

CRAIG PAEPRER
Chairman

ANTHONY GIANNICO
Vice Chairman

BOARD MEMBERS
KIM KUGLER
RAYMOND COTE
ROBERT FRENKEL
MARK PORCELLI
VICTORIA CAUSA

TOWN OF CARMEL
PLANNING BOARD



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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 11, 2021 – 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

SITE PLAN

1. Fairhaven at Baldwin Place – Baldwin Place Rd 86.6-1-4 1/14/21 Site Plan

SUBDIVISION

2. Fairhaven at Baldwin Place – Baldwin Place Rd 86.6-1-4 1/14/21 Sketch Plan

3. Jones & Hoag – 66 & 72 Lockwood Lane 53.-1-79.1 & 79.2 1/12/21 Lot Line Adjustment

How A Community Benefits From Supportive And Workforce Housing

For every 100 lower income households, there are only 29 adequate, affordable, and available rental units. That means two parents who both work lower or minimum-wage jobs might wait years to find a safe, affordable place to live with their two kids.¹

Modern supportive and workforce housing attracts a wide, diverse range of residents and is built of quality that matches or sometimes exceeds that of market-rate housing. This housing stays rented; most properties have waiting lists. And the rents are more reliably paid, often through a voucher system that ensures it. Unlike luxury properties with occupancy rates that fluctuate with the economy, these housing rentals remain steady.²

More Money Spent In Local Communities

Those living in supportive and workforce housing are able to spend substantially more on nutritious food and healthcare. When lower- to middle-income families know they can afford their rent each month, it frees up their ability to spend more on other essential items. Additionally, when affordable housing properties also offer quality resident services, assisting their communities with health, nutrition, and financial decision-making, the benefits become evident in the area. More and more shops, restaurants, and healthcare facilities open in those areas.³

Fewer Evictions

Approximately 108 million Americans live in a rental home or apartment, and one-fourth of these renters spend more than half of their monthly income on rent payments. That means millions of people are one small, unexpected expense away from losing their housing. The sacrifices folks were already making—medicine, childcare, groceries, education—in order to make rent have only intensified since the US unemployment rate rose to 10 percent during the COVID-19 pandemic. Evictions spark a cycle of instability for families. This has a ripple effect in their communities and harms a community's social and economic wellbeing.⁴

Homelessness can exacerbate illness and prevent chronic physical health conditions from being addressed. People with these and other health issues often end up in crisis situations while living

¹ National Housing Conference (2016). The Cost of Affordable Housing: Does it Pencil Out?

² Forbes Real Estate Council (2020). How Whole Communities Benefit from Supportive Housing.

³ Ibid.

⁴ CommonBond Communities (2020). 6 Ways Affordable Housing Can Boost Local Economies.

on the streets, and emergency rooms may be the only health care they are able to access.⁵ Service providers can help people with illnesses to pay their rent on time and understand the rights and responsibilities outlined in a lease. Providers can also make sure people with chronic illnesses manage their diet and medicine properly, which can keep them out of hospitals or nursing homes. **People in supportive housing use costly systems like emergency health and law enforcement services less frequently.** Supportive housing can also aid people with disabilities in getting better health care and help seniors to stay in the community as they age.

A Healthier Population Means A Healthier Economy

A person's housing is a huge social determinant of their health. Among other factors like income and education, housing is a component that drastically influences a person's physical and mental wellbeing. Poverty severely limits people's options, which is why poverty is linked to a vast range of health problems, both acute and chronic in nature.⁶

More Affordable Housing Creates More Job Opportunities

Building, preserving, and sustaining affordable housing requires a cadre of construction tradespeople, property managers, leasing agents, security staff and others — 161 local jobs on average in the first year alone. It has been reported that building 100 affordable rental homes generates \$2.2 million in sales and other taxes, as well as additional local government revenue from tolls, city fees, etc.⁷

“Twelve years after investing \$94 million in 7,562 affordable housing units, Oregon has helped generate 12,212 jobs, \$393 million in wages and \$23 million in income tax.”⁸

DIRECT AND INDIRECT IMPACT OF CONSTRUCTION ACTIVITY OF 100 HOUSING UNITS
Based on an average metropolitan statistical area, and homes with an average construction value of \$145,372.³

Local Income	Business Owners' Income	Local Wages and Salaries	Local Taxes ¹	Local Jobs Supported
\$4,845,000	\$924,000	\$3,921,000	\$511,000	102

⁵ Center on Budget and Policy Priorities (2016). Supportive Housing Helps Vulnerable People Live and Thrive in the Community.

⁶ CommonBond Communities (2020). 6 Ways Affordable Housing Can Boost Local Economies.

⁷ Forbes Real Estate Council (2020). How Whole Communities Benefit from Supportive Housing.

⁸ Nevada Rural Housing Authority (2016). The Proof Is In The Numbers: The Positive Economic Impact Of Residential Development.

ONE-YEAR ECONOMIC IMPACTS OF THE DEVELOPMENT OF 100 HOUSING UNITS

Based on an average metropolitan statistical area, and homes with an average construction value of \$145,372.⁴

Type of Units	Jobs Supported	Wage and Salaries	Business Owner's Income	Local Taxes
Single Family	253	\$7,388,000	\$2,670,000	\$854,000
Multifamily	121	\$3,543,000	\$1,280,000	\$409,000

ONGOING, ANNUAL ECONOMIC IMPACTS OF 100 NEW HOUSING UNITS

Based on an average metropolitan statistical area, and homes with an average construction value of \$145,372.⁶

Type of Units	Jobs Supported	Wage and Salaries	Business Owner's Income	Local Taxes
Single Family	76	\$1,983,000	\$416,000	\$393,000
Multifamily	36	\$945,000	\$238,000	\$243,000

Evidence Backs Supportive Housing

- People with disabilities in supportive housing reduce their use of costly systems, especially emergency health care.
- Supportive housing can help people with disabilities receive more appropriate health care and improve their health.
- People in other groups, including seniors trying to stay in the community as they age, also benefit from supportive housing.⁹

One of the largest studies to date found people offered supportive housing spent 23 percent fewer days in hospitals, had 33 percent fewer emergency room visits, and spent 42 percent fewer days in nursing homes per year during the study period, among other positive results. The study estimated that these reductions (and others) more than offset the cost of supportive housing, resulting in over \$6,000 in annual savings per person.¹⁰

⁹ Center on Budget and Policy Priorities (2016). Supportive Housing Helps Vulnerable People Live and Thrive in the Community.

¹⁰ Ibid.



Payment in Lieu of Taxes (PILOT)

A Payment in Lieu of Taxes (PILOT) Agreement gives the municipality a reliable payment over an agreed upon number of years, usually 15, along with a guaranteed 2% annual escalation.

Without a PILOT agreement, developers of affordable housing projects may use the provisions of the law below to value the qualified project to determine real estate taxes based on net operating income (NOI). Affordable housing projects that are financed, in part, with state government subsidies, charge below market rents to keep the project affordable; therefore, net operating income is always limited. Payments under a PILOT agreement are higher initially than using a 581-A calculation and increase every year. Conversely, if the project has little or no NOI in a given year, the payment to the municipality can be very low.

Real Property Tax Law 581-A Assessment Of Residential Real Property

Notwithstanding any other provision of law, the assessed valuation of real property used for residential rental purposes where at least twenty percent of the residential units are subject to an agreement with a municipality, the state, the federal government, or an instrumentality thereof, which agreement restricts occupancy of those units to tenants who qualify in accordance with an income test, shall be determined using the income approach as applied to the actual net operating income, after deducting for reserves required by any federal, state or municipal programs. For the purposes of this section "net operating income" shall mean the actual or anticipated net income that remains after all operating expenses are deducted from effective gross income, but before mortgage debt service and book depreciation are deducted. The assessed valuation of real property used for such residential rental purposes shall be determined using the actual net operating income, and shall not include federal, state, or municipal income tax credits, subsidized mortgage financing, or project grants, where such subsidies are used to offset the project development cost in order to provide for lower initial rents as determined by regulations promulgated by the Division of Housing and Community Renewal.

Search for Change, Inc.
A Private, Nonprofit Agency Serving Our Community Since 1975

Fairhaven at Baldwin Place

Part of A Solution To Our Local Community's
Housing Needs

...for deserving people of all ages who need
a hand up and not a hand out...

February 1, 2021

A Word About the Project Sponsor (Search for Change, Inc.)

- ▶ Search for Change, Inc. is a private, nonprofit organization that has provided supportive housing throughout Westchester and Putnam Counties for nearly 50 years. Search for Change is not public or government-run housing.
- ▶ The agency currently supports 74 individuals living independently throughout Putnam and an additional 129 individuals in Westchester. We now have over 200 units occupied by very deserving people of all ages.
- ▶ These are your friends, neighbors, parents and children, nieces and nephews. They are young and old, single individuals, single mothers with children, and families.
- ▶ Many are employed and support our local economy. They are your grocery store clerks, restaurant servers, retail service providers, and many others...
- ▶ We provide a “helping hand” that enables our deserving residents to claim their stake in the American Dream and to live independently with dignity.

A Word About the Project Sponsor (Search for Change, Inc.)

- ▶ Search for Change is a supportive housing provider. It is **not** a facility for drug or alcohol addiction or mental or physical rehabilitation.
- ▶ Search for Change provides quality, lower-cost housing for deserving people of all ages from the local community who need a helping hand and not a hand out!

Fairhaven at Baldwin Place

- ▶ Fairhaven at Baldwin Place will provide 72 units of housing for our local community and help to alleviate a marked housing shortage.
- ▶ As affirmed by multiple sources, including a comprehensive needs assessment administered by the Putnam County Housing Corporation, Putnam County's housing supply has failed to keep pace with rising demand. This has produced a prohibitively priced rental market that rivals those of Westchester and NYC.
- ▶ It has become increasingly difficult for local residents to access affordable housing. Those who provide essential services and form the backbone of our community - town and county workers, tradesmen, highway and transportation workers, educators, healthcare and social service employees, retail workers, single mothers with children, and many others, including young people and seniors who have simply been priced out of this housing market.

Fairhaven at Baldwin Place (continued)

- ▶ Fairhaven at Baldwin Place was conceived as part of a solution to an enduring housing shortage - one that will address a variety of community needs:
- ▶ Of the 72 units to be constructed, 36 will be classified as “supportive housing” for individuals with health conditions who require affordable housing coupled with minimal and basic support services.
 - ▶ **Occupants of these units are able to reside independently.** An Individual whose health conditions necessitate placement in specialized treatment or rehabilitation facilities **would not be a candidate and accordingly not a resident of the community.**
 - ▶ “Typical” occupants of this development’s supportive housing units include those who have experienced mental or physical health conditions arising from illness, accident, injury, or related circumstances who have largely recovered and are able to live and to function with minimal assistance. For instance, veterans with certain disabilities would be given priority consideration for tenancy.

Fairhaven at Baldwin Place (continued)

▶ The remaining 36 units will simply provide a quality “affordable roof over the head” for those who would not otherwise be able to access it. What does this mean?

▶ The Area Median Income (AMI) for a family of four (4) in Putnam County is \$113,700. Those with incomes below 60% of the AMI would be eligible for tenancy. A family with annual earnings up to \$68,220 would qualify, as would single individuals with annual earnings up to \$47,760!

Priority consideration will be given to eligible municipal employees including:

- ▶ Some police officers and law enforcement officials (average annual earnings of \$59,800 - \$69,800) and other Town and County employees
- ▶ Construction workers, general office, and administrative support occupations (average annual earnings of \$41,469 - \$42,334)
- ▶ Service, sales, and related occupations (average annual earnings of \$26,822 - \$27,305)

Fairhaven at Baldwin Place will be available to families earning less than 60% of the Area Median Income (AMI)

Household Size	Fairhaven Income Limit
1	\$47,760
2	\$54,600
3	\$61,440
4	\$68,220
5	\$73,680
6	\$79,140
7	\$84,600
8	\$90,060

Area Median Income (AMI) for Putnam County:
\$113,700 for a family of four.

The most common industries in Putnam County, NY, by number of employees, are Health Care & Social Assistance (7,513 people), Educational Services (6,752 people), and Retail Trade (6,065 people).



Occupations in Putnam County, NY

Occupation	Year	Median Earnings
Food Preparation & Serving Related Occupations	2018	\$16,168
Personal Care & Service Occupations	2018	\$16,731
Farming, Fishing, & Forestry Occupations	2018	\$22,153
Material Moving Occupations	2018	\$23,186
Building & Grounds Cleaning & Maintenance Occupations	2018	\$24,929
Healthcare Support Occupations	2018	\$25,713
Sales & Related Occupations	2018	\$26,822
Service Occupations	2018	\$27,305
Production, Transportation, & Material Moving Occupations	2018	\$36,991
Production Occupations	2018	\$37,289
Sales & Office Occupations	2018	\$38,578
Office & Administrative Support Occupations	2018	\$41,469
Construction & Extraction Occupations	2018	\$42,334
Transportation Occupations	2018	\$42,367
Arts, Design, Entertainment, Sports, & Media Occupations	2018	\$44,167
Natural Resources, Construction, & Maintenance Occupations	2018	\$45,428
Community & Social Service Occupations	2018	\$46,649

Fairhaven at Baldwin Place (continued)

- ▶ A one-bedroom will rent for \$1,000 and a two-bedroom will rent for \$1,200.
- ▶ By contrast, the rents for typical one-and two-bedroom units at Avalon Bay in Somers, New York (located in close proximity to the proposed site of Fairhaven at Baldwin Place) are \$2,500 and \$3,000, respectively!
- ▶ This development will offer our residents a comfortable, highly attractive, and affordable housing opportunity when and where it is needed most!
- ▶ Fairhaven at Baldwin Place will serve our local community. Priority consideration will be given to Carmel residents. Other residents of Putnam County will be served as circumstances permit. Our studies have shown what many of us have known for many years. What we intend to build is really needed in our community...by our friends, family members, and neighbors...the people we care about.

Fairhaven at Baldwin Place

(continued)

- ▶ The Fairhaven at Baldwin Place will include a three-story, 72-unit development comprised of 54 one-bedroom units (631 square foot average) and 18 two-bedroom units (846 square foot average).
- ▶ Units will feature various amenities including:
 - ▶ Full-service kitchens with granite countertops, cooktop and range, refrigerator and freezer, microwave oven, and dishwasher...
 - ▶ Washer and dryer
 - ▶ Other furnishings
- ▶ The building will be wired for CATV and internet and other amenities will include:
 - ▶ Meeting rooms
 - ▶ Exercise rooms
 - ▶ Staff offices and meeting spaces
- ▶ Exterior amenities will include:
 - ▶ Patio with gas grills
 - ▶ Picnic tables
 - ▶ Gazebo and sitting areas with benches
 - ▶ Walking trail
 - ▶ Playground and recreational area for children

All on a beautiful 15-acre parcel!

Fairhaven at Baldwin Place (continued)

- ▶ The Fairhaven at Baldwin Place will maintain a full complement of qualified staff to provide a continuous (i.e., 24-hour) presence in service of the health and safety of all tenants.
- ▶ There isn't any difference between the "workforce" and "supportive" housing units. They will be identical and fully integrated. That is, tenants are comingled and will live alongside each other...enjoying the privileges of independence, much as they would in any other rental community.

How A Community Benefits from Workforce and Supportive Housing

More Money Spent In Local Communities

▶ Those living in affordable housing are able to spend substantially more on nutritious food and healthcare. When families know that they can afford their rent each month, it frees up their ability to spend more on other essential items. Additionally, when affordable housing properties also offer quality resident services, assisting their communities with health, nutrition, and financial decision-making, the benefits become evident in the area. More and more shops, restaurants, and healthcare facilities open in those areas because our residents have more disposable income to spend because of their lower rent.

More Workforce and Supportive Housing Creates More Job Opportunities

▶ Building, preserving and sustaining housing requires a cadre of construction tradespeople, property managers, leasing agents, security staff, and others – 161 local jobs on average in the first year alone. It has been reported that building 100 affordable rental homes generates \$2.2 million in sales and other taxes, as well as additional local government revenue from tolls, city fees, etc.

How A Community Benefits from Workforce and Supportive Housing (continued)

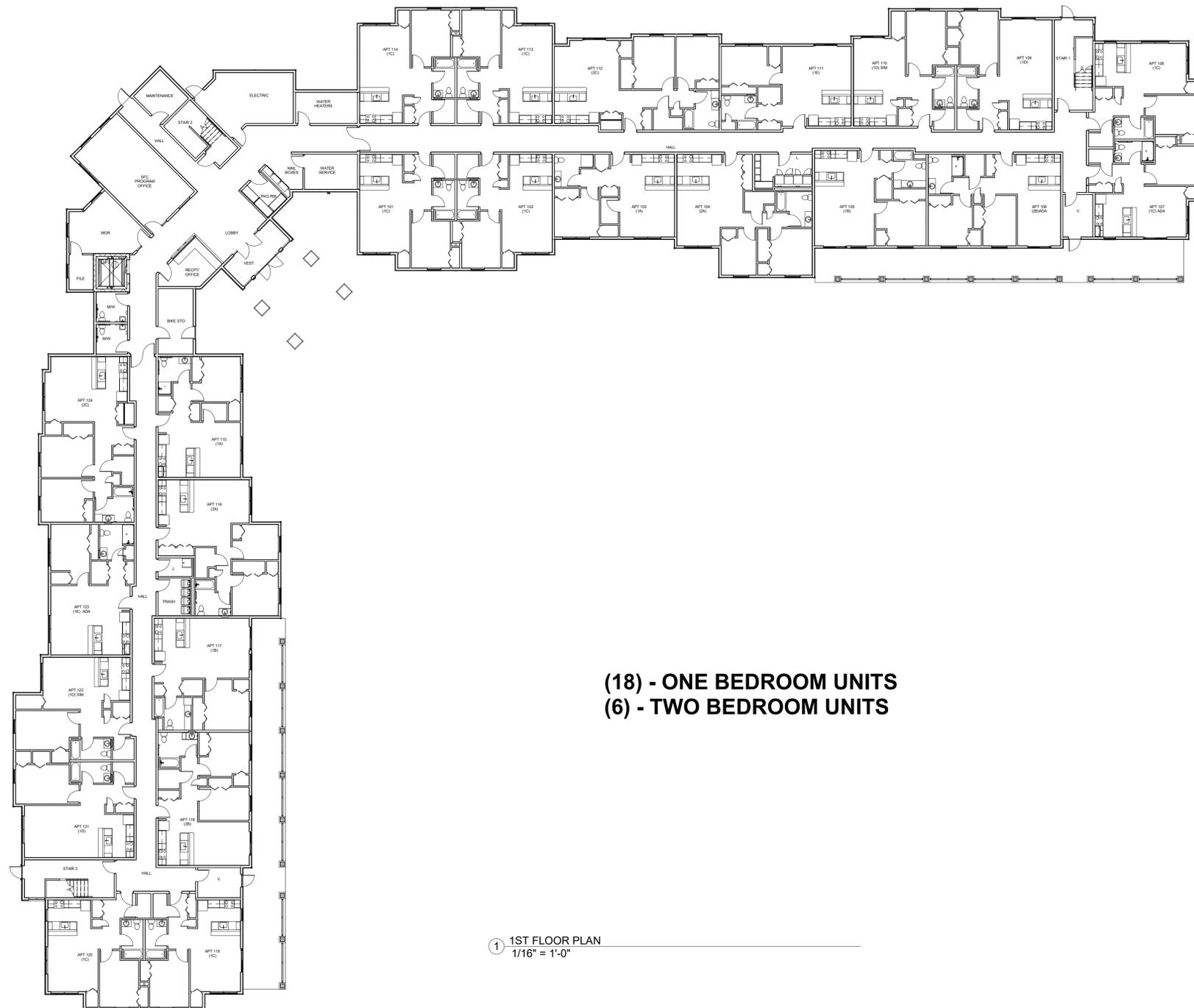
More Appropriate and Economical Use of Community Services

- ▶ Occupants of supportive housing reduce their use of costly systems, especially emergency health care.
- ▶ Supportive housing can help people with medical conditions receive more appropriate health care and improve their health.
- ▶ Occupants of workforce housing have more disposable income with which to meet their needs and to stimulate their local economies.
- ▶ People in other groups, including seniors trying to stay in the community as they age, also benefit from supportive housing.



**PROPOSED
(72) UNIT COMMUNITY BUILDING:
FAIRHAVEN AT BALDWIN PLACE
BALDWIN PLACE ROAD AND ROUTE 6
MAHOPAC, PUTNUM COUNTY, NY**





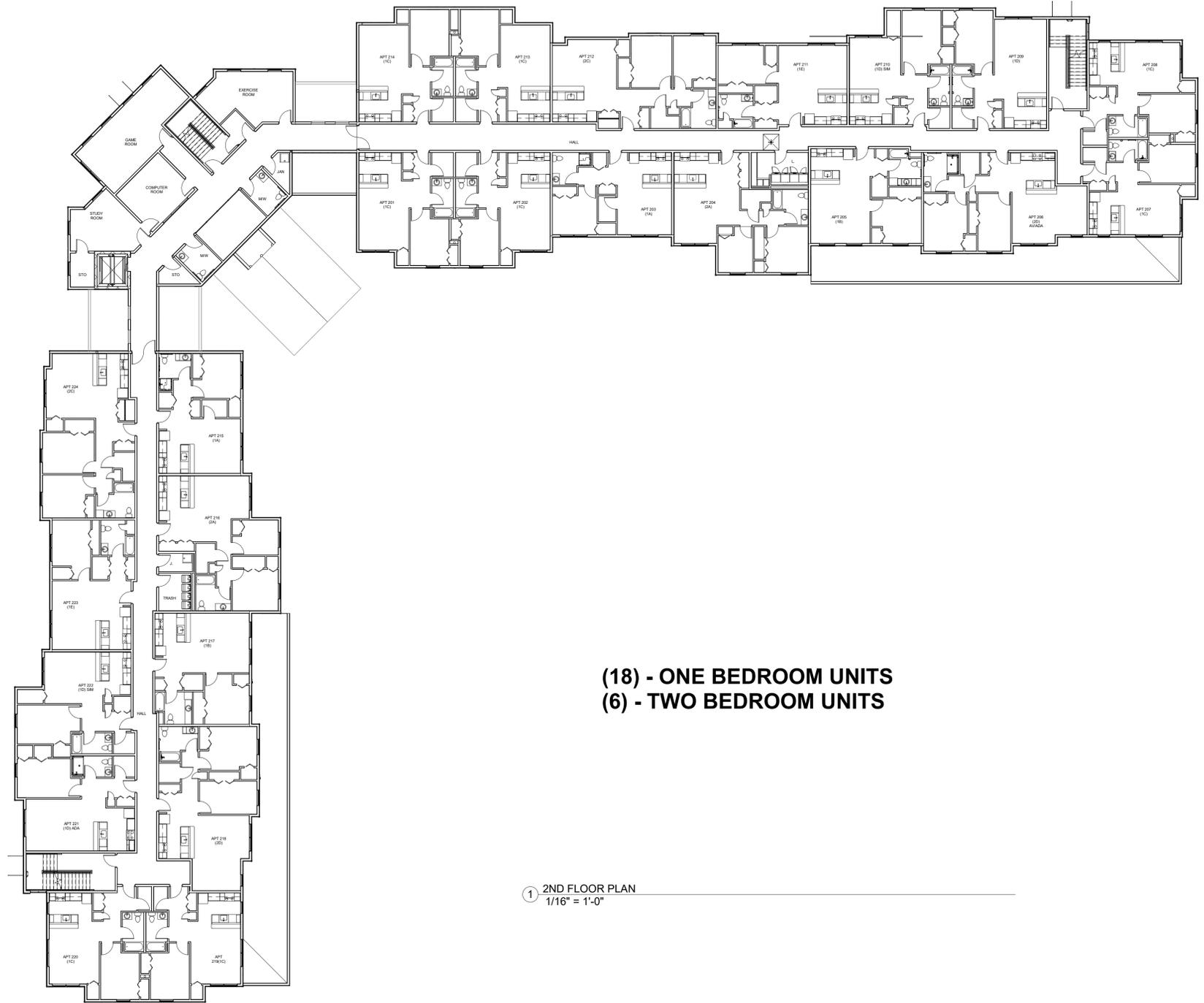
TOTAL BUILDING:

**(54) ONE BEDROOM UNITS
(18) TWO BEDROOM UNITS**

(72) TOTAL UNITS

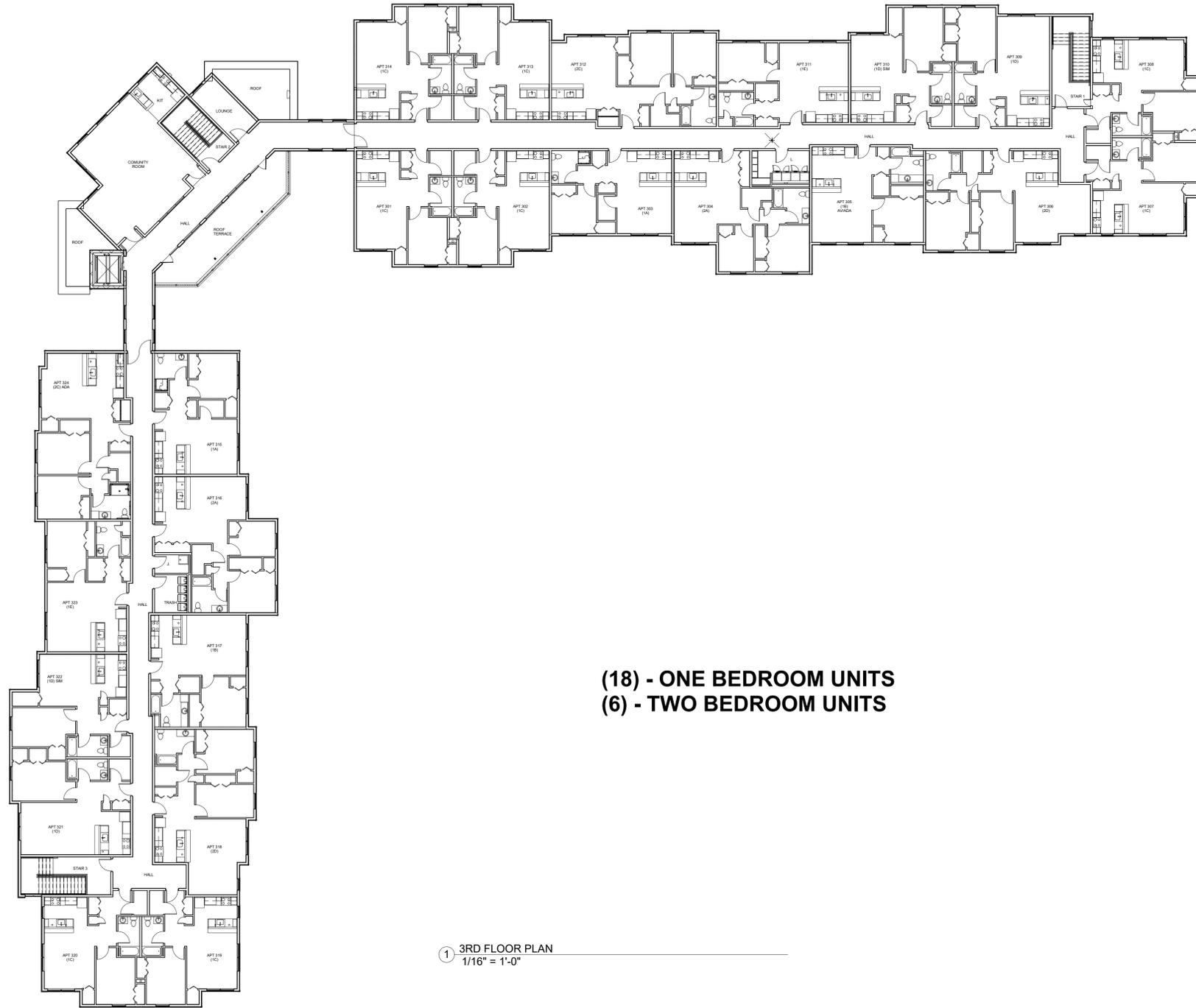
**(18) - ONE BEDROOM UNITS
(6) - TWO BEDROOM UNITS**

① 1ST FLOOR PLAN
1/16" = 1'-0"



**(18) - ONE BEDROOM UNITS
(6) - TWO BEDROOM UNITS**

① 2ND FLOOR PLAN
1/16" = 1'-0"



**(18) - ONE BEDROOM UNITS
(6) - TWO BEDROOM UNITS**

① 3RD FLOOR PLAN
1/16" = 1'-0"

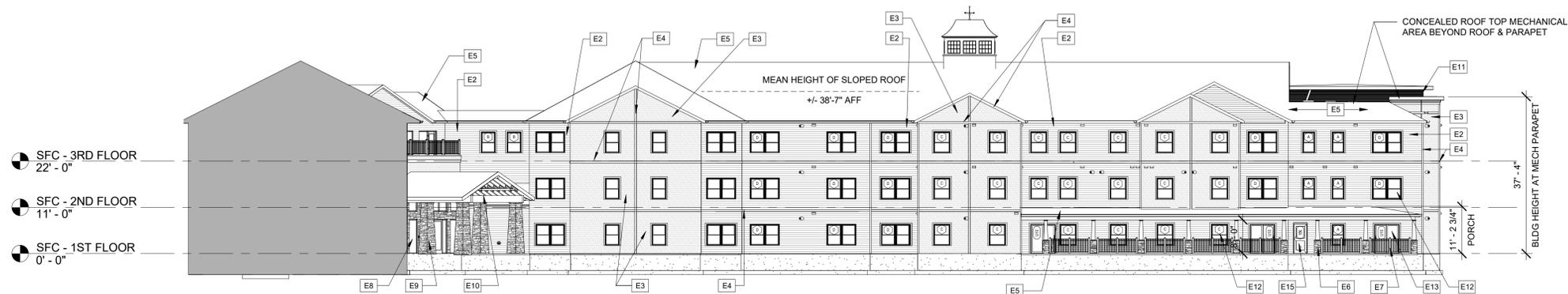


4 BUILDING SOUTH ELEVATION
1/16" = 1'-0"

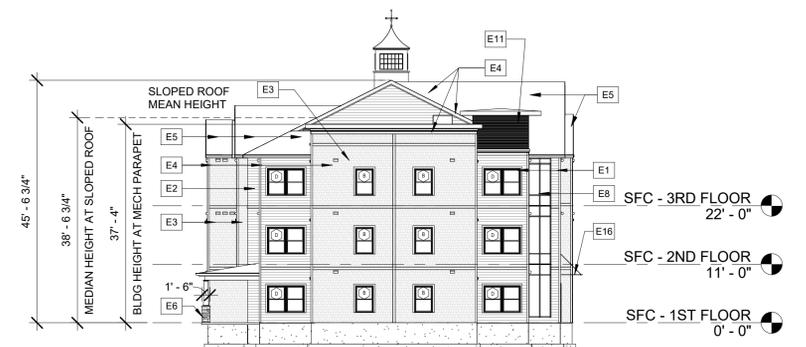
EXTERIOR ELEVATION NOTES	
E1	CULTURED STONE VENEER
E2	WOOD GRAINED LAP VINYL SIDING
E3	WOOD GRAINED SHAKE VINYL SIDING
E4	TRIM BOARDS
E5	ASPHALT SHINGLES
E6	PORCH COLUMNS CULTURED STONE BASE WITH PAINTED FIBERGLASS COLUMN WRAPS ABOVE.
E7	VINYL RAILING
E8	ALUMINUM & GLASS STOREFRONT SYSTEM
E9	TAPERED CULTURE STONE COLUMNS
E10	HEAVY TIMBER ENTRY CANOPY WITH STAINED TIMBER BEAMS & TRUSSES
E11	METAL WALL PANELS METAL PAC-CLAD HWP HORIZONTAL OR EQUAL
E12	TYPICAL VINYL DOUBLE HUNG WINDOWS
E13	TYPICAL VINYL DOUBLE HUNG WINDOWS
E14	INSULATED METAL DOORS PAINTED
E15	ALUMINUM & GLASS DOORS
E16	GLASS HUNG CANOPY
E17	CUPOLA STRUCTURE WITH WINDOWS, COPPER ROOF & WEATHERVANE.



1 BUILDING WEST ELEVATION
1/16" = 1'-0"



2 PARTIAL EAST ELEVATION
1/16" = 1'-0"



3 NORTH (WING END) ELEVATION
1/16" = 1'-0"



FARIHAVEN AT BALDWIN PLACE

BALDWIN PLACE ROAD AND ROUTE 6
 MAHOPAC, NEW YORK 10541

CONTRACTOR SHALL VERIFY ALL DIMENSION AT SITE. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW.



LEASE AGREEMENT

1. This is a residential lease agreement (“Lease”) between Search for Change, Inc. (“Landlord”), with an address of 115 East Stevens Avenue (Suite 203), Valhalla, NY 10595 and _____, (“Tenant”).

2. **PREMISES**

The Lease is for apartment # _____ (“Unit”) in the property known as Fairhaven at Baldwin Place located at Baldwin Place Road and Route 6, Mahopac, NY 10541 (“Building”).

3. **LEASE TERM**

Tenant and Landlord agree that the term of this Lease shall be 12 months beginning ____/____/20__ and ending ____/____/20__ with the move-in date being the same as the initial beginning date of the original lease. If tenant does not take possession and move in within five (5) days of the move-in date (unless otherwise agreed in writing), this Lease shall be deemed null and void, and there shall be no further Landlord/tenant relationship or obligations.

TENANT
INITIALS

4. **PERMITTED RESIDENTS**

Other than the Tenant and any individuals listed below, no other individuals are permitted to reside in the Unit. Tenant permitting any Unauthorized Occupant to reside in the Unit is considered a material violation of the Lease and grounds for termination.

This Lease is not transferable without the prior written consent of Landlord, nor shall Tenant sublet all or any part of the Unit without the prior written consent of Landlord. Any attempt to do so shall be null and void and a material breach of this Lease.

A maximum of two persons may reside in a one-bedroom unit. A maximum of four persons may reside in a two-bedroom unit.

5. **INSURANCE**

Tenant’s personal property is not insured by the Landlord. If you wish to protect your personal property from fires, floods, theft, and other hazards, Tenant must obtain its own renter’s insurance in order to have coverage for his/her personal property. Landlord’s insurance will not cover Tenant’s time and inconvenience in the event of damage or destruction of Tenant’s personal property. Tenant waives and releases Landlord from all claims against Landlord that you may have now or in the future with respect to any losses of or damage to personal property kept in the



Building. Tenant acknowledges it is its responsibility to insure its own personal property. Tenant is not required to maintain insurance for its personal property, but it is recommended.

6. **PETS**

The Pet Policy is attached and incorporated by reference into this agreement. Having an unauthorized pet in the Apartment or on the Community grounds is a substantial default under this Lease and is grounds for termination. This provision shall not apply to pre-approved certified guide dogs or other pre-approved certified service animals for disabled residents or to other pre-approved pets in accordance with the terms and conditions of the Pet Policy.

7. **MONTHLY RENTAL PAYMENTS, CALCULATION**

Monthly rental payments in the amount of \$_____ (“Monthly Rent”) will be due and payable in advance on the third business day of each calendar month. Monthly Rent is to be pro-rated if move-in date is other than the third business day of the month. *Strike if not applicable:* The pro-rated rent for the first month is \$_____.

TENANT
INITIALS

Landlord retains the right to increase the Monthly Rent each calendar year if such increase has been approved by the New York State Homes and Community Renewal (“HCR”). In such cases, Landlord must provide Tenant at least thirty (30) days written notice before any increases are collected.

Payments must be delivered by mail or otherwise to 115 East Stevens Avenue (Suite 203), Valhalla, NY 10595 or other designee as directed by Landlord in writing.

If not received by the Landlord on or before the fifth (5th) of each month, said payment shall be deemed late and the Tenant shall be charged **\$25.00** for any payment made after the 5th of any month. If Tenant pays Monthly Rent after the fifth of the month three or more times in a twelve-month period, (failing to pay rent shall also be deemed a late payment), then this shall be deemed a material, non-curable violation of Lease and grounds for termination of Lease. The Landlord renewing a Lease agreement, shall not forgive past late payments in a twelve-month period.

Monies received by Landlord from Tenant or from a third party on behalf of Tenant, will be applied to the account of Tenant as follows:

- A. First toward any amount outstanding on Security Deposit of Tenant; then
- B. Toward other outstanding charges such as, but not limited to: charges relating to damage by Tenant, or maintenance required by reason of Tenant negligence, or fees related to the service of process with respect to this agreement; then
- C. Toward any past due rent; then

TENANT
INITIALS

D. Toward current Monthly Rent due.

All amounts due and owing to Landlord for a period in excess of one month will be converted to past due rent.

Monthly Rent includes payment for the following utilities:

WATER

Monthly Rent includes payment for the following services:

TRASH SERVICES

Monthly Rent includes payment for the following utilities:

SEWER

Payment for all other utilities and services are the responsibility of Tenant, including, but not limited to: telephone, high-speed internet, and cable TV.

8. **TERMINATION OF TENANCY**

Tenant understands and agrees to abide by the following terms:

A. LEASE TERMINATION BY Tenant – Tenant must request termination in writing to Landlord at least the greater of one full calendar month or thirty (30) days prior to the requested date of termination or Tenant must pay the Monthly Rent for an additional month unless the unit is re-rented.

B. USE OF SECURITY DEPOSIT AS RENT PROHIBITED – Tenant understands and agrees that it is not the purpose of the security deposit to be used for the last month's rent. Tenant shall not apply any portion of the security deposit against unpaid rent.

TENANT
INITIALS

C. LEASE TERMINATION BY Landlord – Any termination of the Lease by Landlord must be carried out in accordance with federal, state, and local law and the terms of this Lease, including Landlord's posted grievance policy. Any of the following acts or omissions by Tenant shall constitute a breach of a substantial obligation of the tenancy sufficient to result in a termination of the leasehold:

TENANT
INITIALS

1) Material noncompliance of Tenant with the terms of this lease, such as (but not limited to): nonpayment of rent, repeated late payment of Monthly Rent as defined in this Lease (which is a non-curable material violation), any illegal activities (regardless of arrest or prosecution) (which is a non-curable material violation), permitting unauthorized persons to live/reside in the Unit (guests may stay no more than fourteen (14) days per year), participating in or contributing to disruptive or damaging behavior (which is a non-curable material violation), including threatening or abusive language or actions or other conditions of tenancy that would constitute a direct threat to the health and safety of



other individuals or physical damage to the Unit or Building or property of others, serious or repeated damage to the Unit or common areas, creation of physical hazards, and giving Landlord false information regarding income or other factors considered in determining eligibility of Tenant for residence in the premises(which is a non-curable material violation), or failure to provide such information to the Landlord upon request; or

2) Tenant or guests of Tenant creating disturbance that interferes with the quiet enjoyment of neighbors whether in the same premises or a neighboring premises (which is a non-curable material violation), including but not limited to: disorderly conduct, loud noises, playing stereos or similar equipment loudly or at unreasonable hours, allowing guests to horseplay or come and go noisily at unreasonable hours, permitting unescorted guests to roam or loiter in building, arguing loudly, using threatening or profane language; or

3) Failure to notify Landlord of needed repairs that are serious in nature and could result in serious health or sanitation problems; or

4) Visible intoxication by Tenant or their guests (which will be deemed a non-curable material violation if same occurs more than once after Tenant receives written notice);

5) Nonpayment of Monthly Rent or security deposit when due;

6) Nonpayment of damages or cost of repairs within 14 days of demand therefore; or

7) Abandonment (defined as not residing in the Unit for more than sixty (60) days per year, and/or maintaining another principal residence); or

8) Failure by Tenant to carry out obligations under any state or local law or regulations; or

9) Violation of house rules; or

10) Other good cause.

It is expressly understood and agreed that in case Tenant shall fail to comply with any of the substantial obligations of this Lease as set forth in the above Paragraph 8C at 1) through 10) Landlord may, if Landlord so elects, at any time thereafter terminate this Lease and the term thereof, on giving to the Tenant requisite notice under New York law



in writing of the intention of the Landlord to so do and this Lease and the term hereof shall expire and come to an end on the date fixed in such notice as if the said date were the date originally fixed in the Lease for the expiration thereof. Landlord may not accept rent once a termination notice is served. Such notice may be given by mail to the Tenant addressed to the demised premises.

- E. COLLECTION – Landlord reserves the right to seek any legal means to collect monies owed to Landlord by Tenant. These collection monies shall be recoverable by the Landlord as additional rent.
- F. EVICTION – it is expressly understood and agreed that in such case where tenancy has been properly terminated by either Tenant or Landlord, that Tenant is responsible to move out per this Lease and any applicable terms of the Lease termination. If Tenant does not vacate on the day specified, Landlord may start eviction proceedings within requirements of the New York State law.

9. **VIOLATION OF TERMS OF LEASE - PROCEDURE**

If Tenant does not comply with the terms of this Lease except in the cases of repeated nonpayment of rent or other obligations of this Lease as set in the above paragraph 8C. at 1) through 10) which are material violations and cannot be cured, Landlord will do the following:

- A. Send Tenant a written notice demanding that Tenant comply with the terms of the Lease and cure the violation within 10 days;
- B. If Tenant does not comply within that time, Landlord will send Tenant a second written notice terminating this Lease 30 days (or longer if required by law) after the second notice is served on Tenant (“Notice of Termination”). The Tenant must vacate the Unit and return the keys to Landlord on the date indicated in the Notice of Termination.
- C. If Tenant does not vacate the Unit on the day specified, Landlord may start eviction proceedings in accordance with New York State law.

10. **ABANDONED PROPERTY**

Any personal property belonging to the Tenant, if not removed at or before expiration or sooner termination of this Lease shall be deemed abandoned and become the property of the Landlord without any payment or offset therefor. Landlord may remove such property from the Unit and store them at Tenant’s risk and expense or dispose of them in any manner without liability or



accounting to Tenant, and Tenant waives all claims against the Landlord resulting from Landlord's retention or disposition of such property.

11. **SECURITY AND OTHER DEPOSITS AND REFUND POLICY**

Tenant understands and agrees to abide by the following terms:

- A. SECURITY DEPOSIT – Tenant shall pay Landlord \$_____ as a security deposit. The security deposit is equal to tenant's one Month's Rent and is refundable if Tenant complies with this Lease and leaves the dwelling clean and undamaged.
- B. SECURITY DEPOSIT ESCROW AND REFUNDS – Security deposits will be held in a bank account selected by Landlord. Any interest earned will be paid to Tenant, less statutorily allowed handling and administration charges. In order to get a refund of the security deposit Tenant must provide Landlord with at least the greater of one full calendar month or 30 days written notice of intent to move out and be in compliance with all aspects of this Lease. Landlord will hold this security deposit for the period Tenant occupies the Unit.

TENANT
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Tenant understands and agrees that it is not the purpose of the security deposit to be used for the last Month's Rent. Tenant shall not apply any portion of the security deposit against unpaid Monthly Rent. After Tenant has moved from the Unit, Landlord will determine whether Tenant is eligible for a refund of any or all of the security deposit. The amount of the refund will be determined under the following conditions and procedures:

- 1) After Tenant has vacated from the Unit, Landlord will inspect the Unit and prepare a written inspection report. Landlord will permit Tenant to participate in the inspection if Tenant so requests. Tenant acknowledges he/she has inspected the Unit and the Unit is in good condition at commencement of this Lease unless otherwise noted during said inspection.
- 2) Landlord will refund to Tenant the amount of the security deposit after deducting the following, as applicable:
 - a. Damages that are not due to normal wear and tear and are listed on the "unit inspection report."
 - b. Unpaid charges for repairs, late payment of Monthly Rent, and returned checks;
 - c. Lock-related-charges;
 - d. Unpaid Monthly Rent; and
 - e. Other monies due.

If the actual cost of damage, or breach of the terms of this Lease, exceed the amount of security deposit or other deposit, Tenant shall personally be responsible to pay to Landlord any excess cost.

- 3) The Landlord agrees to refund the amount due within 60 days after Tenant has vacated the Unit. Landlord will also give Tenant a written list of charges that were subtracted from the security deposit, if any.

12. **RETURNED CHECK POLICY AND PROCESS SERVICE FEES**

Tenant understands and agrees to abide by the following terms:

- A. RETURNED CHECK POLICY – Landlord may collect a \$15.00 administrative fee plus applicable bank charges on any check not honored for payment. After the second occurrence, Landlord may require payment from Tenant in a form other than a personal check. Extra charges will be due immediately.
- B. PROCESS SERVICE FEES – Landlord may collect a \$15.00 administrative fee plus applicable third-party fees incurred related to each service of process with respect to this agreement.

13. **OBLIGATIONS OF LANDLORD AND TENANT**

Landlord and Tenant understand and agree to fulfill the following obligations;

A. Landlord agrees to:

- 1) Regularly clean all common areas of the property;
- 2) Maintain the common areas and facilities in a safe condition;
- 3) Maintain all building systems and Landlord-provided equipment and appliances in a safe and working order;
- 4) Make necessary repairs with reasonable promptness;
- 5) Maintain outside lighting in good working order;
- 6) Provide extermination services as necessary;
- 7) Maintain the grounds and shrubs;
- 8) Annually ensure that smoke detectors in the Unit and common areas are in good working order; and
- 9) Maintain the buildings and common areas in accordance with the local housing codes and regulations.

B. Tenant agrees to:

- 1) Keep the Unit clean and sanitary and comply with Building housekeeping standards;
- 2) Use all appliances, fixtures, and equipment in a safe manner and only for the purposes for which they are intended.
- 3) To fully cooperate with Landlord to maintain a DRUG –FREE and CRIME-FREE environment;
- 4) To observe rules for maintaining a SMOKE-FREE environment. Smoking is permitted only in designated outdoor areas and never in apartments or any community spaces;
- 5) Not litter the grounds or common areas of the property;
- 6) Not destroy, deface, damage, or remove any part of the Unit, common areas or property grounds;

TENANT INITIALS

- 7) Give Landlord prompt notice of any defects in plumbing, fixtures, appliances, heating or cooling equipment or any other part of the Unit or related facilities;
- 8) Remove garbage and other waste from the Unit in a clean and safe manner and dispose of it in the designated method;
- 9) To fully cooperate with Landlord to achieve compliance with requirements for waste separation and recycling;
- 10) Not disturb the peaceable occupancy of others;
- 11) Not create any conditions on the premises which pose a threat to the health, peaceful enjoyment by other tenants, safety or security of any person, persons, the premises, or the property of others.
- 12) Not place anything outside the door of the Tenant's Unit without Landlord's express written consent (example: chair, storage bin, flower pot, etc.)
- 13) Tenant may not place anything on window or doors without express written consent from the Landlord.
- 14) Tenant may not make any plantings without express written consent from the Landlord.
- 15) Tenant may not place garbage or refuse of any kind in front of its unit or any common area. Garbage must be place in bins or dumpsters. If unavailable or full, garbage must be kept in the Tenant's apartment until available.
- 16) Tenant may not paint or change paint color, replace appliances, or alter the Unit or fixtures in any way without express written consent of the Landlord.
- 17) Tenant will notify Landlord whenever there is a need for repair. Tenant agrees to give sufficiently timely notice so as to permit Landlord to obtain the materials and labor necessary to correct the problem before it becomes serious.

14. **DAMAGES AND PROHIBITED ALTERATIONS**

Tenant understands and agrees to abide by the following terms:

- A. Landlord will make repairs to the Unit, its fixtures and equipment, which are necessary because of carelessness, misuse, or neglect by Tenant or his/her guests. Tenant agrees to pay for the costs of said repairs within thirty (30) days after receipt of demand for payment by Landlord.
- B. Tenant agrees that the following alterations are prohibited without obtaining prior written permission from Landlord:
 - 1) Change or removal of any part of the appliances, fixtures, or equipment in the unit;
 - 2) Painting, or installation of wallpaper or contact paper in the Unit;
 - 3) Attachment of awnings or window guards in the Unit;
 - 4) Attachment or placement of any fixtures, signs, or fences on the Building (s), the common areas or the property grounds;
 - 5) Attachment of any shelves or other permanent improvements in the Unit;
 - 6) Installation of washing machines, dishwashers, dryers, fans, freezers, heaters, or air conditioners in the unit;
 - 7) Placement of any aerials, antennas, satellite dishes, or other electrical connections on the Unit; or

TENANT INITIALS

- 8) Damage to wood doors and cabinets, including the use of nails, tacks, glue, or other means to affix items to doors and cabinets.

C. Landlord will not be liable for personal injury or damage or loss of your personal property resulting from theft, vandalism, fire, water, rain, snow, ice, earthquakes, storms, sewage, gas, electricity, smoke, explosions, sonic booms or other cause breakage or malfunction of any pipes, plumbing fixtures, air conditioner, or appliances, unless due to Landlord's negligent performance of a duty imposed by applicable law. Landlord will not be liable to you due to any interruption or curtailment of heat, hot water, air condition, or any other service furnished to you, except as provided by applicable law. Tenant may not withhold any Monthly Rent nor will Monthly Rent be abated, as a result of such interruption or curtailment. In no event will Landlord be liable at law or in equity, for indirect, incidental, special, punitive, or consequential damages however arising whether based in contract, tort, warranty, or other legal theory, even if Landlord has been advised of the possibility of such damage.

D. Tenant agrees to save and hold Landlord harmless from any claims, or damages arising as the result of failure of Tenant to comply with any requirements imposed by any governmental authority, failure to fulfill any of the terms or conditions of this Lease, or negligence.

15. **USE OF PREMISES BY TENANT AND RIGHTS OF OTHER TENANTS**

Tenant understands and agrees to abide by the following terms:

- (1) Tenant agrees that the apartment will be used only to live in, and that the Unit is the only residence of Tenant and will not be used as a place of business. Tenant and their guests may not use the Unit to conduct illegal activity. Tenant agrees that they and their guests may not cause damage to the apartment, the building, the grounds, or the common areas, or to interfere with the rights of other tenants to live in their apartments in peace and quiet. Landlord agrees to do nothing which would prevent or interfere with legal use of the Unit by Tenant.
- (2) Tenant shall not allow third parties to designate their Unit as their residence or mailing address.

16. **REPAIR AFTER FIRE OR OTHER EVENT**

If the Unit is damaged by fire or other event, not the fault of Tenant and cannot be lived in, Landlord shall have the right to repair and rehabilitate the building within a reasonable amount of time, or, with DHCR approval, shall have the right to terminate this Lease.



17. **RIGHT OF LANDLORD TO ENTER PREMISES**

Landlord may enter the Unit in the event of an emergency, or after at least 12 hours advance notice and during reasonable hours; as part of a periodic inspection; as part of a preventive maintenance program; or to show the Unit to prospective tenants after Tenant has given notice of intent to vacate. Tenant agrees not to install additional or different locks on any doors or windows of the Unit. When this Lease terminates, Tenant agrees to return all keys to the dwelling Unit to Landlord. Landlord may charge Tenant for lock-related charges.

18. **ADDITIONAL RULES**

Tenant agrees that permitted residents, families, and guest of Tenant will obey all rules and regulations of the Building. Tenant agrees to obey additional rules established after the effective date of this Lease if the rules are related to the safety, care, and cleanliness of the Building, and the safety, comfort, and convenience of other tenants, and if Tenant received written notice of the proposed rule at least 30 days before the rule is enforced.

19. **NOTICES**

Any notice to be given by either party to the other shall be in writing, signed, and either delivered personally or sent by U.S. mail, prepaid, to Tenant at the address of the Unit, and to the Landlord at the address written above.

20. **TENANT ASSURANCES**

Tenant makes the following statements:

- A. I understand and agree that should I receive rental benefits to which I am not entitled due to my failure to provide information, or due to incorrect information provided by me or on my behalf by others or by any other household member, I will be required to make restitution and I agree to repay any amount of benefits to which I was not entitled.
- B. I understand and agree to promptly provide any certificates and income verifications required by Landlord to permit determination of eligibility prior to move-in and annually and, when applicable, the monthly Tenant rent to be charged.
- C. I understand and agree that I shall provide Landlord a person or persons to contact in the event of death or emergency.
- D. I understand and agree that at the sole discretion of Landlord, all interior common areas and exterior common areas on premises are subject to surveillance, monitoring and recording by audio, video or whatever electronic, mechanical, or other legal means Landlord decides to employ to assist in ensuring the safety and security of tenants, authorized persons and property, and that any and all information gathered may be used to enforce relevant legal, regulatory, and contractual obligations of Tenant.



21. **EFFECT OF SALE OF PREMISES**

The terms of this Lease shall continue in effect in the event that the premises are transferred to a new owner. Tenant shall cooperate, and shall use reasonable efforts to cooperate with Landlord, in connection with a sale of Building and execute and deliver such documents as may be reasonably requested.

22. **NO ORAL AMENDMENTS**

This Lease may not be changed except by a written agreement signed by both Landlord and Tenant.

23. **SIGNATURES:** Tenant and Landlord have each received identical copies of the Lease; each copy signed and dated by both Landlord and Tenant. The parties agree that if any clause of this Lease is unenforceable, the validity of the remainder of the Lease shall not be affected. Tenant hereby acknowledges that Tenant has read this Lease understands the entire agreement, agrees to the entire Lease and has been given a copy of the Lease. This Lease, Tenant application to rent, and Riders listed below constitute the entire Lease and agreement between the parties and no other statements shall be binding.

TENANT SIGNATURE

Date

PRINTED NAME:

TENANT SIGNATURE

Date

PRINTED NAME:

AGENT FOR LANDLORD

Date

ATTACHMENTS/RIDERS:

Pet Policy

Pet Policy Tenant Obligations

Pets are **not permitted** to be housed at Fairhaven at Baldwin Place without the **prior written approval of the Landlord**. Application for pets **must** be made in advance of acquiring the pet. Tenants who acquire pets without seeking proper permission and following the procedures may be required to remove the pet from the residence permanently.

Pets may be approved if the following conditions are met:

- **There will be a limit of one warm blooded, four-legged pet per head of household. Birds, fish, and other caged animals will be limited to two per head of household.**
- **Pets may not exceed 30 pounds at full grown weight.**
- **Pitbull Terriers, Rottweilers & Staffordshires, both pure bred and mixed breed, are not permitted.**
- **Pets must be inoculated as per state and local laws.**
- **Pets must be properly licensed as per state and local laws.**
- **Pets must be effectively and appropriately leashed and under the control of a responsible party when in common areas. Pets are not allowed to roam outside unattended.**
- **Dog owners must ensure dogs deposit waste in approved outdoor location(s) and waste must be disposed of properly by owner in accordance with applicable law.**
- **Tenants with indoor pets requiring the use of litter boxes must remove waste from the boxes at least 3 times per week. Litter must be changed at least once weekly. LITTER AND WASTE MUST NOT BE FLUSHED IN THE TOILET UNDER ANY CIRCUMSTANCES NOR SHOULD LITTER BE THROWN DOWN THE TRASH CHUTE UNLESS IT IS PROPERLY SECURED IN A TRASH BAG.**
- **Pet owners must control noise and odors from their pet.**
- **Pets must be properly maintained, fed, and exercised.**
- **Pets must show no signs of abuse or neglect by the owner or others.**
- **Tenants are financially responsible for damages to the premises caused by pets. If damage is not corrected, or ongoing damage continues, Landlord will revoke permission for the pet, and the pet must then be permanently removed from the premises.**



- **Permission will be considered only for the animal for which it has been sought. Should this animal be moved from the residence, permission must be requested for any replacement.**
- **There must be at least one individual identified who will agree to assume custody of the animal and remove it from the site in the event that the owner is unable to provide care. This individual will be contacted to confirm that they acknowledge and agree to this responsibility.**

I, the undersigned, have read and understand the above policy regarding pets. I agree to abide by the terms of this policy as an addendum to my lease agreement.

Tenant

Date

Agent for Landlord

Date



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~~ 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 Yonkowitz-2-2-21
 Planning Board Secretary; Date

Richard J. [Signature]
 Town Engineer; Date

02-02-2021



TOWN OF CARMEL SUBDIVISION APPLICATION



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

SITE IDENTIFICATION INFORMATION		
Application Name: Jones & Hoag	Application # 21-0001	Date Submitted: 1/4/2021
Site Address: No. 72 Street: Lockwood Lane Hamlet: Mahopac, NY 10541		
Property Location: <i>(Identify landmarks, distance from intersections, etc.)</i> 66 & 72 Lockwood Lane		
Town of Carmel Tax Map Designation: Section 53. Block 1 Lot(s) 79.1 & 79.2	Zoning Designation of Site: R-120	
Property Deed Recorded in County Clerk's Office Date 9/5/00 Liber 3069 Page 072 of 306	Liens, Mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements Relating to the Site <input checked="" type="checkbox"/> No Yes Describe and attach copies:	Are Easements Proposed? <input checked="" type="checkbox"/> No Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="checkbox"/> Yes No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: Hoag & Jones	Phone #: 845-216-6043 Fax#:	Email: robjon59@verizon.net
Owners Address: No. 66 & 72 Street: Lockwood Lane Town: Mahopac State: NY Zip: 10541		
Applicant (if different than owner):	Phone #: Fax#:	Email:
Applicant Address (if different than owner): No. Street: Town: State: Zip:		
Individual/ Firm Responsible for Preparing Site Plan: Joel Greenberg, AIA	Phone #: 845-628-6613 Fax#: 845-628-2807	Email: joel.greenberg@arch-visions.com
Address: No. 2 Street: Muscoot Road North Town: Mahopac State: NY Zip: 10541		
Other Representatives: None	Phone #: Fax#:	Email:
Owners Address: No. 66 & 72 Street: Lockwood Lane Town: Mahopac State: NY Zip: 10541		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: Lot line adjustment		

TOWN OF CARMEL SUBDIVISION APPLICATION

PROJECT INFORMATION			
Size of existing parcel to be subdivided: Acres: 2.8369 Square Feet: 123,575			
Major Subdivision <input type="checkbox"/>	Minor Subdivision <input checked="" type="checkbox"/>		Lot line adjustment <input checked="" type="checkbox"/>
Number of proposed lots: 2(Existing)	Size of proposed lots: HOAG - 50,518 SF & JONES - 73,057 SF		
Conventional Subdivision <input 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 type="checkbox"/> No: <input checked="" 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"> ▪ Sanitary Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> <li style="margin-left: 20px;">If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▶ Is this an in-district connection? <u>N/A</u> Out-of district connection? <u>N/A</u> ▶ What is the total sewer capacity at time of application? <u>N/A</u> ▶ What is your anticipated average and maximum daily flow <u>N/A</u> 			
<i>For Town of Carmel Town Engineer</i> NA 02-02-2021 			
<ul style="list-style-type: none"> ▪ Water Supply Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> <li style="margin-left: 20px;">If Yes: <ul style="list-style-type: none"> ▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▶ What is the total water capacity at time of application? <u>600 GPP</u> ▶ What is your anticipated average and maximum daily demand <u>600 GPP</u> 			
<ul style="list-style-type: none"> ▪ Storm Sewer Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ Electric Service Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▪ Gas Service Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ Telephone/Cable Lines Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> 			
Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is a homeowners association proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
What is the predominant soil type(s) on the site? N/A		What is the approximate depth to water table? N/A	
Site slope categories: N/A 15-25% % 25-35% % >35% %			
Estimated quantity of excavation: Cut (C.Y.) <u>0</u> Fill (C.Y.) <u>0</u>			
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located on 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"/> 2 Curb Cuts		Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the sight distance? Left <u>N/A</u> Right <u>N/A</u>			
Is the site located within 500' of:			
<ul style="list-style-type: none"> ▪ The boundary of an adjoining city, town or village Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ The boundary of a state or county park, recreation area or road right-of-way Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▪ A county drainage channel line. Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> 			

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: NYSDEC: 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: Existing

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

What is the estimated time of construction for the project?

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	120,000 SF	123,575 SF	50,518 SF	73,057 SF			
Lot Coverage							
Lot Width	100 FT	304.3	153.78	150.52			
Front Yard	40 FT		60.5'	164.2			
Side Yard (minimum of 1)	25 FT		38.2'	26.9			
Side Yard (total of both)	50 FT		86.5'	63.7			
Rear Yard	40 FT		300'	180'			
Habitable Floor Area	N/A						
Height	35 FT	30'	30'	30'			

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

Will variances be required? Yes: No: If yes, identify variances required for each lot:
 Lot # 1 area variance, 69,482 SF Lot # 2 area variance, 46,943 SF

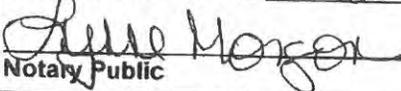
APPLICANTS ACKNOWLEDGEMENT

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.

George Jones
 Applicants Name


 Applicants Signature

Sworn before me this 30th day of December 2020


 Notary Public

LYNNE MONGON
 Notary Public, State of New York
 No. 01SC6050600
 Qualified in Putnam County
 Commission Expires November 6, 2022



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
General Requirements			
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"/>
Sketch Plan Requirements			
1	All General Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Proposed subdivision layout at a scale of not less than one inch equals 100 feet.	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
5	Location and size of areas proposed to be reserved for recreation/open space.	N/A <input type="checkbox"/>	<input type="checkbox"/>



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



Requirement Data		To Be Completed by the Applicant	Waived by the Town
Preliminary Plat Requirements			
1	All General and Sketch Plan Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	The area included in the subdivision, by area of lots, roads, reservations if any, and total acreage.	<input checked="" 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.	N/A <input type="checkbox"/>	<input type="checkbox"/>
4	Names of existing streets and proposed names of new streets.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Preliminary profiles of all proposed roads.	N/A <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.	N/A <input type="checkbox"/>	<input type="checkbox"/>
8	Plans of proposed utility layouts and all facilities, unsized.	None <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.	N/A <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.	None <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.	N/A <input type="checkbox"/>	<input type="checkbox"/>
Final Plat Requirements			
1	All General, Sketch and Preliminary Plat Requirements.	<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
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 type="checkbox"/>	<input type="checkbox"/>
4	Location of all existing and proposed monuments.	<input checked="" 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"/> None	<input type="checkbox"/>
7	All parcels proposed for open space/recreation use, with a statement of the purpose of each.	<input type="checkbox"/> None	<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 type="checkbox"/> N/A	<input type="checkbox"/>



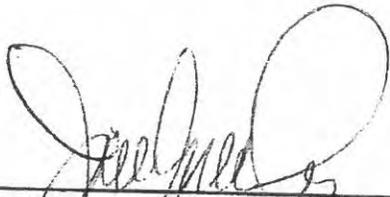
TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



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.	N/A <input type="checkbox"/>	<input type="checkbox"/>
10	Deeds for land to be dedicated for road widening, recreation or other purposes.	None <input type="checkbox"/>	<input type="checkbox"/>
11	Erosion control standards.	N/A <input 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 type="checkbox"/> N/A	<input type="checkbox"/>

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

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



Signature - Applicant



Signature - Owner

1/4/2021

Date

1/4/2021

Date



Professionals Seal



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 Trombetta

Signature - Planning Board Secretary

2-2-21

Date

Richard J. ...

Signature - Town Engineer

02-02-2021

Date

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

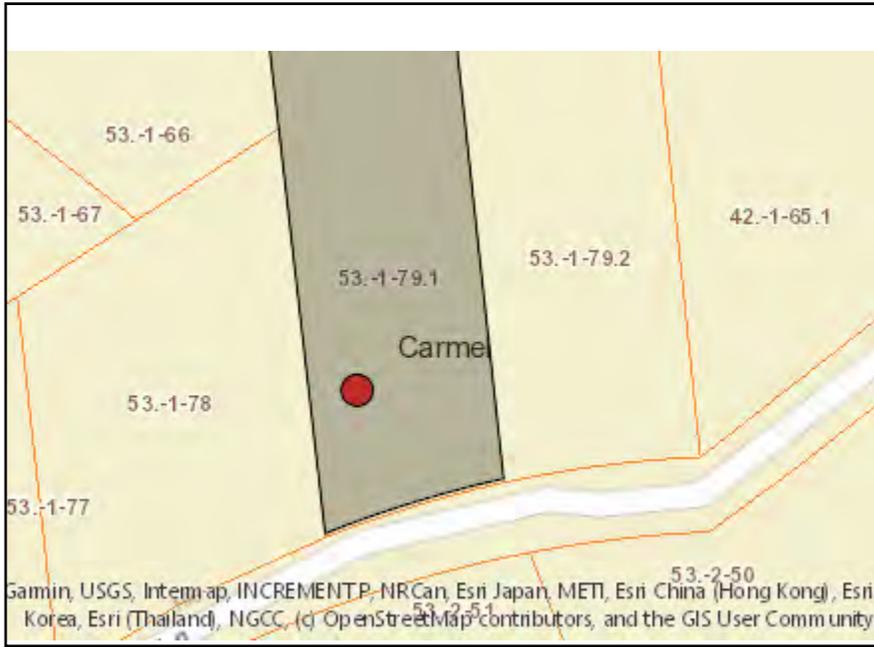
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Jones & Hoag			
Project Location (describe, and attach a location map): 66 & 72 Lockwood Lane			
Brief Description of Proposed Action: Lot line adjustment			
Name of Applicant or Sponsor: Robbin Jones		Telephone: 845-216-6043	
		E-Mail: robjon59@verizon.net	
Address: 72 Lockwood Lane			
City/PO: q Mahopac		State: NY	Zip Code: 10541
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 checked="" 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: ZBA & Building Department		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>2.8369</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>2.8369</u> 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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? 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 <input checked="" type="checkbox"/> <input type="checkbox"/>	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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

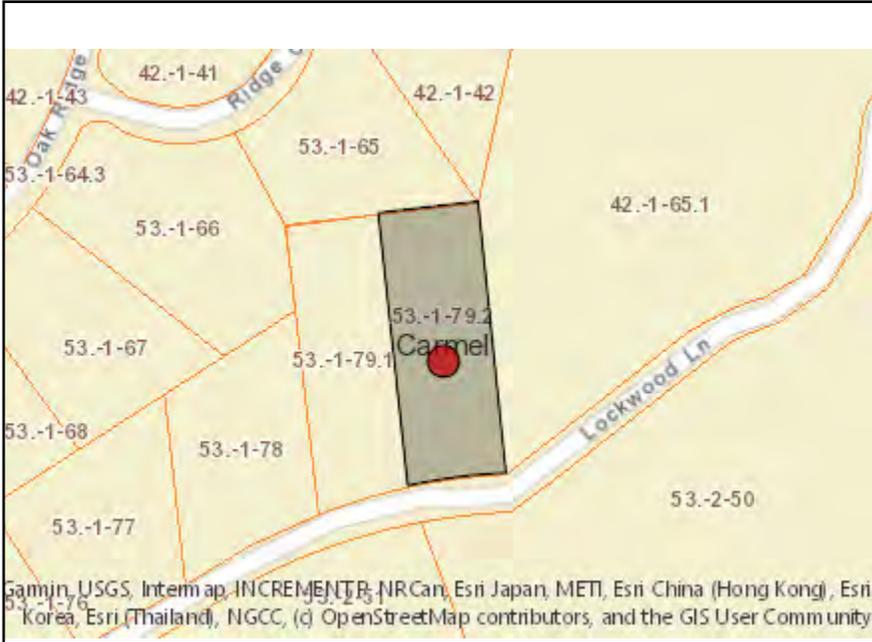
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood 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? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u> Jones & Hoag </u> Date: <u> 1/28/2021 </u> Signature: _____ Title: <u> Project Architect </u>		



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.



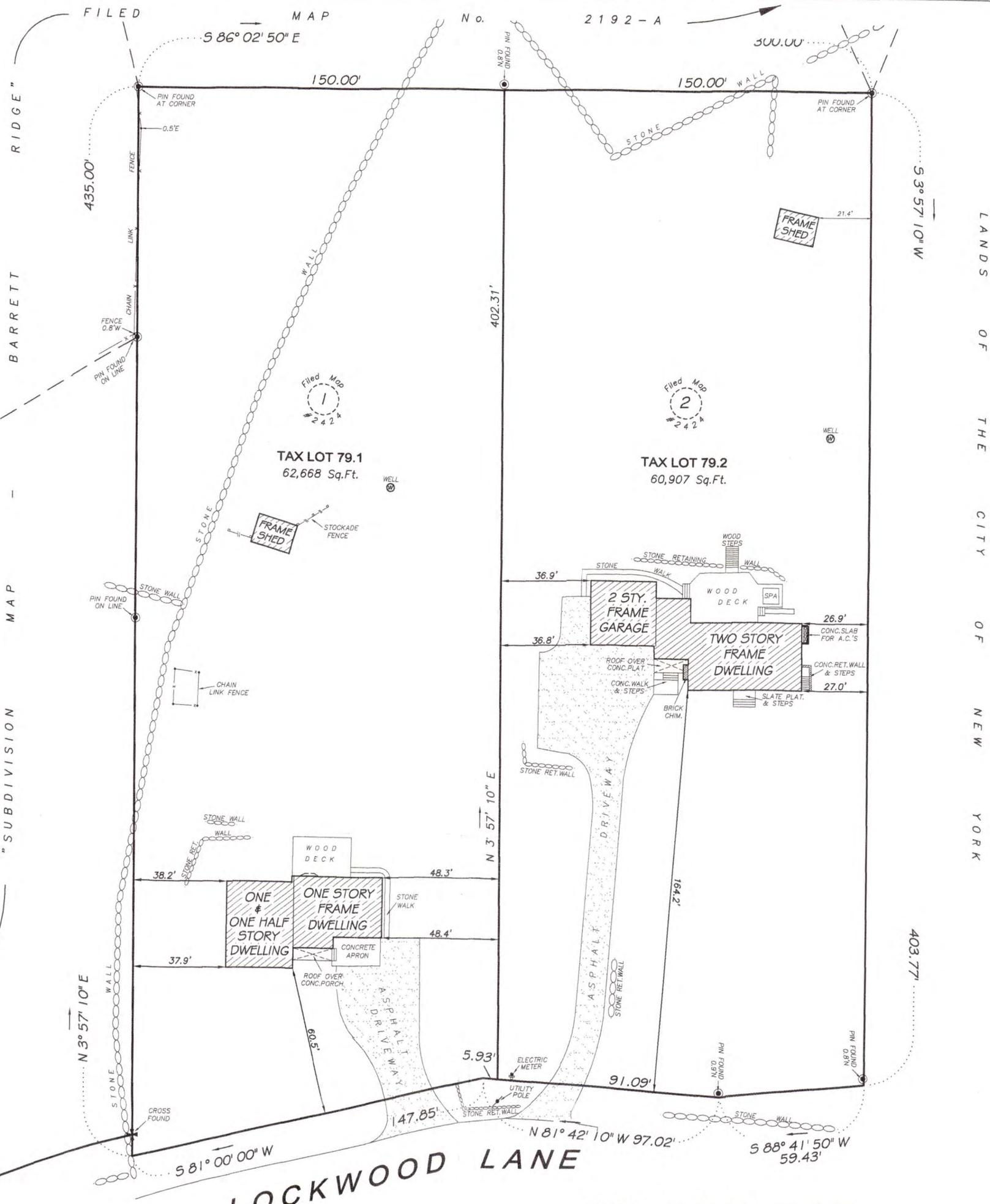
Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local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



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
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Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No



- THE PREMISES SHOWN HEREON BEING KNOWN AND DESIGNATED AS LOTS No. 1 & 2 ON A CERTAIN MAP ENTITLED, "FINAL SUBDIVISION PLAT. PREPARED FOR HAROLD A. & PATRICIA A HOAG" DATED JULY 22, 1988 WITH A FINAL REVISION DATE OF JULY 14, 1989 MADE BY WILLIAM F. ZEILER. FILED IN THE PUTNAM COUNTY CLERKS OFFICE ON JULY 26, 1989, AS FILED MAP No. 2424
- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF CARMEL
SECTION: 53 BLOCK: 1 LOTS: 79.1 & 79.2
STREET ADDRESS: 66 & 72 LOCKWOOD LANE
PROPERTY AREA: 123,575 Sq.Ft. - 2.8369 ACRES
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS.
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS.
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES.
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY CONDUCTED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE EXISTING "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYS.

PREPARED FOR: GEORGE JONES

**SURVEY OF PROPERTY
SITUATE IN THE
TOWN OF CARMEL
PUTNAM COUNTY
NEW YORK**

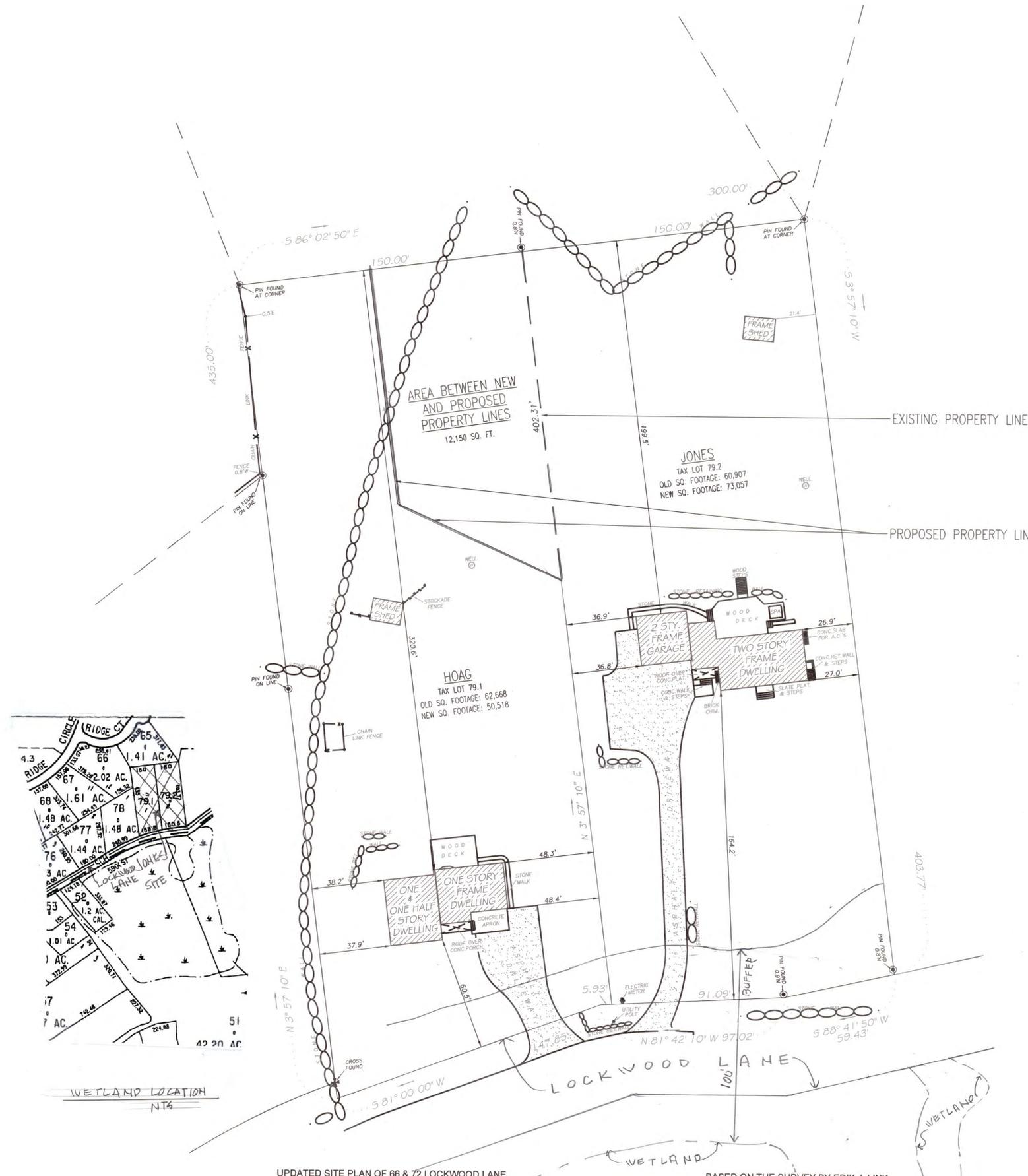
SCALE: 1" = 30'
SURVEYED: NOVEMBER 10, 2020

**Link
Land Surveyors P.C.**
21 Clark Place, Suite 1-B Phone 845-628-5857
Mahopac N.Y. 10541 Fax 845-621-0013



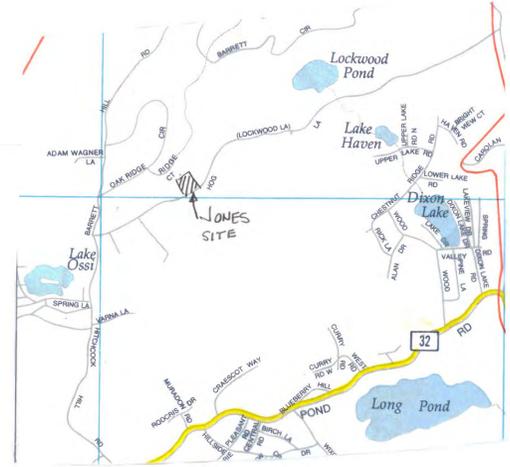
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UPDATED SITE PLAN OF 66 & 72 LOCKWOOD LANE
 BASED ON THE SURVEY BY ERIK J. LINK

TOWN OF CARMEL ZONING REQUIREMENTS			
JONES PROPERTY			
BASIC DATA: ADDRESS: 72 LOCKWOOD LANE			
SHEET: SECTION: 53 BLOCK: 1 LOT(S): 79.2			
ZONING DISTRICT: R-120 PROPOSED USE: LOT LINE ADJUSTMENT			
BULK REGULATIONS:	REQUIRED/ALLOWABLE:	EXISTING/PROPOSED:	VARIANCE REQUIRED:
LOT AREA:	120,000 SF	73,057 SF	PRE-EXIST. NON-CONFORMING
JONES LOT HAS 60,907 SQUARE FEET. THE AMOUNT OF 12,150 ADDED TO IT DOES NOT EXCEED 20% OF ITS TOTAL ORIGINAL AMOUNT (60,907 * .20 = 12,181) (60,907 + 12,150 = 73,057)			
HOAG PROPERTY			
BASIC DATA: ADDRESS: 66 LOCKWOOD LANE			
SHEET: SECTION: 53 BLOCK: 1 LOT(S): 79.1			
ZONING DISTRICT: R-120 PROPOSED USE: LOT LINE ADJUSTMENT			
BULK REGULATIONS:	REQUIRED/ALLOWABLE:	EXISTING/PROPOSED:	VARIANCE REQUIRED:
LOT AREA:	120,000 SF	50,518 SF	PRE-EXIST. NON-CONFORMING
HOAG LOT HAS 62,668 SQUARE FEET. THE AMOUNT OF 12,150 SUBTRACTED FROM IT DOES NOT EXCEED 20% OF ITS TOTAL ORIGINAL AMOUNT (62,668 * .20 = 12,534)(62,668 -12,150 = 50,518)			



LOCATION MAP

Property Owners Within 500 Feet

53.-1-65 Allyn L. Orrico 14 Ridge Cir Mahopac, NY 10541	42.-1-65.1 City of New York Bureau of Water Supply, Taxes 71 Smith Ave Kingston, NY 12401	53.-2-50 City of New York Bureau of Water Supply, Taxes 71 Smith Ave Kingston, NY 12401
42.-1-42 Anthony D Macri 20 Ridge Cir Mahopac, NY 10541	53.-1-68 Vasel Palushaj 33 Oak Ridge Cir Mahopac, NY 10541	53.-1-67 Carla Brennen 41 Oak Ridge Circle Mahopac, NY 10541
53.-1-67 Daniel Brennen 41 Oak Ridge Cir Mahopac, NY 10541	53.-3-51 City of New York Bureau of Water Supply, Taxes 71 Smith Ave Kingston, NY 12401	42.-1-41 Jack Pereira 53 Oakridge Cir Mahopac, NY 10541
53.-1-77 Edith A Pothast 54 Lockwood Ln Mahopac, NY 10541	53.-1-66 James R Gilchrist 6 Ridge Cir Mahopac, NY 10541	42.-1-40 Ronald L Pirrelli 61 Oak Ridge Cir Mahopac, NY 10541
53.-1-78 Joseph K Masters 62 Lockwood Ln Mahopac, NY 10541	53.-1-79.1 Patricia A Hoag 66 Lockwood Ln Mahopac, NY 10541	53.-1-79.2 George H Jones III 72 Lockwood Ln Mahopac, NY 10541
42.-1-42 Anthony D Macri 20 Ridge Cir Mahopac, NY 10541	53.-1-68 Vasel Palushaj 33 Oak Ridge Cir Mahopac, NY 10541	53.-2-52 County of Putnam 40 Glenesida Ave Carmel, NY 10512
53.-1-67 Carla Brennen 41 Oak Ridge Circle Mahopac, NY 10541	53.-1-67 Daniel Brennen 41 Oak Ridge Cir Mahopac, NY 10541	53.-1-76 Pasquale Cipollone 42 Lockwood Ln Mahopac, NY 10541
53.-1-64.3 Raymond J Passero 42 Oak Ridge Cir Mahopac, NY 10541	53.-2-51 City of New York Bureau of Water Supply, Taxes 71 Smith Ave Kingston, NY 12401	42.-1-41 Jack Pereira 53 Oakridge Cir Mahopac, NY 10541
53.-1-77 Edith A Pothast 54 Lockwood Ln Mahopac, NY 10541	42.-1-43 Edward Fries 58 Oak Ridge Cir Mahopac, NY 10541	42.-1-43 James Ilandi 58 Oak Ridge Cir Mahopac, NY 10541
53.-1-66 James R Gilchrist 6 Ridge Cir Mahopac, NY 10541	42.-1-40 Ronald L Pirrelli 61 Oak Ridge Cir Mahopac, NY 10541	53.-1-78 Joseph K Masters 62 Lockwood Ln Mahopac, NY 10541
53.-1-79.1 Patricia A Hoag 66 Lockwood Ln Mahopac, NY 10541	42.-1-44 Joyann Comiskey 70 Oak Ridge Cir Mahopac, NY 10541	42.-1-44 Joyann Comiskey 70 Oak Ridge Circle Mahopac, New York 10512

ARCHITECTURAL
 VISIONS, PLLC

A GREENBERG DESIGN GROUP
 2 MUSCOT ROAD NORTH
 MAHOPAC, NY, 10541
 JOEL.GREENBERG@ARCH-VISIONS.COM

PROJECT:
 JONES, GEORGE & ROBBIN
 PROJECT ADDRESS: 66&72 LOCKWOOD LANE
 MAHOPAC, NY 10541
 TAX MAP NO. 53-1-79.2 & 53-1-79.1

PROPOSED PROPERTY
 LINES

ISSUANCE	DATE	BY



SCALE
 AS NOTED
 DRAWN BY/CHKD BY
 TBC/-/JLG
 PROJECT NO.
 10-20-132

AS-100

IT IS A VIOLATION OF STATE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM ON THESE PLANS AND DOCUMENTS IN ANY WAY. PER STATE LAW, IF AN ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS/HER ITEM THE SEAL AND THE NOTATION "ALTERED BY FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. THIS ARCHITECT DENIES ANY AND ALL RESPONSIBILITY FOR ALTERATIONS OF THESE PLANS AND DOCUMENTS BY OTHERS AND EXPRESSLY DENIES PERMISSION TO OTHERS TO ALTER THESE PLANS AND DOCUMENTS.