTS. REPAIR SHALL BE PERFORMED AS NEEDED.
  - CONSTRUCTION ENTRANCE:** CONSTRUCTION ENTRANCE SHALL BE MAINTAINED WITH A CONCRETE WHICH WILL BE NOT BEARING ON TYPICAL SUBSTRATE UNLESS OTHERWISE SPECIFIED. THE ENTRANCE SHALL BE MAINTAINED THROUGHOUT THE PROJECT CONSTRUCTION. TOP DRESSING WITH ADDITIONAL STOCK OR ADDITIONAL LIME AS CONTINGENCY DRAINAGE AND REPAIR BEFORE CLEARANCE OF ANY MEASURES USED TO STOP SEDIMENT. ALL WHEEL SPALLS, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
  - ALL DISTURBED AREAS SHALL BE FERTILIZED, WEEDED AND MULCHED AS SPECIFIED IN THE "SOIL STABILIZATION SCHEDULE" TO MAINTAIN MOISTURE. SOIL FERTILIZATION SHALL BE CONSIDERED UNDESIRABLE AND SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.
  - ALL EXISTING VEGETATION REMOVED BY TRENCH SHALL BE CONSIDERED UNDESIRABLE AND SHALL BE DISPOSED OF OFF-SITE BY CONTRACTOR.
- PERMANENT MEASURES**
- SEEDING AREAS:** ANNUALLY CHECK THAT VEGETATION AND GROUND COVER IS ADEQUATE. SEED RATE: 100 LBS/AC.

**STABILIZATION NOTES:**

- TEMPORARY VEGETATION COVER:**
  - SCARPY COMPACTED SOIL AREAS
  - SOIL AREAS TO BE USED FOR PAVEMENT
  - DISPERSED AREAS WITHIN 10-15' OF 200 LBS/AC
  - DISPERSED AREAS WITHIN 10-15' OF 200 LBS/AC
  - DISPERSED AREAS WITHIN 10-15' OF 200 LBS/AC
- PERMANENT VEGETATION COVER:**
  - SPRING/SUMMER/FALL PLANTING: ANNUAL SPECIES AND CEREAL GRASS AT 30 LBS/AC
  - LATE FALL/EARLY WINTER PLANTING: PERENNIAL SPECIES AND CEREAL GRASS AT 30 LBS/AC
  - WINTER SEED WITH 2 TONS OF STRAW PER ACRE, ANCHOR AS NEEDED
  - DURING WINTER CONSTRUCTION OR PERIOD OF WET WEATHER, TEMPORARY SOIL STABILIZATION SHALL BE PROVIDED BY COVER A PAVED CONSTRUCTION PRODUCT OF A HEAVY WEAR LAYER (SUFITE) ANCHORED. THE CONTRACTOR MUST RESEED THE AREA IN THE SPRING WITH THE APPROPRIATE SEEDING COVER.
  - DURING DRY WEATHER CONSTRUCTION, ALL SEEDING AREAS ARE TO BE ADEQUATELY WATERED TO INSURE VEGETATION COVER.

**ON-SITE POLLUTION CONTROL MEASURES:**

- POLLUTION PREVENTION MEASURES TO CONTROL LITTER, CONSTRUCTION DEBRIS AND CONSTRUCTION DUST:**
- THE RECORD OWNER SHALL BE RESPONSIBLE FOR KEEPING THE SITE FREE OF LITTER AT ALL TIMES DURING CONSTRUCTION ACTIVITIES. THE OWNER MAY DESIGNATE A CONTRACTOR IN CHARGE AS A RESPONSIBLE PARTY.
  - THE USE SHALL BE EXPECTED AT THE END OF EACH WORKDAY AND BEHIND, BEHIND AND GARBAGE SHALL BE PICKED UP AND PLACED IN ON-SITE CONTAINERS OR OTHERWISE REMOVED FROM THE SITE.
  - TRUCKS SHALL BE RECEPACLES PLACED ON THE SITE TO TEMPORARILY STORE GARBAGE, DEBRIS OR CONSTRUCTION WASTE MATERIALS. THE CONTAINER SHALL NOT BE USED TO TRANSPORT ANY GARBAGE FROM ANY OTHER OFF-SITE ACTIVITY.
  - THE CONTAINERS SHALL BE OF SUFFICIENT SIZE FOR THE CONSTRUCTION ACTIVITY. CONTAINERS SHALL BE COVERED BY AN APPROVED COVER TO A PROPER FACILITY WHEN FULL. CONTAINERS SHALL BE COVERED TO PREVENT WIND BLOWING OF DUST AND DEBRIS TO ADJACENT AREAS.
  - SCOUR OF TRASH PILES ARE NOT PERMITTED. DUMPS SHALL BE PLACED IN CONTAINERS. TEMPORARY PILES OF BRICKS OR CONCRETE SHALL BE PROTECTED BY SILT FENCE OR OTHER STABILIZATION MEASURES.
  - A PORTABLE TOILET FACILITY SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AND AN ADDITIONAL FACILITY FOR CLIENT TO ON-SITE WORKERS.
  - CONSTRUCTION ACTIVITIES SHALL BE STOPPED OFF-SITE AT A PROPER FACILITY. LEAKING OR OIL REPAIRED ON-SITE SHALL BE CAREFULLY CONTAINED BY AN APPROVED CONTAINER. OIL AND FUEL SHALL BE PROPERLY STORED TO THE OIL AND FUEL. ALL OIL AND FUEL SHALL BE PROPERLY STORED TO THE OIL AND FUEL. ALL OIL AND FUEL SHALL BE PROPERLY STORED TO THE OIL AND FUEL.
  - CHEMICAL SPILL AND OIL SPILLS SHALL NOT BE USED ON-SITE DURING CONSTRUCTION UNLESS APPROVED BY THE TOWN AND ARE IN COMPLIANCE WITH NYSDC REGULATIONS.
  - PAINTS, CHEMICALS OR OTHER TOXIC SUBSTANCES SHALL NOT BE PLACED IN TRASH CONTAINERS. PAINTS, CHEMICALS OR TOXIC SUBSTANCES SHALL BE REMOVED FROM THE SITE BY AN APPROVED LICENSED CARTER.
  - THERE SHALL BE NO OPEN FIRES OR BARRIERS PERMITTED UNLESS APPROVED BY THE TOWN AND THE VARIOUS.

- ON-SITE STORAGE OF CONSTRUCTION DEBRIS AND WASTE MATERIALS:**
- CONSTRUCTION MATERIALS STORED ON-SITE ARE ANTICIPATED TO BE:
    - WOOD OR IRON STUMP
    - SOIL STOCKPILES
    - CONCRETE
    - DUMPSTERS OR STORAGE CONTAINERS
    - WASTING CONTAINERS (MATERIALS, WOOD, ETC)
  - POLLUTION CONTROLS SHALL CONSIST OF:
    - POLLUTION PREVENTION MEASURES AS LISTED ABOVE
    - CONTINGENCY PRODUCTS WHEN NOT IN USE
    - IMPLEMENTATION OF TEMPORARY POLLUTION PREVENTION MEASURES

**EROSION CONTROL GENERAL NOTES:**

- TOWN OF CARMEL GENERAL NOTES:
  - CONSTRUCTION EQUIPMENT SHALL NOT UNNECESSARILY CROSS LANE STRIPS EXCEPT BY MEANS OF BRIDGES OR GALLEYS OR OTHER APPROVED MEASURES.
  - WHENEVER FEASIBLE, NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
  - ONLY THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED AT ANY ONE TIME DURING DEVELOPMENT.
  - WHEN LAND IS EXPOSED DURING DEVELOPMENT, THE PROPOSER SHALL ATTEMPT TO THE SHORTEST PRACTICAL PERIOD OF TIME.
  - THE FOUNDATION PAINT, VEGETATION AND STRUCTURES SHALL BE INSTALLED AS SOON AS PRACTICABLE AND AS MAY BE DIRECTED BY THE DIRECTOR.
- ALL DISTURBED AREAS ARE CONSIDERED "STABILIZED" WHEN A LAYER OF UNIFORM PERENNIAL VEGETATION COVER IS ACHIEVED OR EQUIVALENT STABILIZATION MEASURES (SUCH AS MULCHES, EROSION CONTROL BLANKETS ETC) HAVE BEEN PROPERLY EMPLOYED. NO WORK SHALL CONTINUE BEFORE PROOF OF STABILIZATION IS OBTAINED.
- AREAS UNDERGOING EARTHWORK, WHERE SOIL IS TO BE LEFT EXPOSED FOR MORE THAN FIFTEEN DAYS, SHALL BE STABILIZED WITH EITHER TEMPORARY OR PERMANENT VEGETATION COVER. TEMPORARY COVER SHALL BE USED WHEN THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE OPTIMAL PLANTING SEASON. IN GENERAL, OPTIMAL PLANTING TIMES FOR GRASSES ARE MARCH TO MAY, JUNE AND SEPTEMBER TO NOVEMBER. DURING OPTIMAL PLANTING TIMES, PERMANENT VEGETATION COVER WILL BE INSTALLED. SEE SPECIFICATIONS FOR FURTHER DETAILS.
- THE PROJECT OWNER / DEVELOPER OR DESIGNATED REPRESENTATIVE SHALL ARRANGE A PRE-CONSTRUCTION MEETING INVOLVING ALL INVOLVED AGENCIES AND ENGINEERS OF RECORD PRIOR TO START OF CONSTRUCTION ACTIVITIES.
- TEMPORARY MEASURES SHALL BE MAINTAINED BY PROJECT OWNER / DEVELOPER OR A DESIGNATED REPRESENTATIVE (SUCH AS THE GENERAL CONTRACTOR) DURING THE ENTIRE CONSTRUCTION PERIOD AND UNTIL RESPONSIBILITY FOR THE MEASURES IS TRANSFERRED TO THE HOMEOWNER. LEGALLY BINDING DOCUMENTS SHALL BE INCLUDED WITH THE SALE OF THE PROPERTY.
 

DEVELOPER/OWNER: PAUL ITZLA  
9 MECHANIC STREET  
CARMEL, NY 12021
- THE PROJECT OWNER / DEVELOPER OR DESIGNATED REPRESENTATIVE SHALL RETAIN THE SERVICE OF QUALIFIED PERSONNEL (LICENSED PROFESSIONAL ENGINEER, CERTIFIED PROFESSIONAL IN EROSION & SEDIMENT CONTROL-CPESC OR SOIL SCIENTIST) TO SUPERVISE AND INSPECT THE CONSTRUCTION PERIOD AND FINAL SITE INSPECTION AT PROJECT COMPLETION.
- THE CONTRACTOR SHALL MAKE AVAILABLE ON-SITE ALL EQUIPMENT, MATERIALS AND LABOR NECESSARY TO EFFECT IMMEDIATE REPAIR AND REPLACEMENT OF THE EROSION CONTROL MEASURES.
- SITE INSPECTIONS DURING CONSTRUCTION PERIOD SHALL BE PERFORMED AT LEAST EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER DURING WINTER. IF THE SOIL DISTURBANCE IS COMPLETELY SUSPENDED AND THE SITE IS PROPERLY STABILIZED, INSPECTION FREQUENCY MAY REDUCE, BUT SHALL MAINTAIN A MINIMUM OF MONTHLY INSPECTIONS IN ALL SITUATIONS (EVEN WHEN THERE IS TOTAL WATER SHUTDOWN). DURING PERIODS OF REDUCED INSPECTION FREQUENCY, INSPECTIONS MUST STILL BE DONE AFTER EACH STORM EVENT OF 0.5 INCHES OR GREATER. IT WILL BE ALLOWED TO REDUCE INSPECTION FREQUENCIES, THE OPERATOR MUST COMPLETE STABILIZATION ACTIVITIES: PROMOTE COMPOSTS, TRAPS, BARRIERS, ETC) BEFORE PROPER INSTALLATION IS PRELUDED BY SNOW COVER OR DROUGHT CONDITIONS. A WEATHER PLAN IS TO BE DEVELOPED, PLANTING AND SOILING MUST BE SCHEDULED TO AVOID BE-OFF FROM FROST EVENTS AND ALLOW FOR PROPER ESTABLISHMENT/STABILIZATION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED AREAS PERIODICALLY WITH WATER.
- THE PROJECT OWNER / DEVELOPER OR DESIGNATED REPRESENTATIVE SHALL KEEP INSPECTION REPORTS AND LOSS AT THE SITE. A SUMMARY OF INSPECTION ACTIVITIES SHALL BE POSTED AT A PUBLICLY ACCESSIBLE AREA OF THE PROJECT.
- PRIOR TO START OF CONSTRUCTION ACTIVITIES, THE PROJECT OWNER / DEVELOPER OR DESIGNATED REPRESENTATIVE SHALL CERTIFY ON THE INSPECTION LOG THAT A SWPPP WAS PROPERLY PREPARED FOR THE PROJECT AND COMPLIES WITH ALL FEDERAL, STATE AND LOCAL EROSION & SEDIMENT CONTROL REQUIREMENTS.
- THE PROJECT OWNER / DEVELOPER OR DESIGNATED REPRESENTATIVE SHALL PROVIDE A PHONE NUMBER TO THE DIRECTOR OF CODE ENFORCEMENT FOR USE IN EMERGENCY SITUATIONS.

**SEQUENCE OF CONSTRUCTION:**

- TOTAL AREA OF DISTURBANCE = 6,841 AC.**
- IN ORDER TO EFFECTIVELY CONTROL EROSION AND SEDIMENT, THE CONTRACTOR SHALL ADHERE TO THE LOCATION, MATERIALS, DETAILS AND PROCEDURES SHOWN ON THE DRAWING AND THE FOLLOWING SEQUENCE OF CONSTRUCTION:
    - MARK AND START CUT PROPOSED HOUSE AND DRIVEWAY LOCATIONS. ESTABLISH LIMITS OF DISTURBANCE AND MARK IN THE FIELD. INSTALL CONSTRUCTION FENCE ALONG PERIMETER OF THE PROPOSED DISTURBANCE. LOCATION MADE SHOWN ON THE PLAN.
    - INSTALL SAFETY ORANGE CONSTRUCTION FENCING AND/OR FUTURE UNDERGROUND UTILIZATION SYSTEM LOCATION MADE SHOWN ON THE PLAN.
    - INSTALL STABILIZED CONSTRUCTION ENTRANCE WHERE SHOWN ON THE PLAN. VEHICLES SHALL BE PROTECTED AND CLEANED, IF REQUIRED, PRIOR TO ENTERING ONTO MECHANIC STREET.
    - INSTALL SILT FENCE IMMEDIATELY DOWNSTREAM OF AREAS OF PROPOSED DISTURBANCE AND WHERE INDICATED ON PLAN. ALL SILT FENCE TO BE INSTALLED PARALLEL TO DRAINAGE.
    - CLEAR AND GRUB AREAS OF PROPOSED DISTURBANCE. STRIP TOPSOIL FROM THE PROPOSED DISTURBANCE AREAS AND STORE USABLE ORGANIC MATERIAL IN STOCKPILES WHEN SHOWN ON THE PLAN. PROVIDE STOCKPILE PROTECTION PER DETAIL PH-14.2-2.
    - REGRADE GRAZE THE PROPOSED DRIVEWAY AND HOUSE LOCATIONS.
    - SEED AND STABILIZE DISTURBED AREAS PER "STABILIZATION SCHEDULE" AND APPROPRIATE DETAILS WHEN ONE (1) WEEK AFTER GRADING. NO FURTHER CONSTRUCTION IS ALLOWED BEFORE ALL DISTURBED AREAS ARE STABILIZED.
    - CONSTRUCT THE HOUSE. INSTALL FOOTING DRAINS AND OUTLETS. CONNECT HOUSE TO ALL UTILITY LINES. TRENCHES TO BE BACKFILLED IMMEDIATELY UPON COMPLETION OF INSTALLATION OF PIPES AND CABLES. EXPOSED SOIL TO BE STABILIZED IMMEDIATELY AFTER BACKFILL.
    - RELOCATE FOR AND INSTALL ROOF LEADER DRAINS AND UNDERGROUND PLUMBING SYSTEM AS SHOWN ON THE PLAN.
    - INSTALL PERMANENT VEGETATION.
    - COMPLETE FINISH GRADING. SEED AND STABILIZE DISTURBED AREAS IMMEDIATELY AFTER GRADING.
    - REMOVE ALL NECESSARY EROSION CONTROL MEASURES TO INCLUDE SILT FENCING.
    - UPON COMPLETION OF ALL ABOVE ACTIVITIES AND CHECKING FOR COMPLIANCE WITH EROSION CONTROL ALL DISTURBED AREAS CONSTRUCTION TO PERFORM FINAL CLEANING OF THE PROJECT SITE.

**PUTNAM ENGINEERING, PLLC**  
ENGINEERS - ARCHITECTS  
4 OLD ROUTE 6, BREWSTER, NEW YORK 10059  
(845) 278-6789 FAX (845) 278-6769  
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**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/10/14	ISSUED FOR PERMITS & SUBMITTALS
2	10/10/14	REVISED PER PERMITS & SUBMITTALS
3	10/10/14	REVISED PER TOWN
4	10/10/14	REVISED PER TOWN
5	10/10/14	REVISED PER TOWN

**PROJECT**

NO.	DATE	DESCRIPTION
1	10/10/14	ISSUED FOR PERMITS & SUBMITTALS
2	10/10/14	REVISED PER PERMITS & SUBMITTALS
3	10/10/14	REVISED PER TOWN
4	10/10/14	REVISED PER TOWN
5	10/10/14	REVISED PER TOWN

RESIDENTIAL SUBDIVISION PREPARED FOR:  
**ITZLA SUBDIVISION**  
9 MECHANIC STREET  
TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK  
100 MAP NO. 521A, BLOCK 1, LOT 8

DATE: 10 APR 14  
PROJECT MANAGER:  
DRAWN BY: F.M.  
CHECKED BY: F.M.  
SCALE: AS NOTED

**EROSION CONTROL and CONSTRUCTION PLAN**

PROJECT NUMBER: 7523  
DRAWING NUMBER: C-120

**SIGHT DISTANCE NOTES:**

1. MINIMUM SIGHT DISTANCE AT INTERSECTION REQUIREMENT OF 300 FEET AS NOTED IN TOWN OF CARMEL ZONING CODE, CHAPTER 12B, ATTACHMENT 1, TABLE 1, STREET DESIGN STANDARDS.
2. DESIGN SPEED = 30 MPH.
3. PER AASHTO "GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" 2001, CHAPTER 4, LOCAL RURAL ROADS, EXHIBIT 5-2, DESIGN CONTROLS FOR STOPPING SIGHT DISTANCE, THE REQUIRED STOPPING SIGHT DISTANCE, FOR 30 MPH IS 200 FEET.

**MINIMUM LINE OF SIGHT COMPUTATIONS:**

CALCULATION BASED ON 1990 AND 1994 AASHTO "GREENBOOKS"

$$SSD = 1.478V + V^2 / 30 (a / 32.2 + g)$$

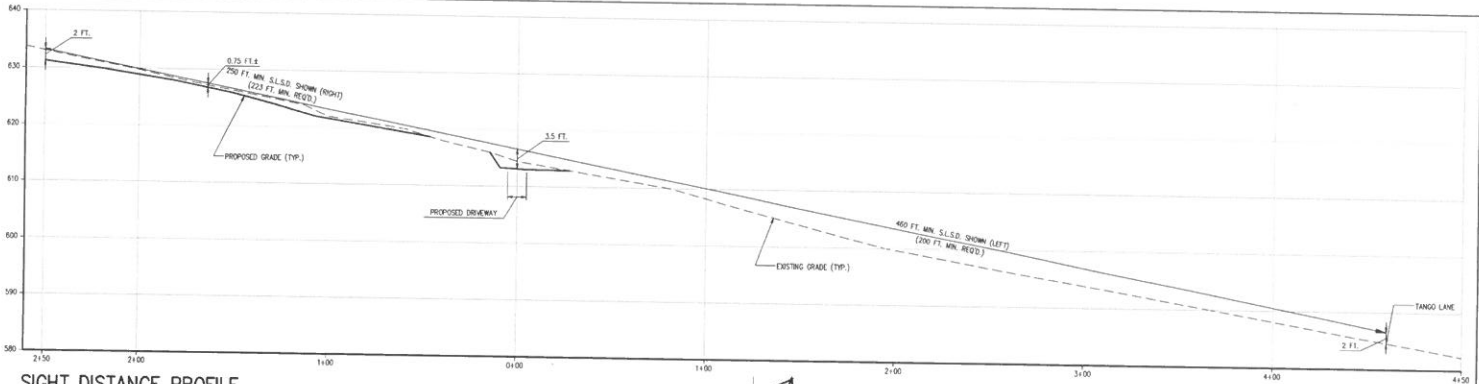
DESIGN SPEED V = 30 MPH  
 EASTBOUND SLOPE g = 2.55 DOWN (g = 0.08)  
 WESTBOUND SLOPE g = 0.78 UP (g = 0.07)  
 PERCEPTION/REACTION TIME t = 2.5 SEC  
 DECELERATION RATE a = 11.2 M/SEC<sup>2</sup>

S.L.S.D. (RIGHT-WESTBOUND) =  $(1.478(30)(2.5) + 30^2 / 30 (11.2/32.2 - 0.08)) = 223$   
 S.L.S.D. (LEFT-EASTBOUND) =  $(1.478(30)(2.5) + 30^2 / 30 (11.2/32.2 + 0.07)) = 197$

\* = 200 FEET MINIMUM PER TOWN CODE

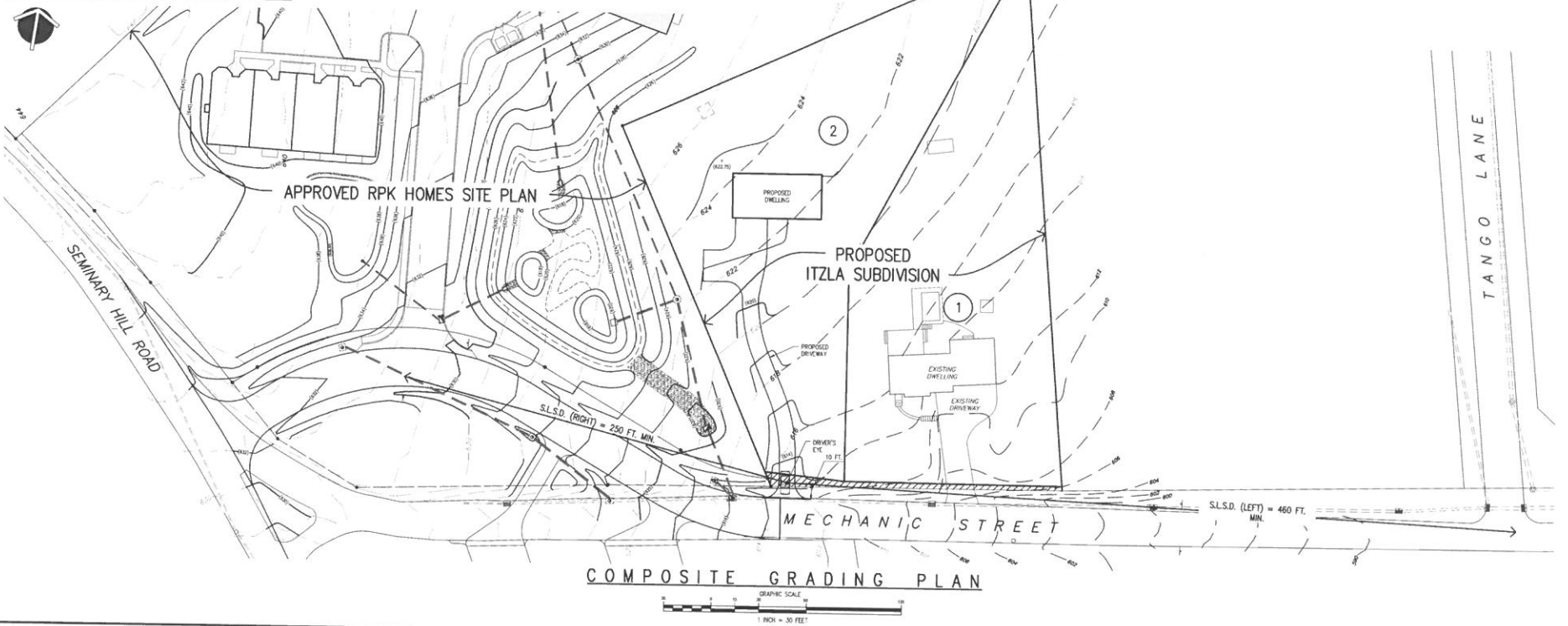
**ACTUAL SIGHT DISTANCES:**

WESTBOUND = 250 FEET  
 EASTBOUND = 460 FEET +



**SIGHT DISTANCE PROFILE**

SCALE: HORIZ 1" = 30', VERT 1" = 10'  
 NOTE: PROPOSED GRADES FOR SIGHT DISTANCE PROFILE TAKEN FROM APPROVED SITE PLAN DRAWINGS PREPARED FOR "RPK PRECISION HOMES, INC." DATED NOVEMBER 21, 2003.



4 OLD ROUTE 6, BREWSTER, NEW YORK 10509  
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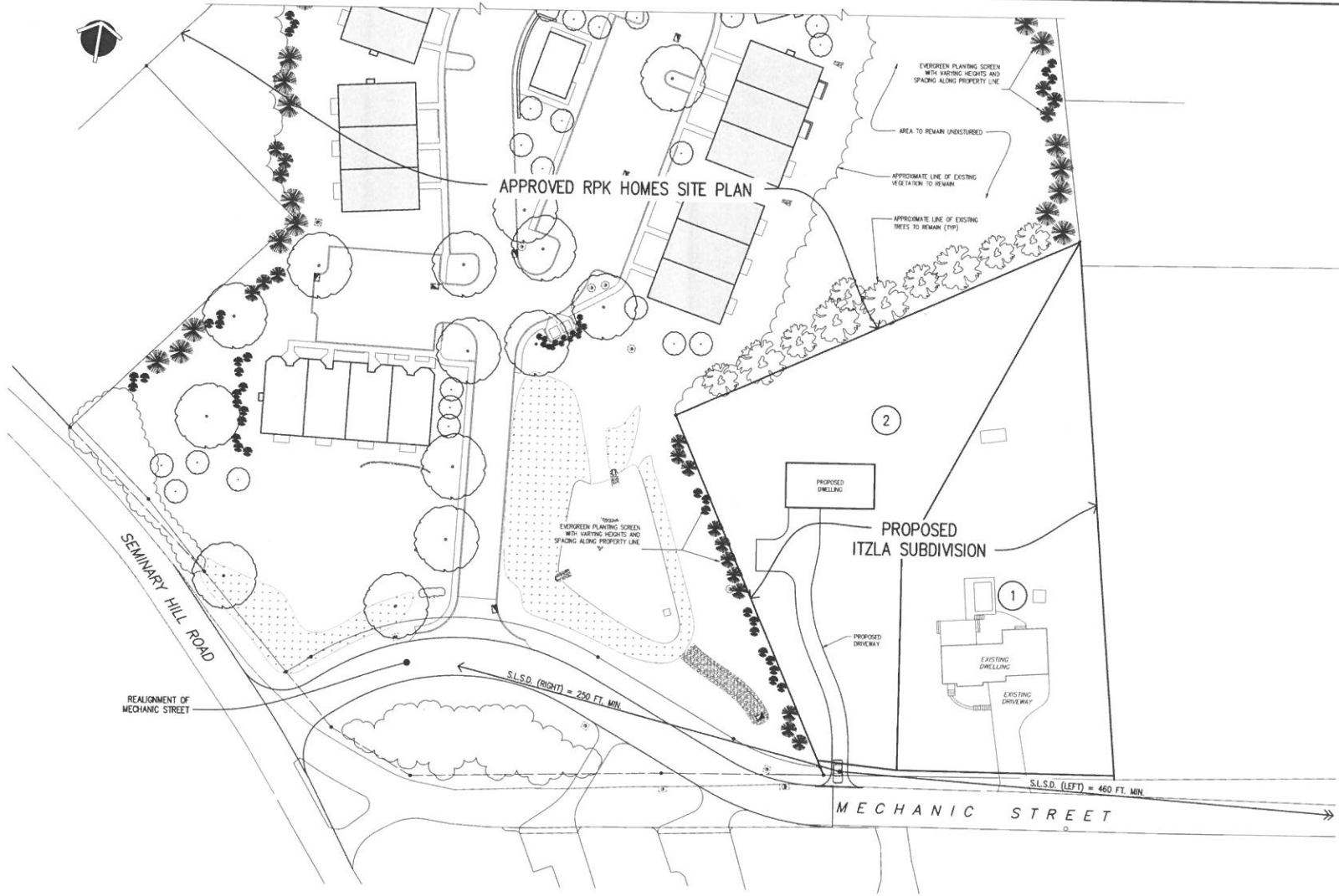
PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7509 SUBSECTION 2, IT IS UNLAWFUL FOR ANY PERSON TO ACT AS AN ENGINEER OR ARCHITECT UNLESS HE IS REGISTERED AS SUCH WITH THE STATE OF NEW YORK. THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NO.	DATE	DESCRIPTION
1	10/14/14	ISSUED FOR PERMITS
2	10/14/14	REVISION FOR E & B COMMENTS
3	10/14/14	REVISION FOR E & B COMMENTS
4	10/14/14	REVISION FOR PERMITS
5	10/14/14	REVISION FOR PERMITS

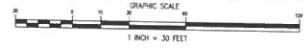
PROJECT: RESIDENTIAL SUBDIVISION PREPARED FOR:  
**ITZLA SUBDIVISION**  
 9 MECHANIC STREET  
 TOWN OF CARMEL  
 PUTNAM COUNTY, NEW YORK  
 TAX MAP No. 55.14, BLOCK 1, LOT 6

DATE: 10 FEB 15  
 PROJECT MANAGER: P.M.  
 DRAWN BY: J.R.G.  
 CHECKED BY: P.M.  
 SCALE: AS NOTED

COMPOSITE GRADING PLAN AND SIGHT DISTANCE PROFILE  
 PROJECT NUMBER: 7532  
 DRAWING NUMBER: **C-130**  
 SHEET 3 OF 5



COMPOSITE LANDSCAPING PLAN



**PUTNAM ENGINEERING, PLLC**  
ENGINEERS - ARCHITECTS

4 OLD ROUTE 6, BREWSTER, NEW YORK 10509  
(845) 279-6789 FAX (845) 279-6789  
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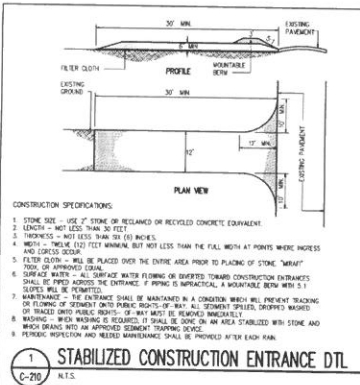
PURSUANT TO NEW YORK STATE EDUCATION LAW, ARTICLE 144, SECTION 7509 SUBSECTION 2, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER ANY ITEM IN ANY WAY, IF ANY ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED. THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL, AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	12/09/14	ISSUED PER PERMITS & ZONING APPROVAL NOTES			
2	12/09/15	REVISED PER PERMITS & ZONING COMMENTS			
3	12/09/15	REVISED PER PERMITS & ZONING COMMENTS			
4	12/09/15	REVISED PER PERMITS & ZONING COMMENTS			
5	12/09/15	REVISED PER PERMITS & ZONING COMMENTS			

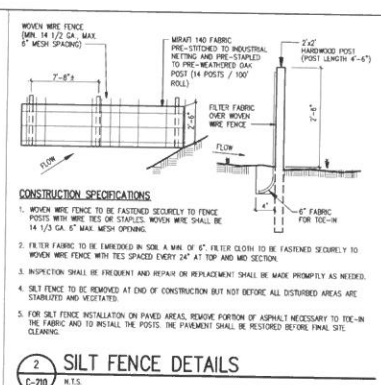
PROJECT: RESIDENTIAL SUBDIVISION PREPARED FOR:  
**ITZLA SUBDIVISION**  
9 MECHANIC STREET  
TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK  
TAX MAP NO. 55.14, BLOCK 1, LOT 6

DATE: 18 FEB 15  
PROJECT MANAGER: FME  
DRAWN BY: JARG  
CHECKED BY: FME  
SCALE: AS NOTED

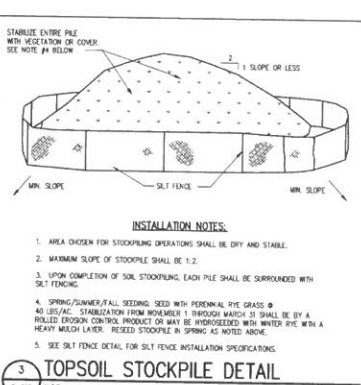
DRAWING: COMPOSITE LANDSCAPING PLAN  
PROJECT NUMBER: 7532  
DRAWING NUMBER: C-140  
SHEET 4 OF 5



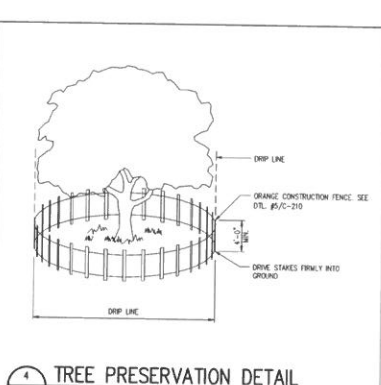
- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
  - LENGTH - NOT LESS THAN 30 FEET.
  - THICKNESS - NOT LESS THAN 18 INCHES.
  - WIDTH - MINIMUM (2) FEET MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS AND EGRESS OCCUR.
  - FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. "MIRAF" 7000 OR APPROVED EQUAL.
  - SURFACE WATER - ALL SURFACE WATER FLOWING OR DRIPPED TOWARD CONSTRUCTION ENTRANCES SHALL BE DIVERTED ACROSS THE ENTRANCE. IF PAVING IS IMPRACTICAL, A MOUNTABLE BOX WITH 2" SLIP SURFACE WILL BE PERMITTED.
  - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF TRACKED DRIP PAVEMENT. (3) - MAY BE REPAIRED IMMEDIATELY.
  - WASHING - WASH WHEELS & TIRES TO BE DONE IN AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEWAGE TREATMENT SERVICE.
  - PERIODIC INSPECTION AND REPAIRS MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
- 1 STABILIZED CONSTRUCTION ENTRANCE DTL**  
C-210 N.T.S.



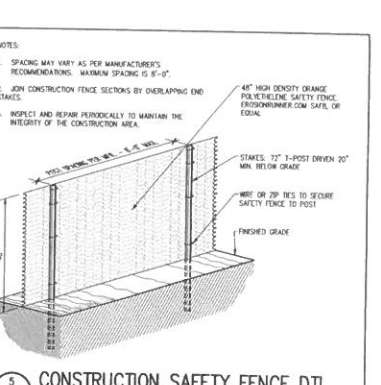
- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. WOVEN WIRE SHALL BE 14 1/2 GA. 6\"/>
  - FILTER FABRIC TO BE FASTENED TO SOIL A MIN. OF 4\"/>
  - INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - SILT FENCE TO BE REMOVED AT END OF CONSTRUCTION BUT NOT BEFORE ALL DISTURBED AREAS ARE STABILIZED AND VEGETATED.
  - FOR SILT FENCE INSTALLATION ON PAVED AREAS, REMOVE PORTION OF ASPHALT NECESSARY TO FIT-IN THE FABRIC AND TO INSTALL THE POSTS. THE PAVEMENT SHALL BE RESTORED BEFORE FINAL SITE CLEANING.
- 2 SILT FENCE DETAILS**  
C-210 N.T.S.



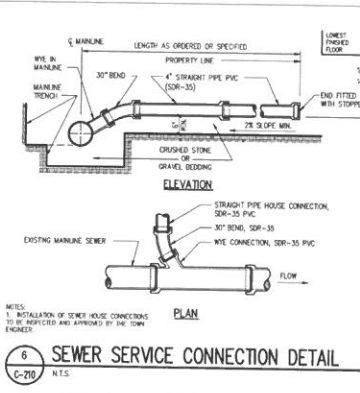
- INSTALLATION NOTES**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
  - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
  - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING.
  - SPRING/SUMMER/FALL SEEDING, SEED WITH PERENNIAL PINE GRASS @ 40 LB./AC. STABILIZATION FROM NOVEMBER 1 THROUGH MARCH 31 SHALL BE BY A MULLED ERGON CONTROL PRODUCT OR MAY BE HYDROSEEDING WITH WINTER PINE WITH A HEAVY MULCH LAYER. RESEED STOCKPILE IN SPRING AS NOTED ABOVE.
  - SEE SILT FENCE DETAIL FOR SILT FENCE INSTALLATION SPECIFICATIONS.
- 3 TOPSOIL STOCKPILE DETAIL**  
C-210 N.T.S.



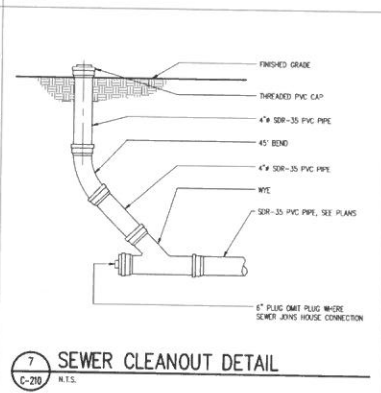
- 4 TREE PRESERVATION DETAIL**  
C-210 N.T.S.



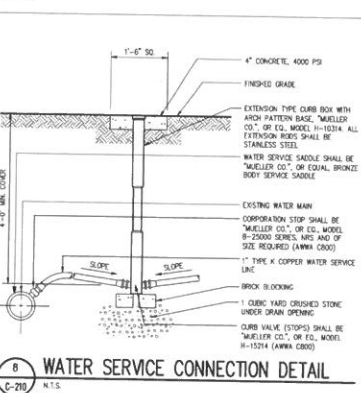
- NOTES**
- SPECIFIC MAY VARY AS PER MANUFACTURER'S RECOMMENDATIONS. MAXIMUM SPACING IS 8'-0\"/>
  - JOIN CONSTRUCTION FENCE SECTIONS BY OVERLAPPING END.
  - INSPECT AND REPAIR PERIODICALLY TO MAINTAIN THE INTEGRITY OF THE CONSTRUCTION AREA.
- 5 CONSTRUCTION SAFETY FENCE DTL.**  
C-210 N.T.S.



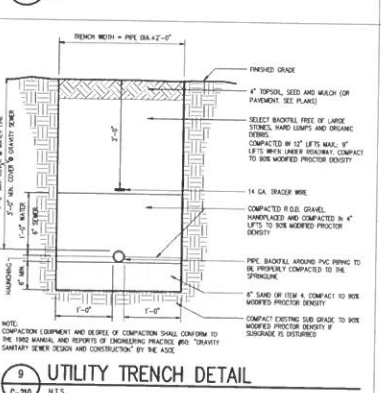
- NOTES**
- INSTALLATION OF SEWER HOUSE CONNECTIONS TO BE INSPECTED AND APPROVED BY THE TOWN ENGINEER.
- 6 SEWER SERVICE CONNECTION DETAIL**  
C-210 N.T.S.



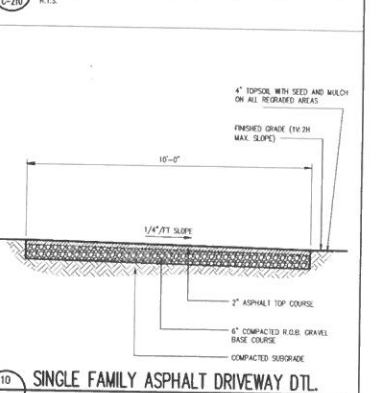
- 7 SEWER CLEANOUT DETAIL**  
C-210 N.T.S.



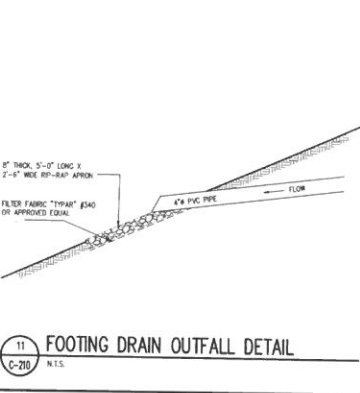
- 8 WATER SERVICE CONNECTION DETAIL**  
C-210 N.T.S.



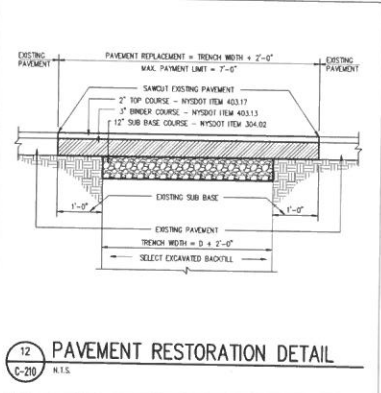
- 9 UTILITY TRENCH DETAIL**  
C-210 N.T.S.



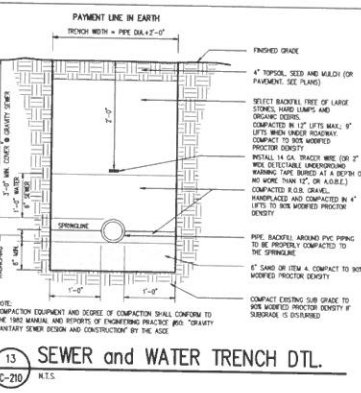
- 10 SINGLE FAMILY ASPHALT DRIVEWAY DTL.**  
C-210 N.T.S.



- 11 FOOTING DRAIN OUTFALL DETAIL**  
C-210 N.T.S.



- 12 PAVEMENT RESTORATION DETAIL**  
C-210 N.T.S.



- 13 SEWER and WATER TRENCH DTL.**  
C-210 N.T.S.

**POTNAM ENGINEERING, P.C.**  
ENGINEERS - ARCHITECTS

4 OLD ROUTE 6, BREWSTER, NEW YORK 10509  
(845) 279-6789 FAX (845) 279-6769  
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NO. DATE	DESCRIPTION
1 10/09/14	ADD SPT SERVICE & DIM APPROVAL NOTES
2 10/09/14	REVIEW FOR E & P COMMENTS
3 10/09/14	REVIEW FOR E WORK
4 10/09/14	REVIEW FOR FINAL SUBMISSION
5 10/09/14	REVIEW FOR E COMMENTS

RESIDENTIAL SUBDIVISION PREPARED FOR:

**ITZLA SUBDIVISION**  
9 MECHANIC STREET  
TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK  
TAX MAP No. 05.14, BLOCK 1, LOT 6

DATE	PROJECT MANAGER	DRAWING	PROJECT NUMBER
29 APR 14	PME	DETAILS	7532
	DRAWN BY		DRAWING NUMBER
	CHECKED BY		C-210
	SCALE		SHEET 5 OF 5

**500' ADJOINERS**

LITTLE ROAD MANOR HOMEOWNERS	55-2-49	MILETTI	55-14-1-7,2
LIBERTY MANAGEMENT OF NEW YORK	55-10-1-11	PALLADINO	55-14-1-3
CARLO	55-10-1-18	KOSKIN	55-14-1-6,7
CARVITO	55-10-1-19	BEREN & PALLEY	55-14-1-8,9
LOCONTO	55-10-1-20	FRANCO	55-14-1-10
REINGOLD	55-10-1-21	FLORIN	55-14-1-11,3
CURCIARDO	55-11-1-21	SPAGNARD	55-14-1-4
SPANGENBERGER	55-11-1-22	STATE OF NEW YORK	55-14-1-9
HANSENBERG	55-11-1-23	ALBANO	55-14-1-10
PROKOSTUP	55-14-1-1	THE RETREAT AT CAMEL HOA, INC.	55-14-1-11,2,5
GRATFREET	55-14-1-2	207118 A	55-14-1-29
INDELSTAS	55-14-1-3	ROSSITER	55-14-1-30
MATSON	55-14-1-4	KLEIN & HEFFLER	55-14-1-31
RPK PRECISION HOMES, INC.	55-14-1-5,1	BRANNEY	55-14-1-32
JOHANSON	55-14-1-7,1	GERTSON	55-14-1-33
		CASEY	55-14-1-34

**“SUBDIVISIONAL” APPROVAL STATEMENT**

Approved subject to the provision of a private (public) water supply and private (public) sewage treatment system for each individual lot in accordance with the Putnam County Sanitary Code and as shown on the Final Subdivision Plat as filed with the Putnam County Department of Health. Consent is hereby given for the filing of this map in the Office of the County Clerk in accordance with the provisions of Sections 1116 and 1117 of the Public Health.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 Environmental Health Services  
 Expiration Date: \_\_\_\_\_

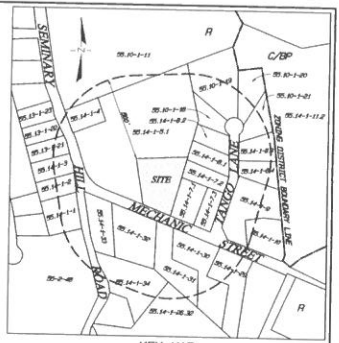
- Putnam County Department of Health Final Subdivision General Notes:
- Unauthorized modifications made to this drawing after the date of Putnam County Health Department approval or any misinformation and/or erroneous data voids said approval.
  - Purchasers of lots to be furnished with a true copy of this plan as approved by the Putnam County Department of Health together with a copy of the Certificate of Approval.
  - The conditions noted on the Putnam County Department of Health Certificate of Approval are an integral part of this subdivision approval and compliance is required.
  - Approval is herewith granted for a total of 2 lots only, namely lots 1 and 2, and these lots only.
  - Proposed lots to be served by community water and sewer. Proposed sewer service to be provided by a connection to Carmel Sewer District #2. Proposed water service to be provided by a connection to Carmel Water District #2.

Owner/Applicant:  
 The undersigned owner of the property shown hereon states that they are familiar with this map, its contents and its legends and hereby consent to the filing of this map.

Paul H. Itzla, Owner  
 2 Mechanic Street  
 Carmel, New York 10512  
 Date: \_\_\_\_\_

Elizabeth M. Pinto-Itzla, Owner  
 2 Mechanic Street  
 Carmel, N.Y. 10512  
 Date: \_\_\_\_\_

- Subdivision Notes:**
- Premises shown hereon located in the R-Residential Zone in the Town of Carmel.
  - Premises shown hereon known and designated as Map 55.14 Block 1 Lot 6 on the Town of Carmel Tax Maps.
  - Additional underground easements, utilities or structures, etc. other than those shown may be encountered.
  - Total Acreage: 65,170 Sq. Ft. or 1.496 Acres before taking.
  - Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's seal is a violation of Section 7205, Subdivision 2 of the New York State Education Law.
  - Address of Subdivision: 2 Mechanic Street, Carmel, New York 10512.
  - Topographic information in accordance with Final Subdivision Plat prepared for RPK Precision Homes Two foot contour Interval.
  - All utilities shall be installed underground and in conformance with utility company and local requirements.
  - There are no areas proposed to be reserved for Recreation / Open space.
  - Lands to be dedicated to the Town of Carmel for future road widening purposes (Relignment of Mechanic Street).
  - The location of the underground utilities shown hereon is not guaranteed as to accuracy or completeness and should be verified by the contractor before any excavation.



**ZONING SCHEDULE**

R-RESIDENTIAL	REQUIRED	LOT NO. 1	LOT NO. 2
MIN. LOT AREA (S.F.)	100,000 S.F.	30,366 S.F. *	34,091 S.F. *
MIN. LOT WIDTH	200 S.F.	150 S.F. *	113 S.F. *
MIN. LOT DEPTH	200 S.F.	136 S.F. *	170 S.F. *
MIN. SETBACK:			
FRONT	40 S.F.	54 S.F.	159 S.F.
SIDE	40 S.F.	20 S.F.	31 S.F.
REAR	40 S.F.	60 S.F.	36 S.F.
MAX HEIGHT OF BUILDING	25 S.F.	25 S.F.	25 S.F.
MAX LOT COVERAGE	75%	75%	75%
MINIMUM ROAD FRONTAGE	100	137.15	50.25

\* VARIANCES GRANTED BY THE TOWN OF CAMEL ZONING BOARD OF APPEALS ON OCTOBER 23, 2014

CODE REQUIREMENTS	WILL EXIST	VARIANCE GRANTED
LOT 1 AREA	100,000 S.F.	30,366 S.F.
LOT 1 AREA	100,000 S.F.	34,091 S.F.
LOT 1 WIDTH	200 FT.	127 FT.
LOT 2 WIDTH	200 FT.	113 FT.
LOT 2 FRONTAGE	100 FT.	50.25 FT.

Planning Board Approval:  
 Approved by Resolution of the Planning Board of the Town of Carmel, New York on the \_\_\_\_\_ day of \_\_\_\_\_, 2016. Subject to all requirements and conditions of said Resolution. Any change or variance modification or revision of this plat, as approved shall void this approval.  
 Signed This Day of \_\_\_\_\_ 20 \_\_\_\_\_ By: \_\_\_\_\_  
 Chairman: \_\_\_\_\_  
 Secretary: \_\_\_\_\_

SHEET 1 OF 2  
**FINAL SUBDIVISION PLAT**  
 PREPARED FOR  
**PAUL H. ITZLA**  
 and  
**ELIZABETH M. PINTO-ITZLA**  
 SITUATE IN THE  
 TOWN OF CAMEL  
 PUTNAM COUNTY, NEW YORK

SCALE: 1" = 30'

Tax Map 55.14 Block 1 Lot 6

**TABLE OF AREAS**

LOT 1	0.697 Acres
LOT 2	0.782 Acres
R.O.W. TAKING	0.017 Acres
TOTAL	1.496 Acres

Ms. H. Stanley Johnson and Company, Land Surveyors P.C., the surveyors who made this map do hereby certify that the survey upon which this map is based was completed December 11, 2015 and that this map was completed January 11, 2016.  
 REVISED: October 1, 2016

H. STANLEY JOHNSON AND COMPANY  
 LAND SURVEYORS, P.C.  
 42 SMITH AVENUE P.O. BOX 53  
 WF. KISCO, N.Y. 10549  
 TEL. 914-241-3872  
 FAX. 914-241-0430

BY: \_\_\_\_\_  
 NEW YORK STATE LICENSED LAND SURVEYOR NO. 50037  
 ROBERT S. JOHNSON, P.L.S.

Engineering by: \_\_\_\_\_  
 New York State Licensed Professional Engineer No. 067446  
 Putnam Engineering, PLLC  
 Engineers - Architects  
 4 010 Route 5  
 Brewster, New York 10509  
 Tel. 845-279-6789 Fax. 845-279-6789

PREPARED BY: JRJ CHECKED BY: RSJ



**KENNETH SCHMITT**  
Town Supervisor

**SUZANNE MC DONOUGH**  
Town Councilwoman  
Deputy Supervisor

**MICHAEL A. BARILE**  
Town Councilman  
**FRANK D. LOMBARDI**  
Town Councilman  
**ROBERT F. SCHANIL, JR.**  
Town Councilman

**TOWN OF CARMEL**  
TOWN HALL



60 McAlpin Avenue  
Mahopac, New York 10541  
Tel. (845) 628-1500 • Fax (845) 628-6836  
www.carmelny.org

**ANN SPOFFORD**  
Town Clerk


**KATHLEEN KRAUS**  
Receiver of Taxes

**MICHAEL SIMONE**  
Superintendent of Highways  
Tel. (845) 628-7474

## MEMORANDUM

**To:** Craig Paepfer  
Town of Carmel Planning Board

**Date:** January 13, 2020

**From:** Deputy Supervisor Suzi McDonough 

**RE:** Town Board Work Session January 8, 2020

The Town Board at their Work Session held on Wednesday, January 8, 2020, made a motion to forward to the Planning Board the attached petition from George Calcagnini, attorney for the Willow Wood Gun Club, requesting an amendment to the Zoning Ordinance with respect to the provisions governing how many parking spaces are required to a gun club.

Please have the Planning Board review the attached draft and provide any comments or recommendations to the Town Board within 45 days of receipt of this memo.

Thank you in advance for your cooperation.

**Cc:** Town Board  
Town Legal Counsel  
file

GEORGE J. CALCAGNINI

ATTORNEY AT LAW

376 ROUTE 202

SOMERS, NEW YORK 10589

(914) 277-2255

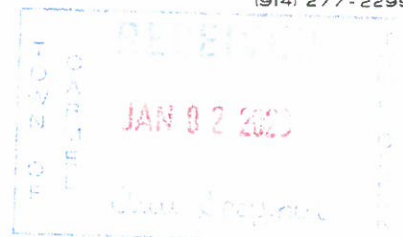
(914) 277-2266

FAX

(914) 277-2299

January 2, 2020

Town Board  
Town of Carmel  
60 McAlpin Avenue  
Mahopac, NY 10541



Re: Willow Wood Gun Club

Dear Board Members:

I am writing to you on behalf of Willow Wood Gun Club to request an amendment to the Zoning Ordinance with respect to the provisions governing how many parking spaces are required to a gun Club. Enclosed herewith is a formal petition for an amendment of the zoning ordinance along with my check in the sum of \$5,000 to pay the filing fee required by Section 156-76 (D) of your Zoning Ordinance. The background information and the reason for the petition as they pertain to Willow Wood Country Club, Inc., d/b/a Willow Wood Gun Club are all set forth in the petition.

I do wish to point out that the proposed change to the text of the Zoning Ordinance would benefit all membership clubs in the Town, not just Willow Wood. For example, It is my understanding the Putnam Fish and Game is also a membership club, but that it has far more members than Willow Wood and far less parking. It is also my understanding that the Italian American Club and the Knights of Columbus are also membership organizations that would not have sufficient parking at their facilities if judged by the Zoning Ordinance standard of two parking spaces for each household membership. The amendment that I am proposing is designed to make the parking requirements of the Zoning Ordinance in line with the actual parking needs of such organizations.

Based on the foregoing, I respectfully request that this petition be accepted by the Town Board and be referred to the Planning Board to review and report and that the Town Board thereafter amend the Zoning Ordinance to permit the petitioner to proceed with its sporting clays course with a reasonable number of parking spaces.

Yours truly,

  
GEORGE J. CALCAGNINI

GJC/II

Enclosures

cc: Charles V. Martabano, Esq.  
P. Daniel Hollis, III, Esq.

TOWN BOARD OF THE TOWN OF CARMEL  
COUNTY OF PUTNAM : STATE OF NEW YORK

---

In the Matter of the Petition of

WILLOW WOOD COUNTRY CLUB, INC.,  
d/b/a Willow Wood Gun Club,

For An Amendment of Certain Parking Requirements  
Contained in the Town of Carmel  
Zoning Ordinance

---

**PETITION FOR AN  
AMENDMENT OF THE  
ZONING ORDINANCE**

JAN 07 2020

Clare...

Pursuant to Section 265 of the Town Law and Section 156-76 of the code of the Town of Carmel (hereinafter referred to as the "Code"), Willow Wood Country Club, Inc., d/b/a Willow Wood Gun Club (hereinafter referred to as the "Petitioner" or the "Club") respectfully petitions the Town Board of the Town of Carmel (hereinafter referred to as the "Town Board") for an amendment of the parking requirements contained in the Town of Carmel Zoning Ordinance as the same relate to annual membership clubs, such as Country Clubs, as conditional uses in the "R" Residential Zoning District..

**THE PETITIONER**

1. The Petitioner WILLOW WOOD COUNTRY CLUB, INC., d/b/a Willow Wood Gun Club, is a membership corporation duly organized and existing under and by virtue of the laws of the State of New York. Originally organized under the Membership Corporation Law, the Petitioner is now governed by the Not-For-Profit Corporation Law. Petitioner is the owner of approximately 85 acres of land located on Union Valley Road in the Town of Carmel, County of Putnam and State of New York

## BACKGROUND

2. In 1955 a group of local residents organized a shooting club and purchased 11 acres of land that later came to be known as Willow Wood Gun Club as a place for the shooting club to operate. That land was purchased in the name of 3 members who were New York City policemen (Ernest Kleeber, Vincent Langan and Joseph Volpato). Many of the original members were New York City Police Department Police Officers. The Club began as a rifle and pistol shooting club and later added trap shooting as an amenity. The Club was incorporated in 1955 as a Membership Corporation, meaning that the members own the corporation. The Membership Corporation Law has since been repealed and membership corporations are now governed by the Not For Profit Corporation Law.

3. After the Club was incorporated, on March 1, 1955 the three founding members conveyed the 11 acres of land into the new entity, Willow Wood Rifle and Pistol Club, Inc. In 1981 the land owned by the Club was increased by the purchase of an additional 75 acres. A correction deed was filed in 1982 to correct a technical error in the deed to the 75 acres.

4. In 1983 there was litigation with the Town concerning improvements to the Club facilities. The Appellate Division of the Supreme Court resolved that litigation concluding that "Willow Wood's use of the subject property as a gun club is a permitted conditional use under the applicable zoning ordinance provision". Willow Wood Rifle & Pistol Club, Inc. v. Town Carmel, 115 AD 2d 742 (2d Dept. 1985). The court noted that the ordinance permitting "annual membership clubs, including golf, tennis and swimming clubs are permitted conditional uses" includes gun clubs such as Willow Wood. This use remains a conditional use in the R zone as stated in the Town's current zoning code.

5. Following the Appellate Division decision, Willow Wood formally changed its name in 1986 to Willow Wood Country Club, Inc., d/b/a Willow Wood Gun Club.

### PARKING REQUIREMENTS FOR COUNTRY CLUBS

6. The parking requirements for Country Clubs are set forth in Section 156-24 of the Code. In pertinent part Section 156-24 provides that:

Clubs, including country, golf, swim, tennis and other court games, shall be permitted, provided that: \*\*\*

D. On-site paved parking spaces shall be provided at a ratio of two for each member household, plus one space for each full-time employee.

7. While the above parking requirements may be appropriate for traditional country clubs, they greatly exceed the demands of a gun or shooting club. The Petitioner is purely a shotgun club. The rifle and pistol ranges are no longer in use and the Club is unlike a traditional country club. There is no pool. There is no tennis court. There is no golf course. There is no restaurant or bar. The Club does not host wedding receptions or other social functions of that type. While the existing parking requirements may be appropriate for traditional country clubs that have those above-referenced activities, it is an unrealistic standard for a country club that is simply a club dedicated to shotgun sports. Being purely a shotgun club, families do not come to Willow Wood in multiple cars and remain at the Club for the day because of the existence of multiple amenities. In point of fact, the vast majority of Petitioner's members only come a few times per year. It is a small percentage of the members, typically the serious competitive shooters, who utilize the Club's facilities on a regular basis so as to practice their skills for the

competitions they participate in throughout the country. While that core group of competitors account for most of the shots fired at the Club, they only park a small number of vehicles in the parking lot.

8. In recognition of the fact that gun clubs are significantly different from traditional country clubs, by Decision and Order dated June 29, 1987, the Carmel ZBA granted an application by the Petitioner seeking a variance with respect to the number of parking spaces. At that time the Petitioner had 62 members and one employee. Therefore, the Carmel Zoning Ordinance required 125 parking spaces (i.e. 2 per member plus one for each employee). However, back in 1987 the Petitioner's parking lot only provided 29 parking spaces. The ZBA did grant the variance, waiving 96 of the required parking spaces. On a percentage basis, that amounts to a 77% variance, which is a very reasonable parking requirement for a gun club in ratio to the parking needs of other types of country clubs. Applying the same 77% variance to the 502 spaces required under the existing code, the Club would be required to provide 115 spaces.

9. At the time the Petitioner applied for an amended site plan approval to add its sporting clays course to the site plan, it had 202 members but advised the Planning Board that it was intending to grow and cap membership at 250 members.

10. The Petitioner's current site plan proposal shows the existing 80 car parking lot, with a proposal to provide 127 valet parking spaces during registered sporting clays events to be held no more than 4 times per year. , No more than 90 shooters will be permitted to participate in each of those four events., The parking will be more than adequate to handle the limited number of contestants. The 127 valet parking spaces will be 12 more than the 115 spaces referred to above with a 77% variance and 37 more spaces than the 90 contestants.

11. The Petitioner's existing site plan approvals were issued in January of 2000 and June of 1991. The previously approved site plans show a main access road, a parking lot, 6 trap shooting ranges, a pistol range, a rifle range, a club house and various accessory buildings and improvements. The site improvements were mainly east of the existing access drive. Only the pistol range (which is adjacent to the access drive) and the new sporting clays course are west of the access drive.

12. Following the original approval, an approval from the Town of Carmel Environmental Conservation Board permitted the clearing of about 20 acres west of the previously permitted improvements. This approval is discussed in more detail below.

13. Willow Wood has now been in continuous operation as a gun club at 551 Union Valley Road since 1955. Originally it was rifle and pistol only. Soon after opening, trap shooting was also added to the sporting activities offered at the Club. There are six trap fields in operation as permitted by the previous Town of Carmel Site Plan Approval.

14. In 1975 sporting clays was introduced to the United States from England. In the late 1970's an informal rudimentary sporting clays course was used intermittently on the hillside where the current sporting clays course is located.

15. Sporting Clays has become the most popular shooting sport in the United States. Unlike trap and skeet, where the targets are always exactly the same no matter where you are, with sporting clays the targets are always different. The targets are shot from multiple stations spread out over a large course. Each station consists of multiple mobile trap machines and a moveable wooden cage from which the shooter stands to limit the field of fire. Clay targets are thrown from the trap machines. The target can be thrown at almost any angle or trajectory,

including rolling on the ground, at a variety of different speeds. The targets themselves come in a variety of sizes and configurations for different performance characteristics. Targets are released by digital radio signal from the cages and may be released sequentially or simultaneously. Weekly mobile trap locations are reviewed by qualified club personnel and arranged to release targets within the established station limits.

16. In April 2016 the Petitioner applied to the Environmental Conservation Board for the Town of Carmel (hereinafter referred to as the "ECB") for a tree harvesting permit to clear trees from the portion of its property where the sporting clays course is now located. During the Public Hearings on that application the Petitioner disclosed to the ECB that the purpose of the tree harvesting was to raise money to purchase new trap machines and to open the area up to facilitate shooting on the hillside. The permit was issued in July 2016. After the lumber was harvested, the Club mostly used the existing farm roads and skid trails as cart paths for a sporting clays course.

17. The sporting clays course operated without incident as to parking from the Fall of 2016 until mid April 2019 when a cease and desist order was served on the Club by the Town of Carmel. Additional improvements to the sporting clay's course had been constructed in order to improve the condition of the course for the benefit of the environment, the sporting clays shooters and neighbors. Many of the existing logging trails were experiencing ongoing erosion. These logging trails were in part stabilized to provide safer trails for the users and stable surfaces preventing ongoing erosion. Part of the application for an amended site plan approval also proposed improvements to the northern portion of the trail which had experienced erosion. In addition, part of the application is to approve sound barriers constructed at the northern portion of



the course. Willow Wood has also proposed the installation of additional noise mitigation structures.

18. The members at Willow Wood are proud to have a premium sporting clay course. Great investment has been made to create a state of the art, safe, high quality course that is respectful of the surrounding community. The sporting clays course at Willow Wood has evolved into one of the best shooting grounds for recreational and competition shooting of sporting clays in the country.

19. When in operation, each week the course is reviewed by Chairman of the Sporting Clays Committee, who is a Certified Range Safety Officer and a Level 1 Certified Shooting instructor, to ensure the field of fire and course arrangement is safe for members. The course is set weekly by a specific group of designated members responsible for setting the targets. These members are trained in the safety aspects of setting targets on a sporting clays course and in many cases are Certified Range Safety Officers themselves.

20. On or about December 26, 2018 the Petitioner submitted an application to the Planning Board of the Town of Carmel for an amended site plan approval for the sporting clays course.

21. There has never been any question that the existing regular 80 parking spaces is other than more than adequate for the Petitioner's everyday activities. During the recent 4-month period that the Petitioner monitored its parking on an hourly basis, there were never any more than 36 cars in the parking lot, including during inter-club events and trap shooting events.

22. The best attended event of the year is the Petitioner's Annual Meeting, at which time numerous valuable prizes are raffled off. Even at that annual event there has never been more than 58 people present. Those 58 people included some couples who drove together.

23. However, despite it being recognized that Petitioner's parking is adequate for its operations, the Planning Board had to refer the Petitioner to the ZBA because of the parking requirements in the Code applicable to country clubs. At the proposed maximum number of members (i.e. 250 members), the Petitioner would be required to provide 502 parking spaces, representing 2 for each household membership and one for each employee. It is not feasible for the Petitioner to provide that number of parking spaces, nor is it a realistic formula for any gun club.

24. Because of the need for certain variances, on or about May 22, 2019 the Planning Board referred this matter to the ZBA for the said variances.

25. On or about July 11, 2019 the Petitioner applied to the ZBA for variances required in connection with the application before the Planning Board for the amended site plan relating to the Petitioner's sporting clays course. The variances requested at that time were for the following:

- (a) to reduce the required size of the parking spaces from 10' x 20' to 9' x 18',
- (b) to reduce the required width of the driveway from 24' to 20',
- (c) to permit the parking lot to remain gravel instead of paving it; and
- (d) to reduce the required number o parking spaces from 502 to 80.

26. A Public Hearing was held on those variance requests on July 25, 2019. Following the close of the public hearing, the ZBA voted to grant the first three above listed variances, but voted to deny the variance as to the number of parking spaces.

27. Thereafter, the Petitioner proposed a new parking plan to provide for valet parking plan capable of parking 127 cars in order to handle parking during the 3 or 4 registered sporting clays competitions to be held each year.

28. A number of neighbors attended the Public Hearing on September 26, 2019. Their complaints, however, were all about noise. Not one single person ever complained about insufficient parking.

29. As was explained to the ZBA, periodically, but no more than 3 or 4 times per year, the Petitioner will hold registered sporting clays shoots.<sup>1</sup> Willow Wood is a shooting club that caters to competitive tournament shooters. The Club is dedicated to providing a high level training facility for high level shooters. The plan is to hold a few registered shoots each year in order to promote the sport, which is a primary purpose of the Petitioner, a Not For Profit Corporation.

30. It was further explained to the ZBA that the Petitioner's sporting clays course has 14 stations. In a registered competition there cannot be more than 6 shooters in a squad. Therefore, the maximum number of shooters for a 14 station course in single rotation events, such as petition is proposing, is 84 shooters (i.e. 14 x 6). The Petitioner rounded that number up to 90 and proposed that the ZBA cap the number of contestants at 90 for registered sporting

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<sup>1</sup> Registered sporting clays shoots are competitions that are open to all shooters who are registered and ranked by the National Sporting Clays Association a/k/a the NSCA.

clays events. Petitioner further suggested that the ZBA condition the variance on Petitioner having no more than four registered sporting clays events per year.

31. During the Public Hearing on the requested variance the Petitioner also had its engineer explain that it is not feasible to add more parking spaces to the site over and above the existing 80 regular parking spaces and 127 valet parking spaces for the registered sporting clays events. He explained that:

(a) the driveway comes in from Union Valley Road to the parking lot.

(i) parking could not be expanded on either side of the driveway because<sup>2</sup>.

A to the east of the driveway is a regulated wetlands, so parking would not be allowed there.

B. to the west of the driveway are steep slopes with rock ledge and the area is heavily forested, so parking could not be put in there.

(b) the existing parking lot cannot be expanded because it is surrounded by regulated wetlands, steep slopes, rock ledge, the existing trap fields and the Clubhouse.

32. The Petitioner's engineer and attorney also explained to the ZBA at that September 26<sup>th</sup> Public Hearing that the Petitioner does have another 1½ acre parcel that fronts on Union Valley Road and abuts the 75 acre parcel that the sporting clays course is on. However, that 1½ acre strip of land lies between several residential properties. There is a water course that crosses the front portion of that property parallel to Union Valley road. Those wetlands are regulated by the Army Corp of Engineers, the NYS Dept. of Environmental

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<sup>2</sup> The reasons why parking could not be put alongside the driveway are the very same reasons that the ZBA gave the petitioner a variance for the width of the driveway.

Protection and the Town of Carmel. That strip of land is also heavily forested. Because of the terrain, in order to put in parking on the one and one-third acre strip, Petitioner would have to install retaining walls six feet high. Even at that, the engineer estimated that you could only add about 50 parking spaces on that strip of land. The cost of installing those spaces would be prohibitive in terms of dollar cost, environmental impacts to the wetlands, cutting of trees and putting a large parking lot adjacent to three houses.

33. At present the Petitioner's parking lot, which more than adequately meets all of its needs, including the operation of the sporting clay course, only occupies about 1 acre of land. In order to satisfy the Code and provide 502 parking spaces, the Petitioner would have to add another 4 acres of parking area. The only physical space to do that on the site, ignoring the removal of large numbers of trees, the crossing of regulated wetlands and the blasting of extensive rock ledge, would be next to and behind the residence at 507 Union Valley Road. Such a parking lot would surround that residence on two sides and would surely not be welcomed by that neighbor.

#### **REQUESTED AMENDMENT OF ZONING ORDINANCE**

34. The necessity for this petition comes about because the parking requirements as currently set forth in the Zoning Ordinance are excessive when applied to gun clubs. Clearly the current Zoning Ordinance requires far more parking spaces than would ever be required by a gun club. If the standard of measuring the required number of parking spaces is to remain based on the number of household members, the Petitioner proposes that it be set at one space for

every three household members. In order to accomplish that, Section 156-24 could be amended to read as follows:

Clubs, including country, golf, swim, tennis and other court games, shall be permitted, provided that: \*\*\*

D.(1) If the club has a golf course, swimming pool or tennis court, on-site paved parking spaces shall be provided at a ratio of two for each member household, plus one space for each full-time employee.

(2) If the club does not have a golf course, swimming pool or tennis court, on-site paved parking spaces shall be provided at a ratio of one parking space for every three member households, plus one space for each full-time employee.

35. The Town Code also sets forth requirements for parking with respect to Country Clubs in different sections of the Town Code. In contrast to the requirements of Town Code §156-24 quoted above, the Schedule of Off-Street Parking Spaces Required as set forth following §156-42 of the Town Code only requires the following:

<b>Land Use</b>	<b>Parking Spaces Required</b>
Golf & Country Clubs	10 for each golf hole
Tennis Clubs	6 for each court
Swim Clubs	1 for each 3 membership
Recreation Center:	
Baseball batting facility	1 space per station plus 1 per employee
Fields, baseball, football, soccer, etc.	10 spaces per each acre of lot area
Golf driving range	1 per tee plus 1 per employee
Squash, handball, racketball and similar courts	2 per court
Tennis Courts	5 per court

All other non-residential

1 for each 200 square feet of gross floor area.

The above provisions are an attempt to tailor the required parking to the actual parking demands of the facility, whereas the measure of number of household members set forth in Town Code §156-24 has little, if any relation, to actual parking needs of a gun club, where a large percentage of members come only a few times per year and then generally it is only one person who comes, not a family in separate cars.

36. If the above standard of requiring one parking space for every 200 square feet of gross floor area where applied to Petitioner, then Petitioner would only be required to have 17 parking spaces because the Willow Wood Clubhouse is only approximately 3,400 square feet.

37. The Town Code also has a provision applicable to commercial recreation centers that ironically requires far fewer parking spaces than it does for the less intensity operated membership clubs, such as Petitioner. In particular, Town Code §156-45.3(c) sets the parking requirements for recreation centers as follows:

- (10) minimum parking spaces to be provided shall be calculated based on the most intense proposed use of each of the facilities at any one time.

If that standard were to be applied to Willow Wood, it would yield the following:

<b>Use</b>	<b># of Spaces</b>
Sporting Clays Course (14 stations x 6 man squad)	84
Trap Fields (4 fields x 5 shooting positions per field)	20
Five Stand Field (5 shooting positions)	5

WHEREFORE, the Petitioner respectfully requests that pursuant to §156-76 of the Code and §265 of the Town Law, the Town Board

1. Accept this Petition, and
2. Refer this Petition to the Planning Board for its review and report, and
3. That upon receipt of the report by the Planning Board, the Town Board amend the Zoning Ordinance to change the parking requirements for Country Clubs that are gun clubs in accordance with the foregoing.

Dated: Somers, New York  
January 2, 2020

Respectfully Submitted:

WILLOW WOOD COUNTRY CLUB, INC.  
d/b/a Willow Wood Gun Club

By:   
GEORGE J. CALCAGNINI, Secretary

Of Counsel:


CHARLES V. MARTABANO  
Office & P.O. Box Address  
9 Mckeel Street  
Katonah, NY 10536  
(914) 242-6200

P. DANIEL HOLLIS, III  
HOLLIS LAIDLAW & SIMON, P.C.  
Office & P.O. Box Address  
55 Smith Avenue  
Mount Kisco, NY 10549  
(914) 666-5600

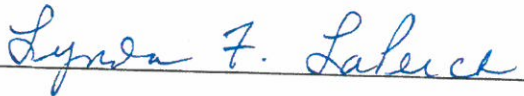


STATE OF NEW YORK            )  
  ) ss  
COUNTY OF WESTCHESTER )

GEORGE J. CALCAGNINI, being duly sworn, says that he is the Secretary of WILLOW WOOD COUNTRY CLUB, INC., the above named Petitioner and that the foregoing Verified Petition is true to his own knowledge, except as to matters therein stated to be alleged on information and belief and as to those matters he believes it to be true.

  
\_\_\_\_\_  
GEORGE J. CALCAGNINI

Sworn to before me this  
2<sup>nd</sup> day of January, 2020.

  
\_\_\_\_\_

Lynda F. LaPerch  
Notary Public, State of New York  
No. 03112487, 2012  
Dunkirk, Westchester County  
Commission Expires 03/31/23

TOWN BOARD OF THE TOWN OF CARMEL  
COUNTY OF PUTNAM : STATE OF NEW YORK

In the Matter of the Petition of

WILLOW WOOD COUNTRY CLUB , INC.,  
d/b/a Willow Wood Gun Club,

For An Amendment of Certain Parking Requirements  
Contained in the Town of Carmel  
Zoning Ordinance.

PETITION FOR AN AMENDMENT  
OF THE ZONING ORDINANCE

Attorney for

GEORGE J. CALCAGNINI

Petitioner

376 ROUTE 202  
SOMERS, N.Y. 10589  
(914) 277-2255

Pursuant to 22 NYCRR 130-1.1-a, the undersigned, an attorney admitted to practice in the courts of New York State, certifies that, upon information and belief and reasonable inquiry, (1) the contentions contained in the annexed document are not frivolous and that (2) if the annexed document is an initiating pleading, (i) the matter was not obtained through illegal conduct, or that if it was, the attorney or other persons responsible for the illegal conduct are not participating in the matter or sharing in any fee earned therefrom and that (ii) if the matter involves potential claims for personal injury or wrongful death, the matter was not obtained in violation of 22 NYCRR 1200.41-a.

Dated: January 2, 2020

Signature: *George J. Calcagnini*

Print Signer's Name: GEORGE J. CALCAGNINI

Service of a copy of the within

is hereby admitted.

Dated:

Attorney(s) for

PLEASE TAKE NOTICE

Check Applicable Box

NOTICE OF ENTRY that the within is a (certified) true copy of a entered in the office of the clerk of the within-named Court on 20

NOTICE OF SETTLEMENT that an Order of which the within is a true copy will be presented for settlement to the Hon. , one of the judges of the within-named Court, at 20 , at M.

Dated:

Attorney for

GEORGE J. CALCAGNINI

To:

376 ROUTE 202  
SOMERS, N.Y. 10589

I, the undersigned, am an attorney admitted to practice in the courts of New York, and

Check Applicable Box

- Attorney's Certification
- Attorney's Verification by Affirmation

certify that the annexed has been compared by me with the original and found to be a true and complete copy thereof.

say that: I am the attorney of record, or of counsel with the attorney(s) of record, for . I have read the annexed

know the contents thereof and the same are true to my knowledge, except those matters therein which are stated to be alleged on information and belief, and as to those matters I believe them to be true. My belief, as to those matters therein not stated upon knowledge, is based upon the following.

The reason I make this affirmation instead of is

I affirm that the foregoing statements are true under penalties of perjury.

Dated: \_\_\_\_\_ (Print signer's name below signature)

STATE OF NEW YORK, COUNTY OF ss: being sworn says: I am

Check Applicable Box

- Individual Verification
- Corporate Verification

in the action herein, I have read the annexed know the contents thereof and the same are true to my knowledge, except those matters therein which are stated to be alleged on information and belief, and as to those matters I believe them to be true.

the of a corporation, one of the parties to the action; I have read the annexed know the contents thereof and the same are true to my knowledge, except those matters therein which are stated to be alleged on information and belief, and as to those matters I believe them to be true.

My belief, as to those matters therein not stated upon knowledge, is based upon the following:

Sworn to before me on , 20 \_\_\_\_\_ (Print signer's name below signature)

STATE OF NEW YORK, COUNTY OF ss: being sworn says: I am not a party to the action, am over 18 years of

age and reside at On , 20 , I served a true copy of the annexed in the following manner:

Check Applicable Box

- Service by Mail
- Personal Service
- Service by Facsimile
- Service by Electronic Means
- Overnight Delivery Service

by mailing the same in a sealed envelope, with postage prepaid thereon, in a post-office or official depository of the U.S. Postal Service, addressed to the address of the addressee(s) indicated below, which has been designated for service by the addressee(s) or, if no such address has been designated, is the last-known address of the addressee(s);

by delivering the same personally to the persons at the address indicated below:

by transmitting the same to the attorney by facsimile transmission to the facsimile telephone number designated by the attorney for that purpose. In doing so, I received a signal from the equipment of the attorney served indicating that the transmission was received, and mailed a copy of same to that attorney, in a sealed envelope, with postage prepaid thereon, in a post office or official depository of the U.S. Postal Service, addressed to the address of the addressee(s) as indicated below, which has been designated for service by the addressee(s) or, if no such address has been designated, is the last-known address of the addressee(s);

by transmitting the same to the attorney by electronic means upon the party's written consent. In doing so, I indicated in the subject matter heading that the matter being transmitted electronically is related to a court proceeding;

by depositing the same with an overnight delivery service in a wrapper properly addressed, the address having been designated by the addressee(s) for that purpose or, if none is designated, to the last-known address of addressee(s). Said delivery was made prior to the latest time designated by the overnight delivery service for overnight delivery. The address and delivery service are indicated below:

Sworn to before me on , 20 \_\_\_\_\_

(Print signer's name below signature)