

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI, P.E.
Wetland Inspector

ROSE TROMBETTA
Secretary

TOWN OF CARMEL
ENVIRONMENTAL CONSERVATION BOARD



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

BOARD MEMBERS

Edward Barnett
Anthony Federice
Nicole Sedran

ENVIRONMENTAL CONSERVATION BOARD AGENDA

APRIL 21, 2022 – 7:30 P.M.

ELIGIBLE FOR A PERMIT

<u>APPLICANT</u>	<u>ADDRESS</u>	<u>TAX MAP #</u>	<u>COMMENTS</u>
1. Girolamo, Mark & Denise	276 West Lake Blvd	64.16-1-26	Construct 2 Car Garage And Breezeway

SUBMISSION OF AN APPLICATION OR LETTER OF PERMISSION

2. Vuljevic, Victor	944 Route 6	65.9-1-22	Cut Trees, Install fence & Smooth Out Asphalt Milling in Rear
3. P & R Estate Corp	122 Gleneida Ave	44.13-2-68	Creation of Parking Lot

MISCELLANEOUS

4. Minutes – 03/03/22, 03/17/22 & 04/07/22

Victor Vuljevic
944 Route 6
Mahopac, NY 10541

April 4, 2022

Robert Laga, Chairman of the Environmental Conservation Board & Board Members
Town of Carmel
60 McAlpin Avenue
Mahopac, NY 10541

Re: Construction sequence for 944 Route 6 (Mike & Joe's Restaurant), Tax Map # 65.9-1-22

Four oak trees were cut down in the buffer. 10 trees were cut down outside of buffer. I wish to cut additional trees in buffer and install 4' fence as well as smooth out asphalt milling in rear of property.

- Silt fence has been installed.
- Across back parking lot bordering East Lake Blvd we would like to take out the line of trees and grind the stumps.
- Clean up garbage around same line and cover wood chips to give nice appeal.
- Want to continue fence from neighbor's border (Dutchess Enviro Waste) to other end of property.
- Already cut trees across rear property line bordering East Lake Blvd is outside the buffer.
- Hazard of trees falling down and injuring children in parking lot.
- Dangerous dead tree leaning over neighbor's parked truck and building.
- No heavy equipment will be used. All work will be done by hand.

Sincerely,

Victor Vuljevic

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

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Nicole Sedran

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: Victor Voljevic

Address of Applicant: 944 Route 6, Mahopac Email: vvlaj@gmail.com

Telephone# 646-415-3338 Name and Address of Owner if different from Applicant:

Property Address: 944 Route 6, Mahopac Tax Map # 65.9-1-22

Agency Submitting Application if Applicable: _____

Location of Wetland: West side of property near property line (stream)

Size of Work Section & Specific Location: Rear of property

Will Project Utilize State Owned Lands? If Yes, Specify: NO

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

Four trees were cut in buffer. 10 trees were cut outside buffer. Wishes to cut 6 trees in buffer, Install fence.

Proposed Start Date: ASAP Anticipated Completion Date: _____ Fee Paid \$ 225.00

CERTIFICATION

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief, false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct or indirect, or whatever nature, and by whomever suffered, arising out of the project described here-in and agrees to indemnify and save harmless the Town of Carmel from suits, actions, damages and costs of every name and description resulting from the said project.

[Signature]
SIGNATURE

03-31-2022
DATE

Short Environmental Assessment Form

Part 1 - Project Information

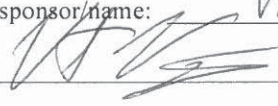
Instructions for Completing

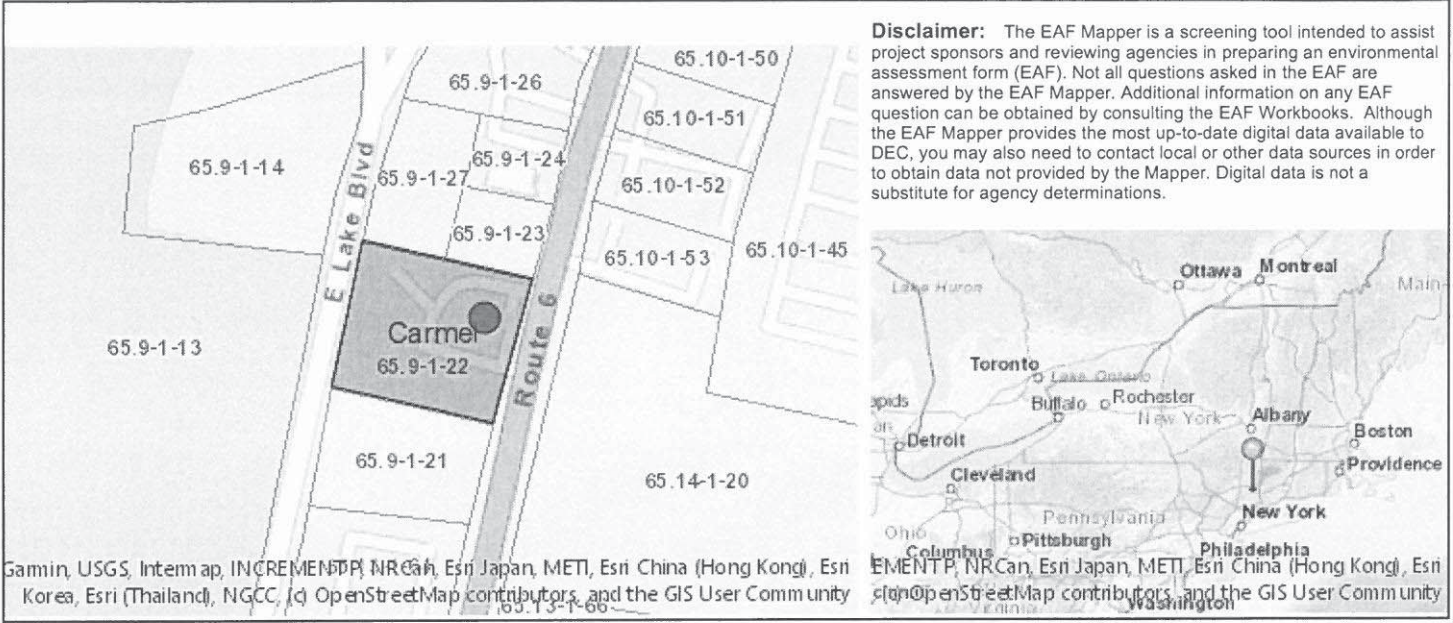
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

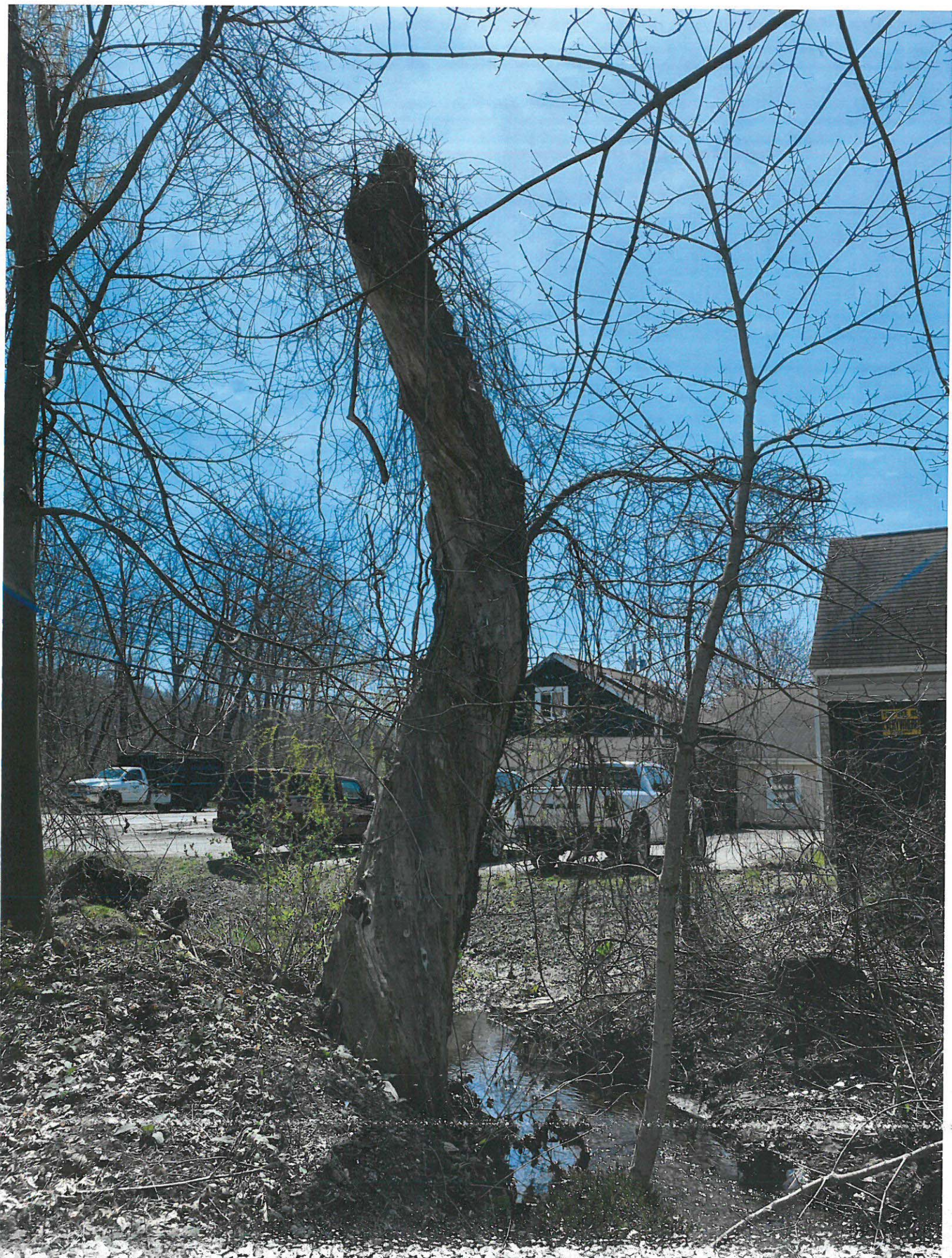
Part 1 – Project and Sponsor Information			
Name of Action or Project: Property Maintenance			
Project Location (describe, and attach a location map): 944 Route 6, Mahopac, NY 10541			
Brief Description of Proposed Action: Four oak trees were cut in the 100' buffer and wishes to cut 6 more trees in buffer Install 4' fence in rear of property and smooth out gravel in rear of property.			
Name of Applicant or Sponsor: Victor Vuljevic		Telephone: 646-415-3338	
Address: 944 Route 6		E-Mail: vvulaj@gmail.com	
City/PO: Mahopac		State: New York	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:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.08 acres			
b. Total acreage to be physically disturbed? _____ .2 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.08 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			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input checked="" type="checkbox"/>	<input 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?		<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?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

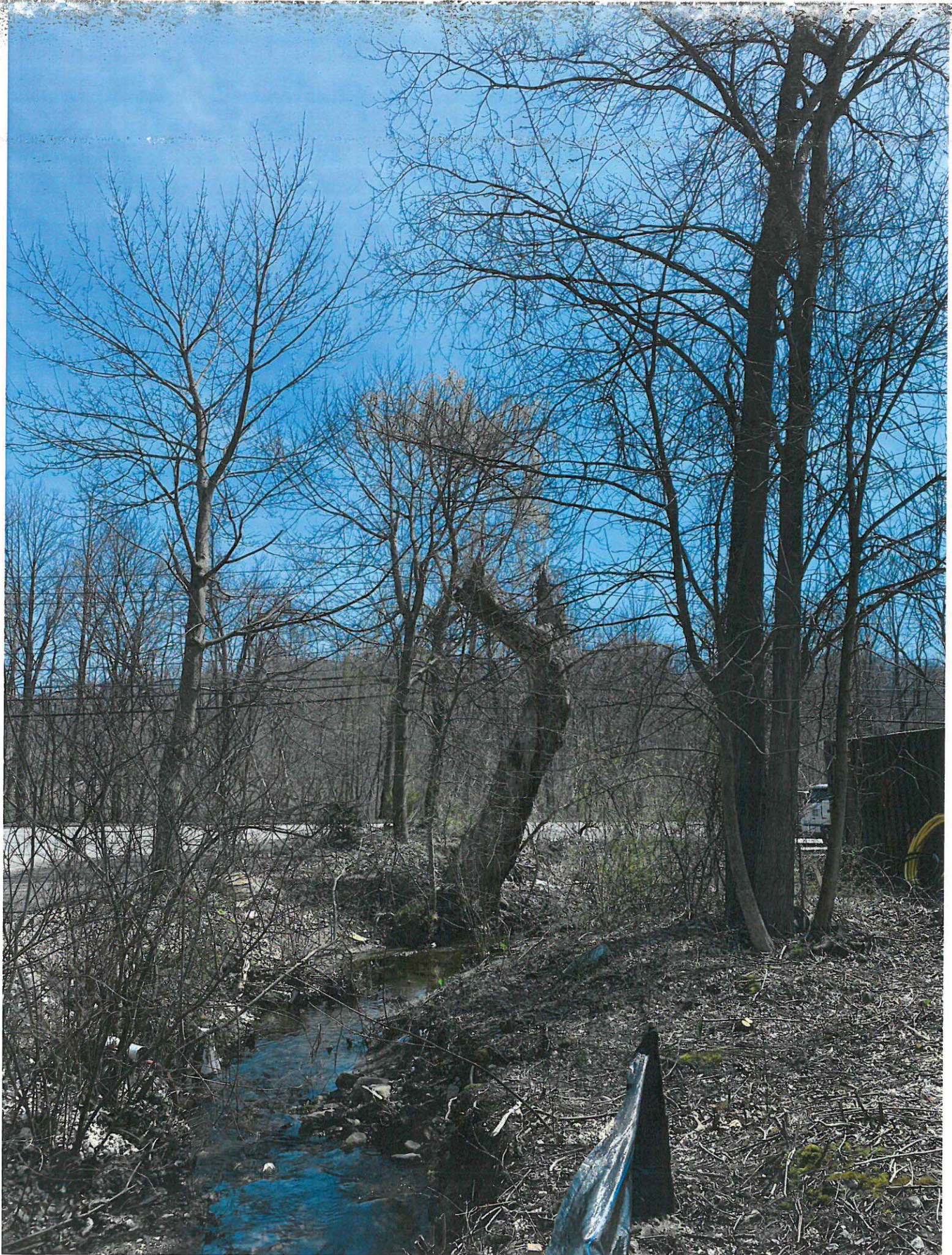
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <ul style="list-style-type: none"> 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Victor Vuljevic</u>	Date: <u>04-05-2022</u>	
Signature: 	Title: <u>President</u>	



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







EAST LAKE BOULEVARD

N 23° 07' 15" E

202.91'



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

SCALE: 1" = 20'
SURVEYED: JUNE 7, 2019
SURVEY UPDATED: NOVEMBER 20, 2021

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF CARMEL
SECTION 65.9-1-22: BLOCK 1: LOT 22:
STREET ADDRESS: 944 ROUTE 6
- PROPERTY AREA: 47,402 SQ. FT. / 1.0882 AC.
- THE PREMISES SHOWN HEREON BEING A CERTAIN LOT DESCRIBED IN DEED RECORDED IN THE PUTNAM COUNTY CLERK'S OFFICE UNDER BOOK 204 PAGE 67.
- 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.
- CERTIFICATIONS INDICATED HEREON SIGNIFY THAT 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 SURVEYORS. THIS CERTIFICATION SHALL RUN ONLY TO THE PARTY FOR WHOM THIS SURVEY WAS PREPARED AND ON THEIR BEHALF TO THE TITLE COMPANY AND LENDING INSTITUTION LISTED HEREON. THIS CERTIFICATION SHALL NOT BE TRANSFERABLE.

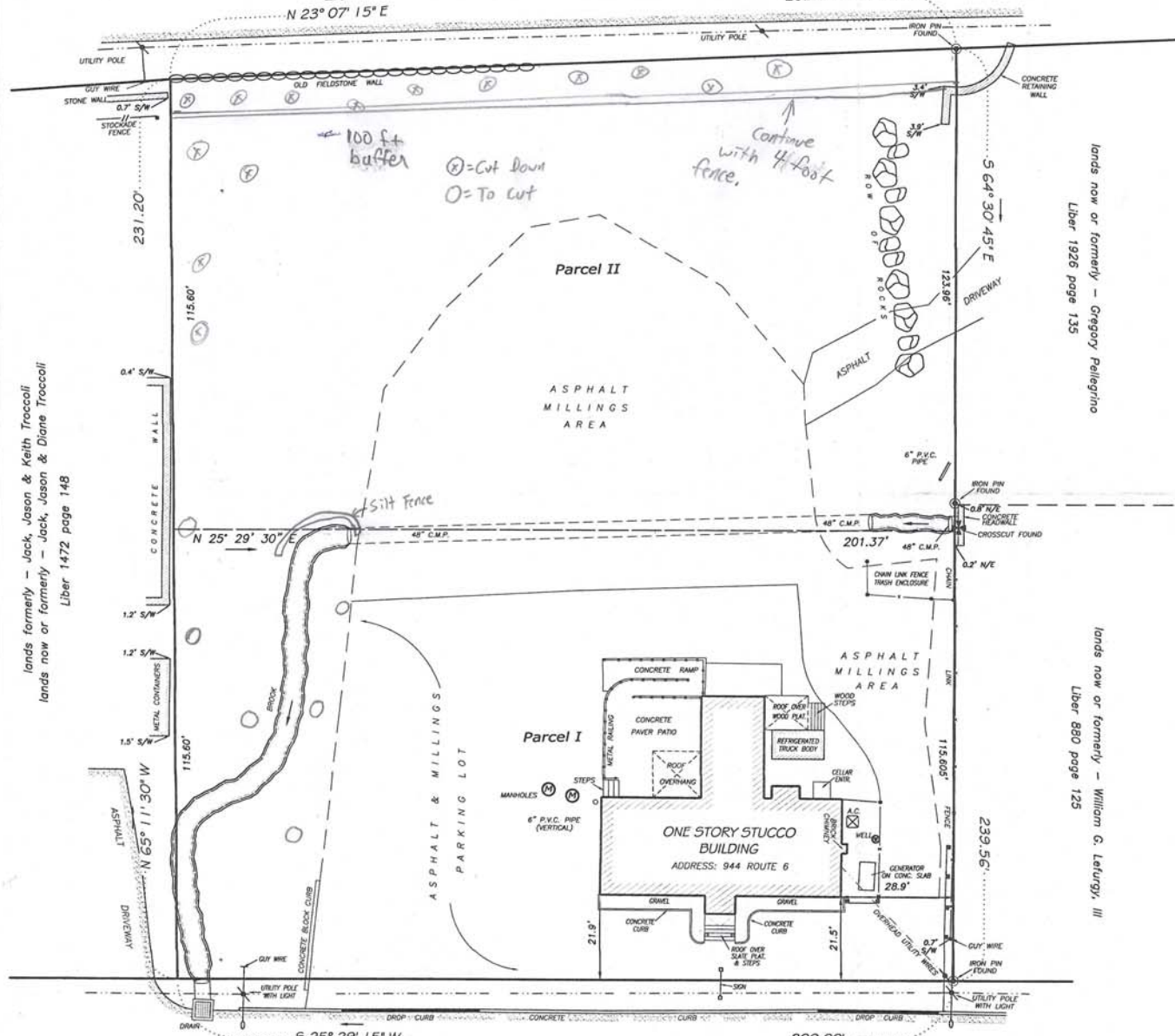
CERTIFIED TO:

FIRST AMERICAN TITLE INSURANCE COMPANY
JUDICIAL TITLE (Title No. 135094FA-P)
944 ROUTE 6 LLC
MAHOPAC BANK

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



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lands now or formerly - Gregory Pellegrino
Liber 1926 page 135

lands now or formerly - William G. Leturgy, III
Liber 880 page 125

lands formerly - Jack, Jason & Keith Troccoli
lands now or formerly - Jack, Jason & Diane Troccoli
Liber 1472 page 148

U.S. ROUTE 6

200.00'

S 25° 29' 15" W

April 12, 2022

Mr Robert Laga
Environmental Conservation Board Chair
60 McAlpin Avenue
Mahopac NY 10541

RE: Site Plan P&R Estate Corp.
44.13-2-68

Dear Mr. Laga,

The applicant has made an application to the Planning Board for the legalization of a multi family building, this application has a wetland buffer impact and the board has directed me to apply for a wetlands permit.

The applicant has updated the site survey, as well obtained the services of a wetland scientist to determine the location of the adjacent wetland. After this information was analyzed and the comments from the Planning Board, the applicant redesigned the entire property creating a safer and more aesthetic solution to the parking issue as well as the access to the property. This however has created a plan that impacts a wetland buffer with an improved parking lot, the existing conditions of the area are a gravel parking and storage area. The overall plan addresses these points

- Front back out parking removed
- Landscaped front lawn
- Parking improvements, 8 spaces paved lot
- Access Easement proposed to rear Lot
- Stormwater Mitigation 100% increase
- Landscape mitigation and rain garden proposed

Attached the plans and my attendance at your next board meeting I will be able to answer any questions you may have, Thank you I look forward to presenting this application.

Best Regards,


Robert M. Sherwood, RLA

ROBERT LAGA
Chairman

NICHOLAS FANNIN
Vice Chairman

RICHARD FRANZETTI
Wetland Inspector

ROSE TROMBETTA
Secretary

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BOARD MEMBERS

Edward Barnett
Anthony Federice
Nicole Sedran

APPLICATION FOR WETLAND PERMIT OR LETTER OF PERMISSION

Name of Applicant: P&R ESTATE CORP PETER ANDROSZ

Address of Applicant: 122 GLENEIDA Email: Rob@robertmsherwood.com

Telephone# 2039945337 Name and Address of Owner if different from Applicant:
P&R estate Corp.

Property Address: 122 Gleneida NY 10541 Tax Map # 44.13 2 68

Agency Submitting Application if Applicable: _____

Location of Wetland: offsite rear of property

Size of Work Section & Specific Location: approximately 9000sf total rear property

Will Project Utilize State Owned Lands? If Yes, Specify: NA

Type and extent of work (feet of new channel, yards of material to be removed, draining, dredging, filling, etc). A brief description of the regulated activity (attach supporting details).
Creation of small parking lot for apartment house, 400 cy cut and fill for project

Proposed Start Date: 8.30.22 Anticipated Completion Date: 11.30.22 Fee Paid \$ _____

CERTIFICATION

I hereby affirm under penalty of perjury that information provided on this form is true to the best of my knowledge and belief, false statements made herein are punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law. As a condition to the issuance of a permit, the applicant accepts full legal responsibility for all damage, direct or indirect, or whatever nature, and by whomever suffered, arising out of the project described here-in and agrees to indemnify and save harmless the Town of Carmel from suits, actions, damages and costs of every name and description resulting from the said project.


SIGNATURE

4.18.21
DATE

Short Environmental Assessment Form

Part 1 - Project Information

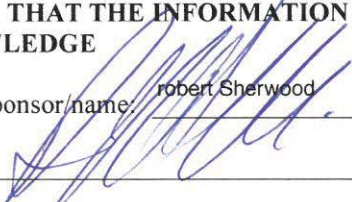
Instructions for Completing

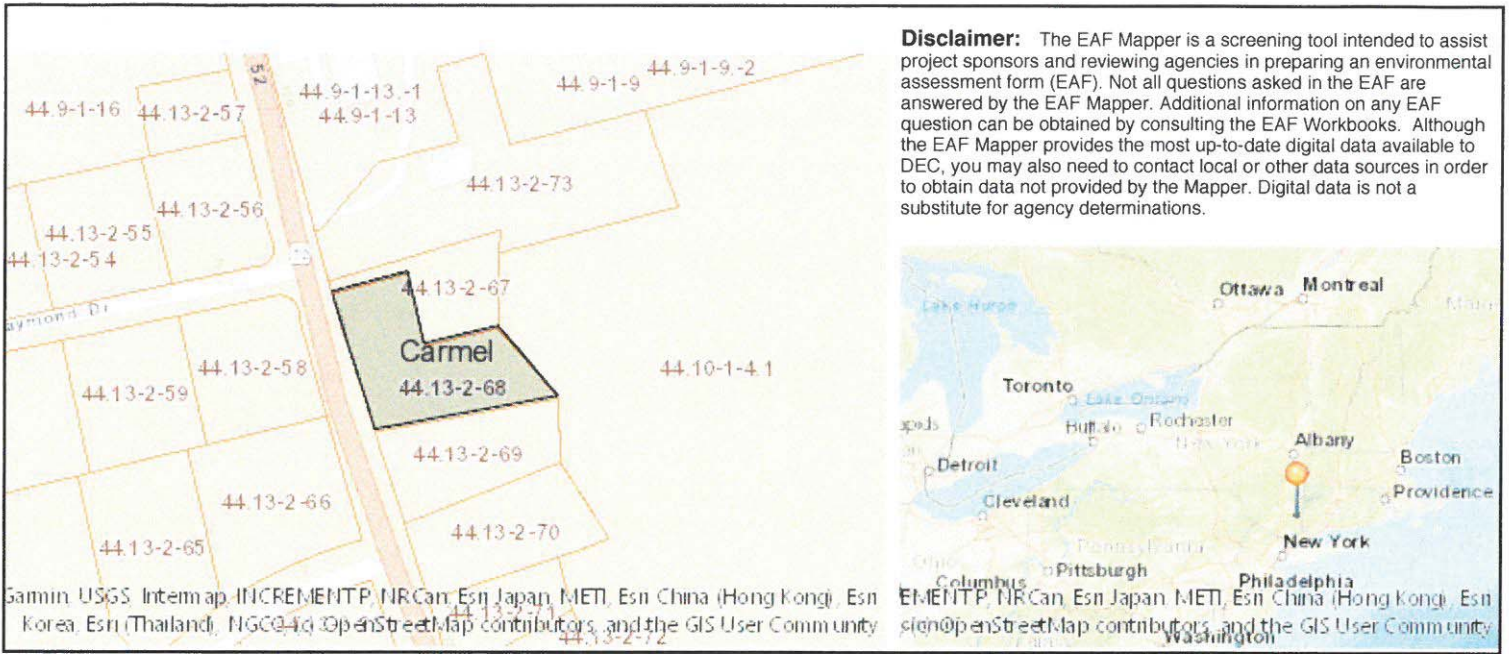
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
Robert Sherwood Landscape Architect			
Name of Action or Project: 122 Gleneida Ave, P&R Estate Corp			
Project Location (describe, and attach a location map): 122 Gleneida Ave Carmel NY			
Brief Description of Proposed Action: Construction of parking area within a wetland buffer			
Name of Applicant or Sponsor: Robert Sherwood		Telephone: 2037981547	
		E-Mail: rob@robertmsherwood.com	
Address: p.o. box 564			
City/PO: Brookfield		State: CT	Zip Code: 06804
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	YES
		<input checked="" type="checkbox"/>	<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: Planning Board, Zoning Board of appeals, buuilding permit		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.38 acres	
b. Total acreage to be physically disturbed?		0.2 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.38 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	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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<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?			
	<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?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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? Northern Long-eared Bat	NO	YES
	<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? 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: storm water to be mitigated in two ways , dry wells utilized, as well as a rain garden	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Robert Sherwood</u> Date: <u>4.12.22</u> Signature:  Title: <u>Principal landscape architect</u>		



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]	Yes

Wetland and Soils Survey

The P&R Estate Site

122 Gleneida Ave.

Carmel, NY

Approx. 0.38-Acre Area

Prepared for
P&R Estate Corp.

July 21, 2021



A wetland investigation was conducted on property identified as 122 Gleneida Ave. in the Town of Carmel, NY on July 21, 2021 by Paul J. Jaehnig, Certified Professional Geologist, Soil Scientist, and Wetland Scientist. The work consisted of the taking of soil borings at selected locations across the site to identify the presence of wetland or hydric soils and the delineation or flagging of the wetland boundary. The work was conducted in accordance with the Town of Carmel Wetlands Law. The work was conducted at the request of P & R Estate Corp.

Site Description

The site is an approx. 0.38 acre area property fronting on the east side of Gleneida Ave. The site consists of: a residence; paved driveway and parking area; small lawn area; small lightly wooded land; and bordering wetlands (see *photos 1 to 8* in Appendix I and enclosed *Wetland and Soils Map*).

Slopes across the site vary from nearly level and very gently sloped to steep sloped. Most of the site is gently sloped. The land slopes down to the east. Nearly level areas are on the northwestern and southeastern portions of the site. Steep slopes are confined to narrow areas on the western portion of the site, as well as, the very southeast edge of the site. Gently sloped areas are on the western, central, and eastern portions of the site. Slopes across the site have been modified by past man-made activity, including placing and machine grading of fill soil. These past disturbances were carried-out in the development of the site. More recent man-made disturbances occur on the southeast portion of the site. These more recent man-made disturbances consist of dumped and spread woodchips, brick and asphalt fragments, cut timber, and brush.

Vehicle access into the site is via two routes: a paved driveway loop coming into the northwest and southwest corners of the site from the east side of Gleneida Ave., and looping across the central portion of the site; and a narrow rectangular paved parking area on the northwest edge of the site and fronting on Gleneida Ave.

A building is located on the northern portion of the site (see *photos 1 & 2* in Appendix I).

A nearly level gravel and lawn area is on the southwest portion of the site (see *photos 3 to 5* in Appendix I). To the east of this area is a leveled pad of dumped and spread woodchips, which extends across the entire southeast portion of the site. At the eastern edges of the leveled woodchip pad the land slopes down steeply to the east toward a level wetland area along the eastern edge of the site. This slope is uneven and consists of

dumped cut timber, brush, and fragments of concrete and asphalt, along with fill soil (see *photos 6 & 7* in Appendix I).

Lightly wooded borders are on the southern edge of the site, as well as, some of the northeast edge of the site. The tree canopy is sparse and consists of a few Norway maples, Japanese stilt grass. Leaf litter covers the un-vegetated ground.

Wetlands and Watercourse

Introduction

Wetlands on the site were delineated and the wetlands boundary marked in intervals with consecutively numbered flagging labeled WL-A-1, A-2, A-3, etc. Wetlands cover the eastern edge of the site. The wetlands extend to the east a number of acres. Wetlands consist of: very narrow area of dumped debris capped over wetlands at the toe of slope of the fill slope on the eastern edge of the site; level and large area of marshlands extending east of the site.

At the toe of the fill slope on the eastern portion of the site is a narrow area of poorly drained wetlands (see *photo 7* in Appendix I). This area is approx. 3 to 8 ft. wide. The ground surface is very uneven and unstable as a result of the differential settlement of man-made debris. The man-made debris cap in this area of wetlands consists of an approx. up to 24 inches thick cover of dumped leaves, cut brush, and cut timber with voids, as well as, areas of fill soil mixed with fragments of concrete and brick. This cap lies over an undisturbed wetland soil profile with muck and silt loam. The cover of fill material over the wetland soil is thin enough so that wetland or hydric conditions persist.

To the east of the thin fill cover over wetland soils is level, very poorly drained marshland with a dense cover of phragmites which extends many acres to the east of the site (see *photo 8* in Appendix I). This wetland area is subject to shallow ponding during wetter times of the year.

Wetlands on the site are bordered by a steep fill slope, which transitions to the west to leveled area of woodchips on soil.

Wetlands on the east edge of the site function as: a groundwater recharge area because of its level and slight concave profile, as well as, large area, which encourage the retention of surface water so it is available for subsurface infiltration. Excess surface drainage build-up may be sufficient to provide drainage discharge function where drainage is conveyed to other wetland systems at lower points in the watershed. The large wetland area provides some habitat for wildlife, such as small songbirds like red-winged blackbird. Spring peepers likely occur on the fringes of the wetland. Large mammals, including Deer, Raccoon, Coyote, and Gray Squirrel were not observed at this time, but may traverse the outer portions of the marsh during droughty times of the year.

New York State Dept. of Environmental Conservation Wetlands Jurisdiction

The wetlands in the study area are not identified as New York State Dept. of Environmental Conservation (NYSDEC) regulated wetland according to a review of the published NYSDEC wetlands mapping (see *NYSDEC Wetland Map* in Appendix II).

Regional Drainage

Drainage on the site is directed east toward the marshland. The marsh drains southeast along a watercourse ultimately draining toward the reservoir system approx. 1 mile southeast of the site (see *Regional Drainage Map* in Appendix III).

Soils

Soils borings were taken across the site using a Dutch auger and spade. Each soil boring was logged or described noting soil horizon depth, color, texture, structure, and presence of any redoximorphic (wetland or hydric) soil features such as mottling. The water table, if encountered, was measured. The detailed description of each soil boring is provided in Appendix IV. The location of each soil boring is labeled SS-1, SS-2, etc. and plotted on the enclosed *Wetland and Soils Map*.

Soils encountered on the site include: non-wetland, well drained Paxton fine sandy loam (PnC), slopes 8 to 15%, in the undisturbed, gently sloped to moderately sloped land on the western edge of the site; non-wetland, well drained Udorthents (Ud), slopes varied, to describe soils mixed or disturbed by past man-made activity, as well as, areas with recently placed fill with debris near the eastern portion of the site; wetland, poorly Udorthents, wet substratum (Uc), slopes varied, to describe the narrow area along the edge of wetland at the toe of the fill slope where a thin fill material cover has been placed over an undisturbed wetland soil profile and wetland or hydric conditions persist; and wetland very poorly drained Sun silt loam (Sh), slopes 0 to 2%, in the undisturbed large wetland area along the east edge of the site and extending to the east of the site. The distribution of the various soil-types found across the site is on the enclosed *Wetland and Soils Map*.



*Photo 1 Looking northeast from the edge of the Gleneida Ave. and toward building on the northern portion of the site.
Note paved parking area in front of building.*



Photo 2 Looking north toward south side of building.

July 2021- The P&R Estate Site, 122 Gleneida Ave., Carmel, NY



Photo 3 Looking east and downslope along paved driveway going across southwest portion of the site.



Photo 4 Looking east across level area with gravel surface. Note level area with spread woodchips in background of photo.

July 2021- The P&R Estate Site, 122 Gleneida Ave., Carmel, NY



Photo 5 Looking west across level area with spread woodchips on the eastern portion of the site.



Photo 6 Looking north and across slope of fill material on the eastern edge of the site. Note dumped brick, concrete, and asphalt fragments; dumped and spread woodchips in upper left corner of the photo.

July 2021- The P&R Estate Site, 122 Gleneida Ave., Carmel, NY



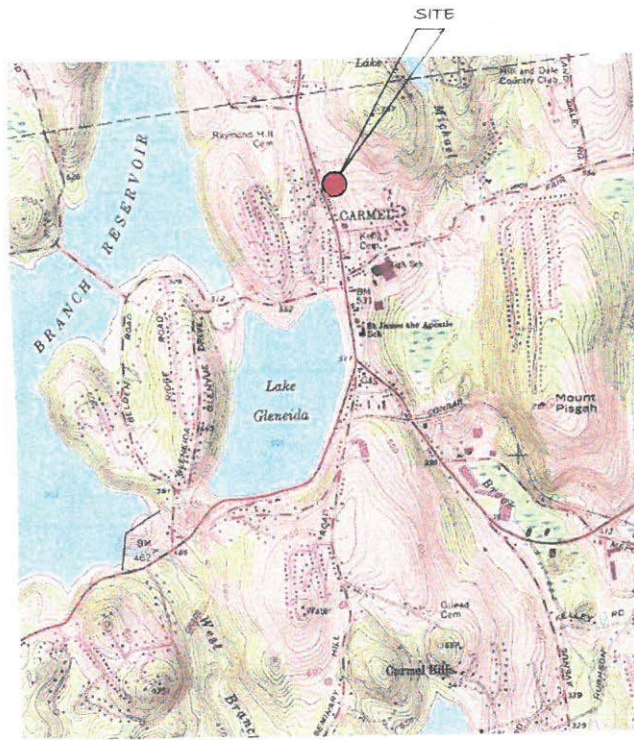
Photo 7 Looking north and across slope of fill material on the eastern edge of the site. Note level marsh with cover of phragmites is to the right of the photo.



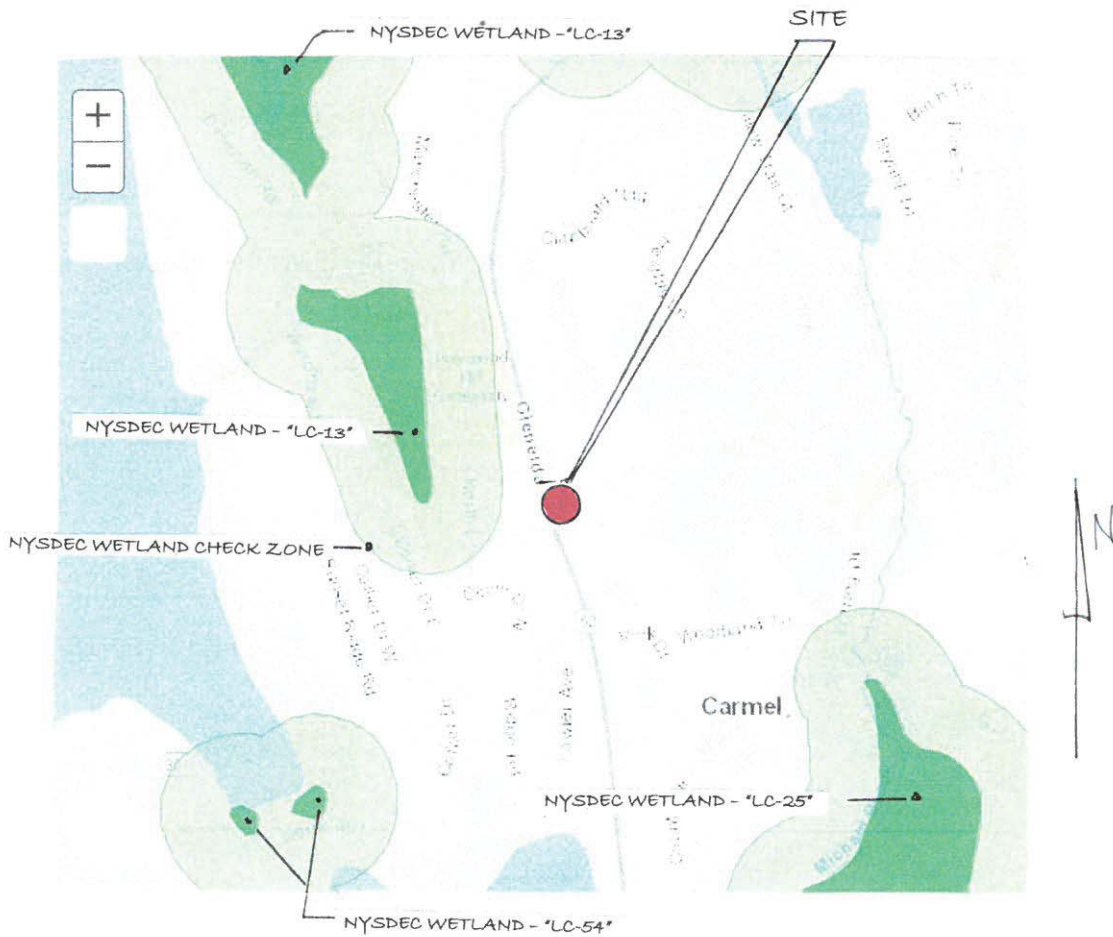
*Photo 8 Looking east toward large and level marsh with cover of phragmites. Note woodchips in foreground of photo.
July 2021- The P&R Estate Site, 122 Gleneida Ave., Carmel, NY*

Appendix II

New York State
Dept. of Environmental Conservation
Wetland Map



REGIONAL DRAINAGE MAP
N.T.S.



NYSDEC WETLAND MAP
N.T.S.

Appendix IV

Soil Borings

Key To Soil Boring Logs

SS-1	Soil Boring
Color	Munsell Color Notation Hue Value Chroma
Brown	10YR 4 / 3
Texture	Portion of Sand / Silt / Clay silt loam – sandy loam – loamy sand
Water table	In inches depth measured from ground surface

SS-1

SITE: LEVEL LAND WITH COVER OF DUMPED AND SPREAD WOODCHIPS.

0-27" WOODCHIPS.

27-48" BLuish GRAY 10B 6/1 LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-2

SITE: GENTLY SLOPED SMALL WOODLAND BORDER; TALL NORWAY MAPLE;
OPEN UNDERSTORY OPEN; GROUND UN-VEGETATED EXCEPT FOR SOME
JAPANESE STILT GRASS; LEAF LITTER COVERS GROUND.

0-2" DARK BROWN 10YR 3/3 LOAM.

2-28" MIXED BROWN 10YR 5/3 FINE SANDY LOAM.

WATER TABLE NOT ENCOUNTERED.

SS-3

SITE: GENTLY SLOPED ARE WITH COVER OF DUMPED AND PARTLY
DECOMPOSED LEAVES.

0-6" DECOMPOSED LEAVES.

6-10" VERY DARK GRAY 10YR 3/1 SILT LOAM.

10-15" GRAY BROWN 10YR 5/2 LOAM WITH 10% DARK YELLOW BROWN
10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

15-27" GRAY 10YR 6/1 FINE SANDY LOAM WITH 20% DARK YELLOW
BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 12".

SS-4

SITE: MARSH; VERY POORLY DRAINED; WEAK MICRO-TOPOGRAPHY;
PUDDLED WATER IN CONCAVE AREAS; DENSE STAND OF PHRAGMITES;
MATTED LEAVES COVER UN-VEGETATED GROUND.

0-2" BLACK 2.5Y 2.5/1 MUCK.

2-4" DARK GRAY 10YR 4/1 SILT LOAM.

(SS-4 cont.)

4-6" GRAY 10YR 5/1 SILT LOAM.

6-28" GRAY 10YR 6/1 LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6
MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 0".

SS-5

SITE: TOP OF STEEP FILL SLOPE; CONCRETE FRAGMENTS MIXED WITH DUMPED BRUSH; PHRAGMITES STAND APPROX. 7 FT. AWAY.

0-24" CUT TIMBER WITH VOIDS.

24-26" BLACK 2.5Y 2.5/1 MUCK.

26-28" DARK GRAY 10YR 4/1 SILT LOAM.

28-36" GRAY 10YR 6/1 LOAM WITH 20% DARK YELLOW BROWN 10YR 4/6 MOTTLES (REDOX CONCENTRATIONS).

WATER TABLE AT 24".

MAP NOTES:

1. WETLANDS INVESTIGATION COMPLETED JULY 21, 2021 BY PAUL J. JAEHNIG - CERTIFIED PROFESSIONAL GEOLOGIST, SOIL SCIENTIST, AND WETLAND SCIENTIST IN ACCORDANCE WITH THE TOWN OF CARMEL WETLANDS LAWS. WETLANDS BOUNDARIES, AS DEPICTED ON THIS MAP, HAVE NOT BEEN SURVEY LOCATED.
2. LOCATION OF PROPERTY LINE, BUILDINGS, ROAD, DRIVEWAY, WALLS, WALKS, STEPS, AND TOPOGRAPHY FROM SURVEY PREPARED BY J. CHARLES BOGUE LAND SURVEYING.
3. LOCATION OF VEGETATIVE COVERS PLOTTED ONTO MAP BORING WELL AND INVESTIGATION.

KEY TO MAP:

- SS-1 SOIL BORING LOCATION
- WL-A-1 FLAGGED WETLAND BOUNDARY
- WL-A-2
- WL-A-3
- 540 ELEVATION CONTOUR IN FEET

SOILS INFORMATION

NON-WETLAND SOILS

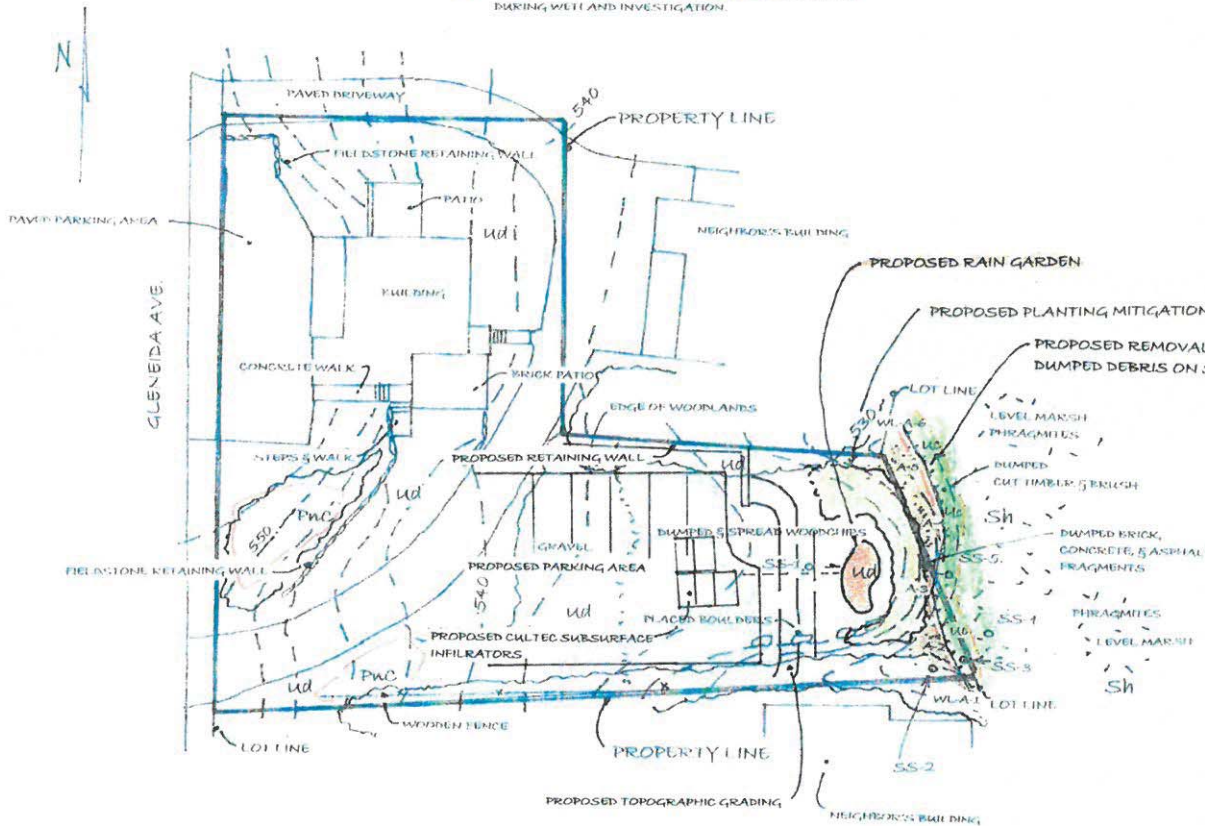
- PnC Daxton fine sandy loam
well drained, slopes 8 to 15 %
- ud udorthents soils
well drained, slopes varied

WETLAND SOILS

- uc udorthents, wet substratum
nearly drained, slopes varied
- sh Six silt loam
very poorly drained, slopes 0 to 2 %

sh Soils boundary

uc



REVISED JAN. 11, 2022 TO SHOW:

1. PROPOSED PARKING AREA, PROPOSED CULTEC INFILTRATION VAULTS, PROPOSED RETAINING WALL, PROPOSED GRADING PREPARED BY ROBERT SHERWOOD LANDSCAPE ARCHITECT.
2. PROPOSED OUTLINE OF MITIGATION TO REMOVE DEBRIS AT FILL EDGE; PROPOSED AREA OF PLANTING MITIGATION; AND PROPOSED RAIN GARDEN TO ACCEPT OVERFLOW OF CULTEC INFILTRATORS.

Wetland & Soils Map

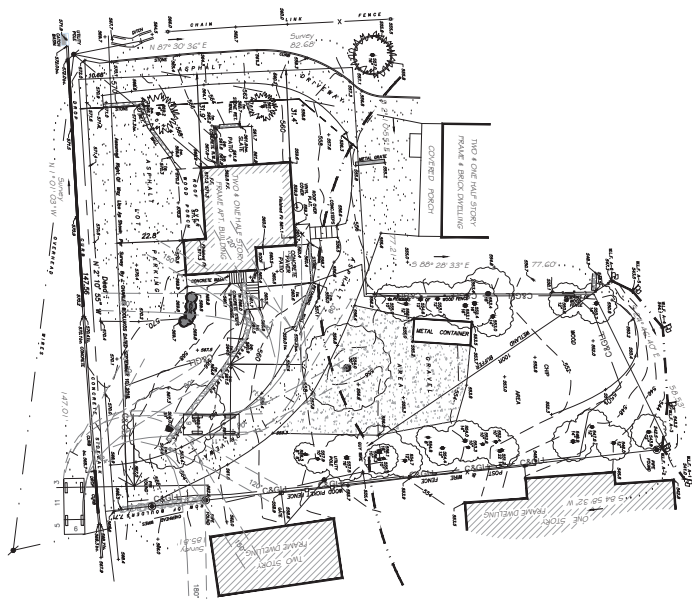
The P & R Estate Corp. Site
122 Gleneida Ave.
Carmel, NY

0.398 Acre Area

Prepared for
P & R Estate Corp.
July 21, 2021

Prepared By
Paul J. Jaehnig Wetlands and Soils Consulting
P.O. Box 1071 Ridgfield, CT 06877

Map Scale: 1 inch = 30 ft.



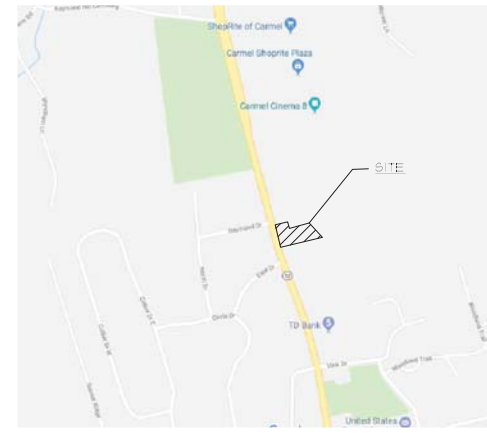
SURVEY EXISTING CONDITIONS

NEIGHBORS

44-01-004 Teresa Basso 1140 W. 11th St. Carmel, NY 12016	44-01-006 Joseph Basso 1140 W. 11th St. Carmel, NY 12016	44-01-007 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-008 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-009 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-010 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-011 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-012 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-013 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-014 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-015 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-016 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-017 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-018 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-019 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-020 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-021 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-022 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-023 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-024 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-025 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-026 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-027 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-028 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-029 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-030 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-031 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-032 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-033 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-034 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-035 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-036 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-037 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-038 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-039 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-040 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-041 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-042 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-043 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-044 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-045 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-046 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-047 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-048 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-049 Walter Basso 1140 W. 11th St. Carmel, NY 12016	44-01-050 Walter Basso 1140 W. 11th St. Carmel, NY 12016
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tax map and radius



SITE LOCATION MAP

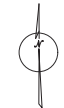
ZONING DATA

TAX MAP DESIGNATION SECTION 44.13, BLOCK 2, LOT 168			
ZONING DISTRICT	COMMERCIAL		
ITEM	REQUIRED	PROPOSED	VARIANCE REQ.
LOT AREA	40,000 SF	17,360	22,640 SF.
LOT COVERAGE	30%	7%	NA
LOT WIDTH	200	147'	53'
LOT DEPTH	200	105	95'
FRONT YARD	40	22.8'	17.2'
SIDE YARD	75	29.7'	NA
REAR YARD	30	23.1	6.9'
HEIGHT	35	33'4"	NA
OFF STREET PARKING	8	8 SPACES	0
AREA OF DISTURBANCE		9,200 SF	NA
MIN. BUILDING AREA	5,000SF	3,200	NA

PARKING REQUIRED 2 PER APARTMENT, 8 REQUIRED

NOTES:

1. Survey information taken from a SURVEY PREPARED BY Link Land Surveying refer to this survey for information.
2. Location of existing utilities not performed by this office confirm location of all utilities prior to construction CALL, Call DIG SAFELY NY
3. Contractor to verify all grades and dimensions prior to construction, contractor to inform Landscape Architect with any discrepancies.



DATE: _____

ROBERTS HERWOOD
LANDSCAPE ARCHITECT, LLC
P.O. BOX 564, BROOKFIELD, CT 06804
ph: 203.788.1547 c: 203.894.5337 e: roberts@herwoodllc.com



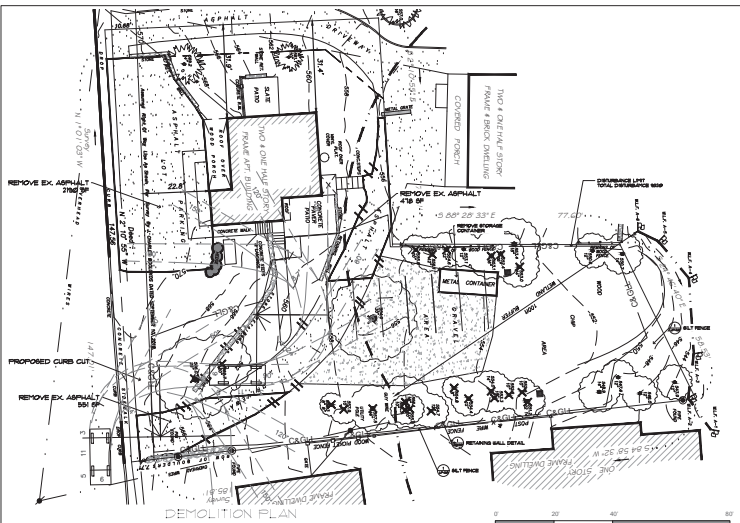
SITE CONFORMITY PLAN

P&R Estate Corp.
122 Glenville
Carmel NY

PROJECT: _____

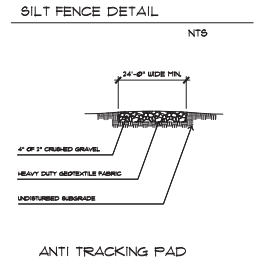
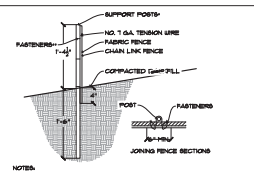
#4 COMMENTS	4.12.22
#3	2.4.22
#2	3.30.21
#1 comments	12.15.18
REVISIONS:	AS NOTED
SCALE:	AS NOTED
DATE:	6.4.18
JOB NO:	18.14
DRAWING NO:	

LP-1.0
1 OF 4



SEDIMENT AND EROSION CONTROL NOTES:

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING AND GRADING OR EARTHWORK.
3. GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NY/ADOT STANDARD SPECIFICATION CONSTRUCTION AND MATERIALS SECTION 610-3.62, METHOD NO. 1.
4. CUT OR FILL SLOPES STEEPER THAN A 3:1 SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
6. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
7. ALL STORM DRAINAGE OUTLETS SHALL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.
8. CUT AND FILL SLOPES SHALL NOT ENDANGER ADJACENT PROPERTY, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS.
9. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY OWNERS FIELD REPRESENTATIVE (OFR) TO INSURE THAT CHANNELS, TEMPORARY AND PERMANENT DITCHES AND PILES ARE CLEAR OF DEBRIS THAT OBSTRUCTS AND SEDIMENT HAVE NOT BEEN ENLARGED AND THAT ALL STRAW BALES ARE INTACT. ANY FAILURE OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AND INSPECTED FOR APPROVAL BY THE OFR AND/OR SITE ENGINEER.
10. CURT SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OFR.
11. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
12. EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH CONSTRUCTION DAY.
13. CONSTRUCTION OF A TEMPORARY STABILIZED GRAVEL CONSTRUCTION ENTRANCE AS INDICATED ON THIS PLAN SHALL CONSIST OF 4" THICK GRAVEL, BEAR 24 FEET WIDE WITH A TRAMP LENGTH OF 30 FEET FOR THE PURPOSE OF CLEANING TIRE TREADS PRIOR TO VEHICLES ENTERING WEST SIDE OF LANE.
14. CONTRACTOR RESPONSIBLE FOR MAINTAINING SEDIMENTATION AND EROSION CONTROL MEASURES UNTIL FINAL GRADING AND SEEDING STABILIZATION TAKE PLACE.



DRAINAGE

DRAINAGE CALCULATIONS:

PROPOSED INCREASE IN IMPERVIOUS SURFACE 1338 SF INCLUDING new driveway and parking

25 YEAR STORM EVENT = 6" OF RAINFALL MITIGATED FOR THE IMPERVIOUS SURFACE.

PRE DEVELOPMENT MIXED (1) COEFFICIENT SUBURBAN: 0.7-TU-5X1338 OR 468.3 CF

POST DEVELOPMENT DRIVEWAY (3) COEFFICIENT: 0.4-TU-5X1338 OR 462.1 CF

POST DEVELOPMENT MINUS PRE DEVELOPMENT + STORAGE REQUIRED 267.6-462.1=134.4 CF

CULTEC RECHARGER MODEL 330 TOTAL STORAGE VOLUME PER UNIT IS EQUAL TO 73.42 CF WITH 6" STONE SURROUNDING UNITS

REQUIRED CULTEC RECHARGER FOR INCREASED IMPERVIOUS SURFACE STORAGE IS 134/73.42 OR 1.6 UNITS REQUIRED.

3 CULTEC RECHARGERS INSTALLED

RAIN GARDEN ANALYSIS:

ADDITIONAL IMPERVIOUS SURFACES CREATED ABOVE EXISTING DRIVEWAY PARKING 1040 sqft

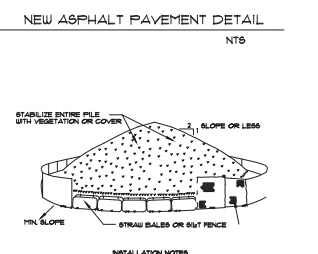
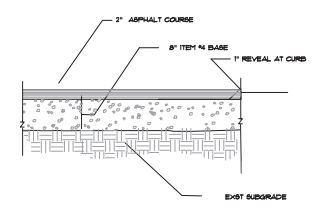
WALKS 738 sqft

TOTAL 1338 sqft

1338 sqft x 6" Rain event = 663 cf of storage required

1) Rain Garden = 395sqft @ 12" Average ponding depth = 395 cf

2) 3 CULTEC RECHARGERS INSTALLED

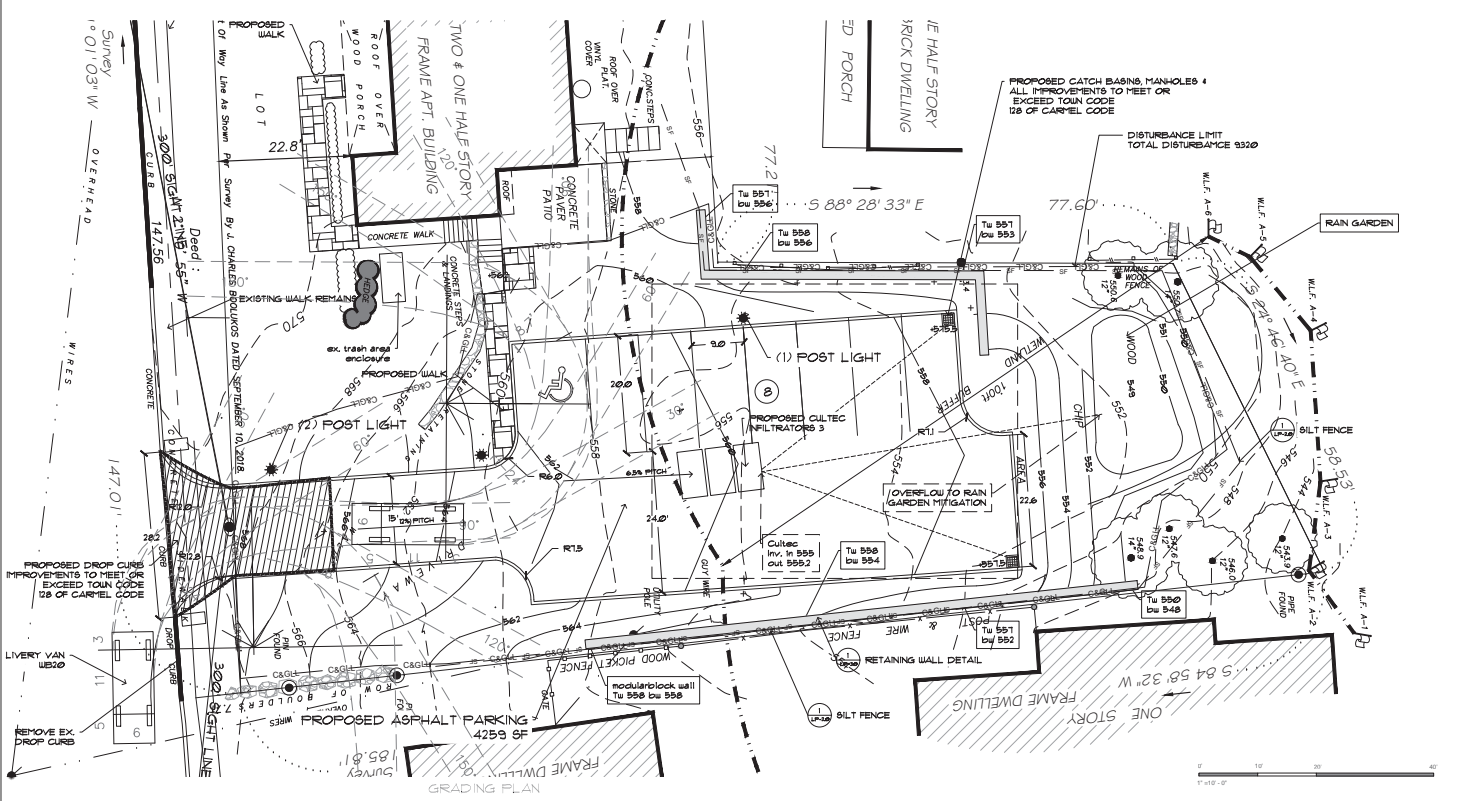


INSTALLATION NOTES

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:3.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAW BALES, THEN STABILIZED AS NOTED.
4. TEMPORARILY STABILIZE AS NOTED IN SPECIFICATIONS.

GENERAL NOTES:

1. BASE PLAN TAKEN FROM SURVEY PREPARED BY LAND SURVEYORS
2. THE OWNER, CONTRACTOR, AND/OR HIS AGENTS OR ASSAIGNS MUST VERIFY THE APPROPRIATE UTILITY LOCATIONS AND/OR DEPT'S AT LEAST 2 HOURS PRIOR TO ANY CONSTRUCTION, EXCAVATION OR DISMANTLING AT OR NEAR UNDERGROUND FACILITIES IN ACCORDANCE WITH INDUSTRIAL CODE 53.
3. ALL CONTRACTORS SHALL VERIFY EXISTING ELEVATIONS PRIOR TO CONSTRUCTION OF STORM WATER MANAGEMENT SYSTEM. SHOULD INCONGRUENCES IN EXISTING ELEVATIONS BE DETERMINED, CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER PRIOR TO COMMENCING CONSTRUCTION OF THE STORM WATER MANAGEMENT SYSTEM.



ROBERTS HERWOOD
LANDSCAPE ARCHITECT PLLC

P.O. BOX 564, BROOKFIELD, CT 06804
PH: 203.798.1147 | C: 203.994.5337 | E: roberts@herwoodllc.com



GRADING AND DEMOLITION PLAN

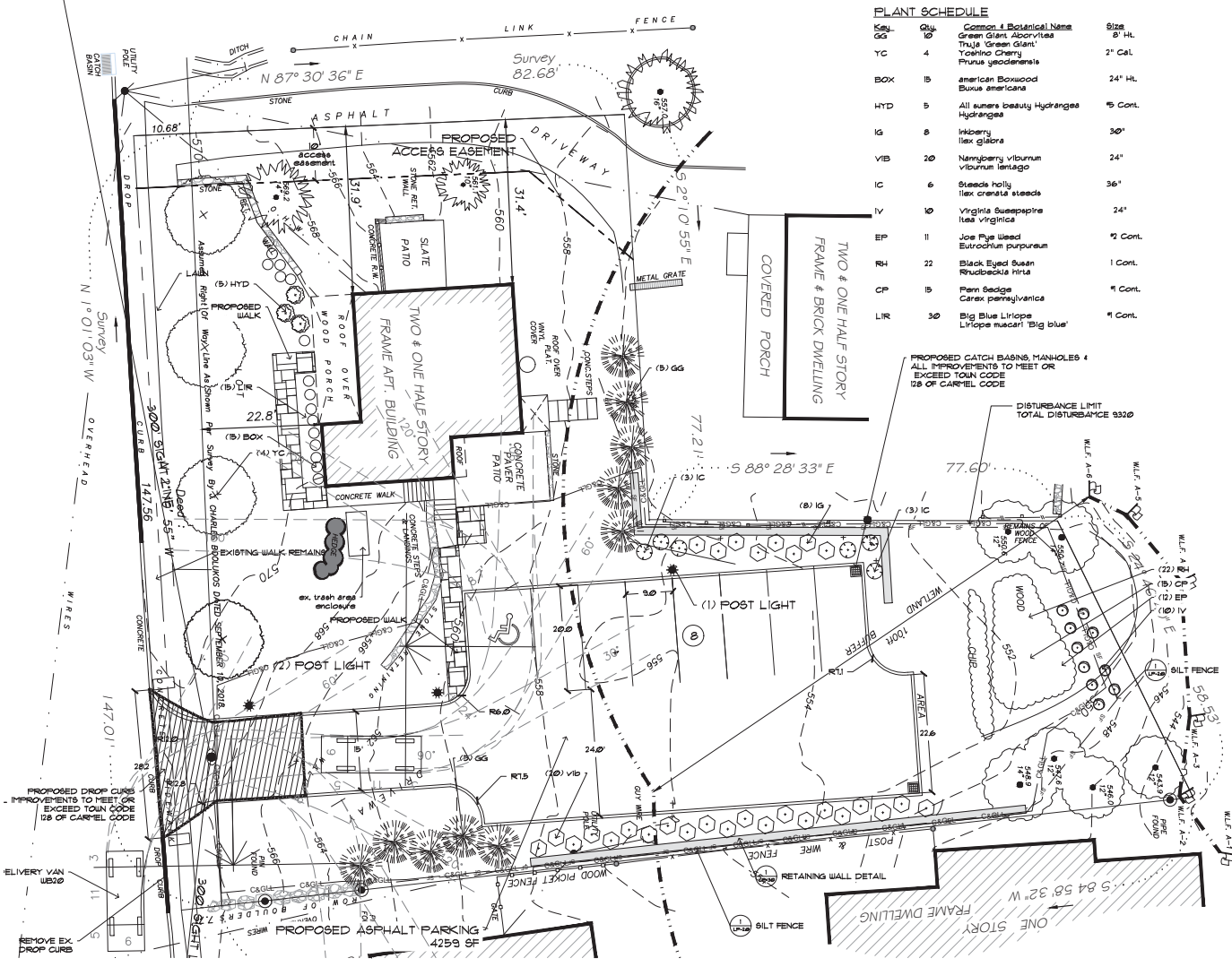
P&R Estate Corp.
122 Gladstone
Canaan, NY

#1 COMMENTS 4.12.22

REVISIONS:

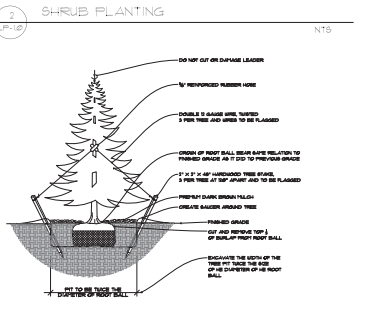
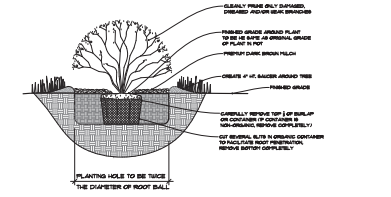
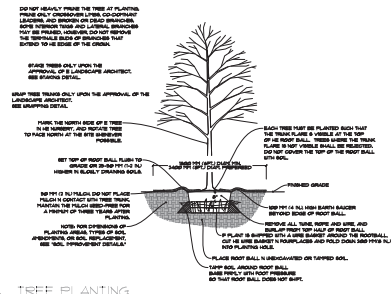
SCALE:	AS NOTED
DATE:	2.4.22
JOB NO.:	18.14

DRAWING NO:
LP-2.0
2 OF 4



PLANT SCHEDULE

Code	Qty	Common & Botanical Name	Size
GG	10	Green Giant Abies/Thuja 'Green Giant'	8' Ht.
YC	4	Yucca Cherry Prunus yedoensis	2' Cal.
BOX	15	American Boxwood Buxus americana	24" Ht.
HYD	5	All sumers beauty Hydrangeas Hydrangea	5' Cont.
IG	8	Ikobery Ilex glabra	30"
VB	20	Nannyberry viburnum Viburnum lentago	24"
IC	6	Steads holly Ilex crenata steads	36"
Z	10	Virginia Suesepitrea Itea virginica	24"
EP	11	Joe Pyle Weald Eurocotium purpureum	19" Cont.
RB	22	Black Eyed Susan Rudbeckia hirta	1' Cont.
CP	15	Penn Sedge Carex pennsylvanica	4" Cont.
LIR	30	Big Blue Liriodie Liriodie nascent 'Big blue'	4" Cont.



SEDIMENT AND EROSION CONTROL NOTES:

1. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE WESTCHESTER COUNTY BEST MANAGEMENT PRACTICES MANUAL FOR EROSION AND SEDIMENT CONTROL.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING AND GRUBBING OR EARTHWORK.
3. GRADE BEEP MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATION, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD NO. 1.
4. CUT OR FILL SLOPES STEEPER THAN A 3:1 SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
5. PAVED ROADWAYS SHALL BE KEPT CLEAN AT ALL TIMES.
6. THE SITE AT ALL TIMES SHALL BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL FACILITIES.
7. ALL STORM DRAINAGE OUTLETS SHALL BE STABILIZED, AS REQUIRED, BEFORE THE DISCHARGE POINTS BECOME OPERATIONAL.

8. CUT AND FILL SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS.
9. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY OWNER'S FIELD REPRESENTATIVE (OPAL) TO INSURE THAT CHANNEL, TEMPORARY AND PERMANENT DITCHES AND PILES ARE CLEAR OF DEBRIS THAT SEDIMENTATION AND EROSION HAVE NOT BEEN BREACHED AND THAT ALL STRIP BARRIERS ARE INTACT. ANY FAILURE OF SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AND INSPECTED FOR APPROVAL BY THE OPR AND/OR SITE APPROVER.
10. SLOPE SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OPR.
11. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL, AND TO PREVENT SETTLEMENT.
12. EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH CONSTRUCTION DAY.
13. CONSTRUCTION OF A TEMPORARY STABILIZED GRAVEL CONSTRUCTION ENTRANCE AS INDICATED ON THIS PLAN SHALL CONSIST OF A 6" THICK GRAVEL BASE 24 FEET WIDE WITH A MINIMUM LENGTH 10 FEET LONG FOR THE PURPOSE OF CLEANING TIRE TREADS PRIOR TO VEHICLES ENTERING LEAST RED OAK LANE.
14. CONTRACTOR RESPONSIBLE FOR MAINTAINING SEDIMENTATION AND EROSION CONTROL MEASURES UNTIL FINAL GRADING AND SEEDING STABILIZATION TAKE PLACE.

GENERAL NOTES

1. BASE PLAN TAKEN FROM SURVEY PREPARED BY LINK LAND SURVEYORS
2. THE OWNER, CONTRACTOR AND/OR HIS AGENTS OR AGENCIES MUST NOTIFY THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 14 DAYS PRIOR TO ANY CONSTRUCTION, EXCAVATION OR DISRUPTION AT OR NEAR UNDERGROUND FACILITIES IN ACCORDANCE WITH INDUSTRIAL CODE 93.
3. ALL CONTRACTORS SHALL VERIFY EXISTING ELEVATIONS PRIOR TO CONSTRUCTION OF 6" OR 8" WATER MANAGEMENT SYSTEMS. SHOULD INCONSISTENCIES IN EXISTING ELEVATIONS BE DETERMINED, CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER PRIOR TO COMMENCING CONSTRUCTION OF THE WATER MANAGEMENT SYSTEMS.

ROBERTS HERWOOD
LANDSCAPE ARCHITECTS LLC

P.O. BOX 564, BROOKFIELD, CT 06804
P: 203.788.1147 C: 203.894.5337 E: roberts@herwoodllc.com



LAYOUT & LANDSCAPE PLAN

P&R Estate Corp.
122 Glenside
Carmel NY

PROJECT: #1 COMMENTS 4.12.22

REVISIONS:

SCALE:	AS NOTED
DATE:	2.4.22
JOB NO.:	18.14

DRAWING NO: LP-3.0

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