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Chairman

ANTHONY GIANNICO
Vice Chairman

BOARD MEMBERS
KIM KUGLER
RAYMOND COTE
ROBERT FRENKEL
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**TOWN OF CARMEL
PLANNING BOARD**



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

MICHAEL CARNAZZA
*Director of Code
Enforcement*

RICHARD FRANZETTI, P.E.
Town Engineer

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

PLANNING BOARD AGENDA
MAY 20, 2020 – 7:00 P.M.

TAX MAP # PUB. HEARING MAP DATE COMMENTS

SUBDIVISION

1. Carmel Fire Department – 94 Gleneida Ave	44.14-1-24	2/25/20	Lot Line Adjustment
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MISCELLANEOUS

2. MK Realty – Route 6 & Old Route 6	55.6-1-44 & 45		Extension of Final Site Plan Approval
3. VIP Wash & Lube – 118 Old Route 6, Carmel	55.12-2-5		Bond Return
4. Jordano/Gervasi Subdivision – Bullet Hole Road	63.-1-16		Bond Return
5. Barone, Mariano – 32 Overlook Drive	65.18-1-4	12/18/19	Regrading Application
6. Dawn Holding – Mexico Lane	53.-2-28	3/19/20	Re-Approval of Final Subdivision Approval
7. Minutes – 02/26/20			



February 26, 2020

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

RE: Carmel Fire Department
94 Gleneida Avenue
Town of Carmel
TM# 44.14-1-24

Dear Chairman Paepre and Members of the Board:

Please find enclosed the following plans and documents in support of an application for a lot line change application for the above referenced project:

- Lot Line Change Plan dated February 25, 2020. (5 Copies)
- Subdivision Application, February 25, 2020. (11 copies)
- Subdivision Completeness Certification Form, February 25, 2020. (11 copies).
- Disclosure Addendum Statement, February 25, 2020. (2 copies)
- SEQR Short EAF, dated February 25, 2020. (11 copies)
- Deed and Easements (2 Copies)
- CD containing pdfs of submitted plans and documents. (1 copy)

It should be noted that an application fee is not included in this submission. A request for a fee waiver has been requested by Carmel Fire Department and is currently under review by the Town Board. In addition, the lot line adjustment application does not include any proposed development; therefore, waivers are requested for the items related to proposed development on the subdivision completeness form.

The applicant seeks subdivision approval for a lot line adjustment between the 1.55 AC parcel owned by the Carmel Fire Department Inc. (Tax# 44.14-1-24) and the 1.18 AC parcel owned by MBS Hudson United Bank (Tax# 44.14-1-23). A portion of the existing lot line will be extinguished and relocated adding 0.632 acres from MBS Hudson United Bank parcel to the Carmel Fire Department Inc. parcel.

We respectfully request this project be placed on the March 11, 2020 Planning Board meeting for the following:

- Initial review and discussions of the provided information
- Referral of the application to the Zoning Board of Appeals for a minimum lot area variance for Tax Parcel 44.14-1-23 (MBS Hudson United Bank)

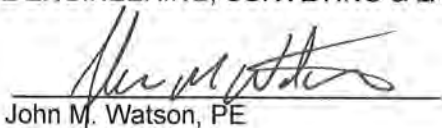
February 26, 2020

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

By:


John M. Watson, PE
Principal Engineer

JMW/kms

Enclosures

Cc: Michael Hengel / Carmel Fire Department

Michael T. Liguori / Hogan & Rossi, Esqs.

Carmel Fire Dept



TOWN OF CARMEL SUBDIVISION APPLICATION INSTRUCTIONS



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

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

Pre-Submission:

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

Submission Requirements:

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

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

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

NA - See Cover Letter

Rose Tronchetti 2/27/20
Planning Board Secretary; Date

[Signature] 2/27/2020
Town Engineer; Date

- Fee Paid



TOWN OF CARMEL SUBDIVISION APPLICATION



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

SITE IDENTIFICATION INFORMATION		
Application Name: Carmel Fire Dept Inc. Lot Line Adjustment		Application # 20-0002
Date Submitted: 2/26/2020		
Site Address: No.94 Street: Gleneida Ave Hamlet:		
Property Location: (Identify landmarks, distance from intersections, etc.) Located at the intersection of Vink Drive and NYS Route 52		
Town of Carmel Tax Map Designation: Section 44.14 Block 1 Lot(s) 24		Zoning Designation of Site: Commercial
Property Deed Recorded in County Clerk's Office Date 2/15/1974 Liber 717 Page 716		Liens, Mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Existing Easements Relating to the Site No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies: See attached		Are Easements Proposed? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Describe and attach copies: See lot line adjustment drawing
Have Property Owners within a 500' Radius of the Site Been Identified? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: Carmel Fire Dept Inc		Phone #: 845 255 5100 Fax#:
Owners Address: No. 94 Street: Gleneida Ave		Email: michael.hengel.cfd@gmail.com
Applicant (if different than owner):		Phone #: Fax#:
Applicant Address (if different than owner): No. Street: Town: State: Zip:		Email:
Individual/ Firm Responsible for Preparing Site Plan: Insite Engineering, Surveying, and Landscape Architecture P.C.		Phone #: 845-225-9690 Fax#:
Address: No. 3 Street: Garrett Place		Email: jwatson@insite-eng.com
Other Representatives:		Phone #: Fax#:
Owners Address: No. Street: Town: State: Zip:		Email:
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof: The applicant proposes a lot line adjustment between the 1.55 AC parcel owned by the Carmel Fire Department Inc. (Tax# 44.14-1-24) and the 1.18 AC parcel owned by MBS Hudson United Bank (Tax# 44.14-1-23). A portion of the existing lot line will be extinguished and relocated adding 0.632 acres from MBS Hudson United Bank parcel to the Carmel Fire Department Inc. parcel. The action proposes two easements in order to provide access from MBS Hudson United Bank parcel to Garrett Place and one utility easement.		

TOWN OF CARMEL SUBDIVISION APPLICATION

PROJECT INFORMATION					
Size of existing parcel to be subdivided: (Lot Line Adjustment) Acres: 2.729 (Both Parcels) Square Feet: 118,865					
Major Subdivision <input type="checkbox"/>	Minor Subdivision <input checked="" type="checkbox"/>				
Number of proposed lots: Lot line adjustment, number of lots to remain the same	Size of proposed lots: 2.177 AC (Tax# 44.14-1-24) and 0.552 AC (Tax# 44.14-1-23)				
Conventional Subdivision <input type="checkbox"/> N/A Cluster Subdivision <input type="checkbox"/> N/A					
Will a 10% open space set aside be provided? Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A		If no, will a payment in-lieu be provided? Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A			
Will all new lots have frontage on a mapped street? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> Lot frontage will not change		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 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 sewer main? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? Yes _____ Out-of district connection? _____ ▶ What is the total sewer capacity at time of application? 300 Gallons a Day ▶ What is your anticipated average and maximum daily flow Avg 300 Gallons a Day Max 1,000 Gallons a Day 					
<i>For Town of Carmel Town Engineer</i> ▶ What is the sewer capacity NOT Applicable Per 2/27/2029 FOR lot line adjustment					
<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 checked="" type="checkbox"/> No: <input type="checkbox"/> ▶ What is the total water capacity at time of application? 300 Gallons a Day ▶ What is your anticipated average and maximum daily demand Avg 300 Gallons a Day Max 1,000 Gallons a Day 					
<ul style="list-style-type: none"> ▪ Storm Sewer Yes: <input checked="" type="checkbox"/> No: <input 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? Urban Land - Charlton Complex		What is the approximate depth to water table? > 10'			
Site slope categories: <table style="width: 100%; border: none;"> <tr> <td style="border: none;">15-25% 0 %</td> <td style="border: none;">25-35% 0 %</td> <td style="border: none;">>35% 0 %</td> </tr> </table>			15-25% 0 %	25-35% 0 %	>35% 0 %
15-25% 0 %	25-35% 0 %	>35% 0 %			
Estimated quantity of excavation: <table style="width: 100%; border: none;"> <tr> <td style="border: none;">Cut (C.Y.) 0</td> <td style="border: none;">Fill (C.Y.) 0</td> </tr> </table>			Cut (C.Y.) 0	Fill (C.Y.) 0	
Cut (C.Y.) 0	Fill (C.Y.) 0				
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>					
Is the site located ion a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>					
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	What is the sight distance? Same as existing Left _____ Right _____			
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 checked="" type="checkbox"/> No: <input 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:

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

What is the estimated time of construction for the project?
N/A
PARCEL A PARCEL 1 PARCEL 2

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area	40,000 SF	67,300 SF	94,830	24,052			
Lot Coverage	30%	19.27%	13.6%	10.6%			
Lot Width	200'	151'	261'	104'			
Front Yard	40'	42'	42'	75.2'			
Side Yard (minimum of 1)	25'	89'	89'	29.5'			
Side Yard (total of both)							
Rear Yard	30'	184.7'	184.7'	90.7'			
Habitable Floor Area	5,000 SF	750.00	75,000	2,456			
Height	35'	235'	235'	235'			

(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 Area Variance for Tax# 44.14-1-23

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.

Michael Hengel for Carmel Fire Dept Inc
Applicants Name

[Signature]
Applicants Signature

Sworn before me this 25th day of February 2020

[Signature]
Notary Public

Alicia Hansen
Notary Public, State of New York
Reg. # 01HA6086470
Qualified in Dutchess County
Commission Expires January 21, 2023



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 type="checkbox"/>	<input checked="" type="checkbox"/> N/A
Sketch Plan Requirements			
1	All General Requirements	<input type="checkbox"/>	<input type="checkbox"/>
2	Proposed subdivision layout at a scale of not less than one inch equals 100 feet.	<input type="checkbox"/>	<input type="checkbox"/>
3	All proposed lot lines, dimensions in feet and the areas of all lots in square feet and identifying numbers for each lot.	<input type="checkbox"/>	<input type="checkbox"/>
4	The location of existing and proposed setback lines, streets within 200 feet of the subdivision, buildings, watercourses, railroads and bridges, culverts, drainpipes and any natural features, such as wooded areas and rock formations.	<input type="checkbox"/>	<input type="checkbox"/>
5	Location and size of areas proposed to be reserved for recreation/open space.	<input type="checkbox"/>	<input type="checkbox"/>



TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



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.	<input type="checkbox"/>	<input checked="" 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6	Location, type and size of curbs, sidewalks and bikeways.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	For subdivisions of five or more lots, front building elevation sketches and distribution of dissimilar building types on the site to avoid excessive similarity of exterior design.	<input type="checkbox"/>	<input checked="" type="checkbox"/> N/A
8	Plans of proposed utility layouts and all facilities, unsized.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	The natural flow of surface drainage (indicated with arrows and the final disposal of surface waters); location of existing and proposed watercourses, culverts, bridges, drainpipes, lakes and ponds, detention or retention ponds; tentative location of storm drain inlets with the drainage areas tributary to each outlined and the area shown.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10	Existing or proposed covenants or deed restrictions applying to the site and a preliminary draft of homeowners' association documents, if applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	A stormwater pollution prevention plan (SWPPP) consistent with the requirements of Article X of Chapter 156 of the Code of the Town of Carmel.	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>
Final Plat Requirements			
1	All General, Sketch and Preliminary Plat Requirements.	<input type="checkbox"/>	<input type="checkbox"/>

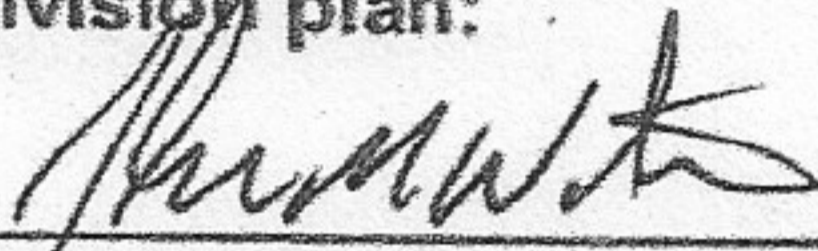


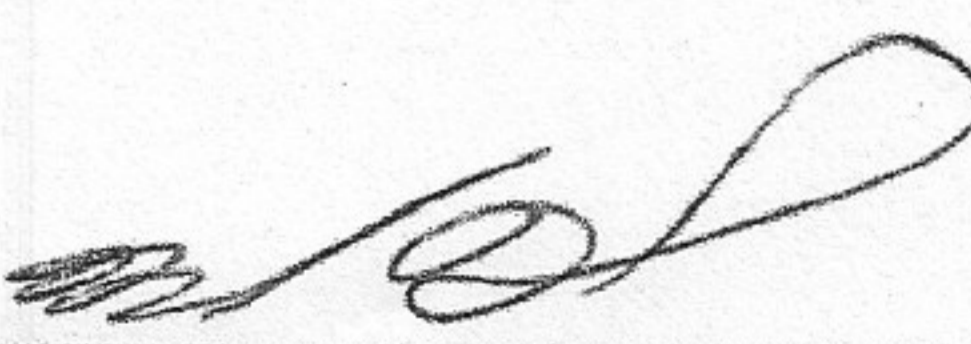
TOWN OF CARMEL
**SUBDIVISION COMPLETENESS
 CERTIFICATION FORM**



Requirement Data		To Be Completed by the Applicant		Waived by the Town
	changes are proposed; the natural flow of surface drainage and the final disposal of surface waters; slopes of banks of all watercourses, if defined, and boundaries of floodplains; specifications, locations, profiles and detailed cross sections of the proposed storm drains, including all inlets and size of the drainage area of the streets, including grades and all other improvements.			
9	Final copy of the homeowners' association documents, if applicable.	<input type="checkbox"/>		<input type="checkbox"/>
10	Deeds for land to be dedicated for road widening, recreation or other purposes.	<input type="checkbox"/>		<input type="checkbox"/>
11	Erosion control standards.	<input 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"/>		<input type="checkbox"/>

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

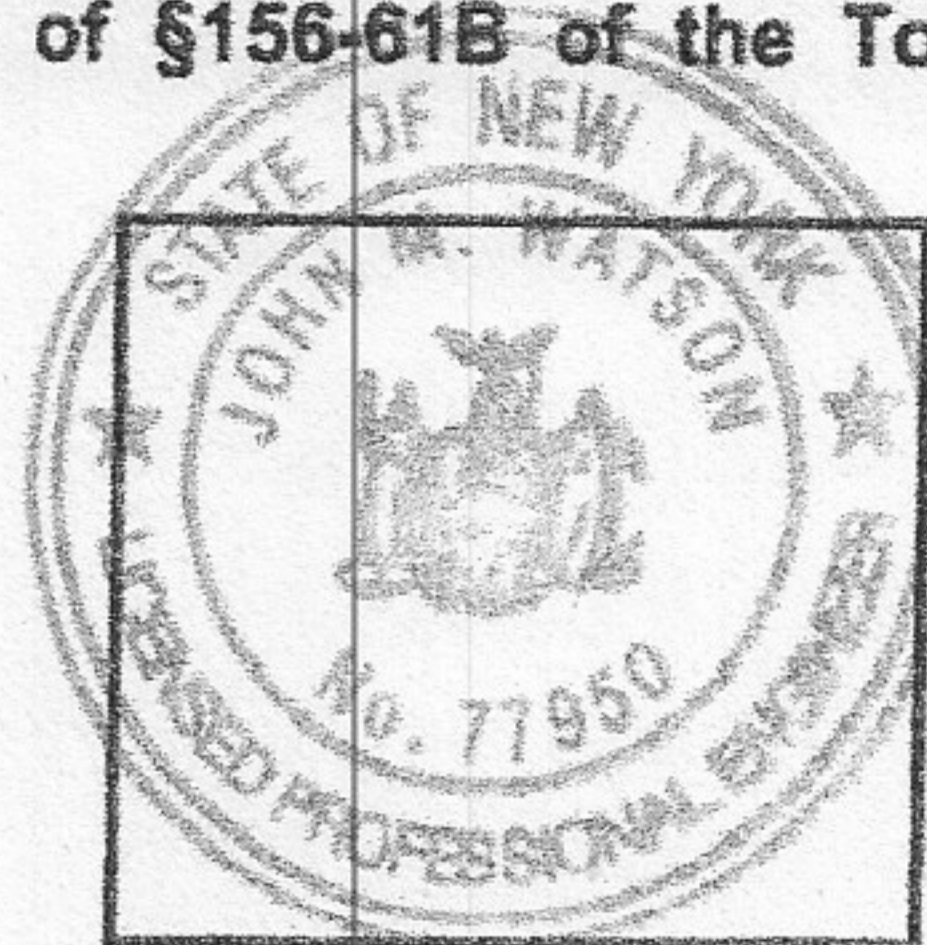
 hereby certify that the site plan to which I have attached my seal and signature, meets all of the requirements of §156-61B of the Town of Carmel Zoning Ordinance:


 Signature - Applicant

2/25/2020
 Date


 Signature - Owner

2/25/2020
 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:

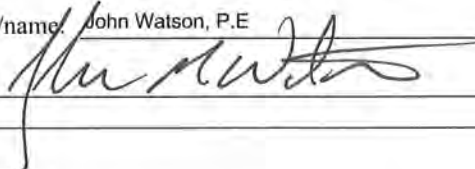
Rose Yonchetti
 Signature - Planning Board Secretary

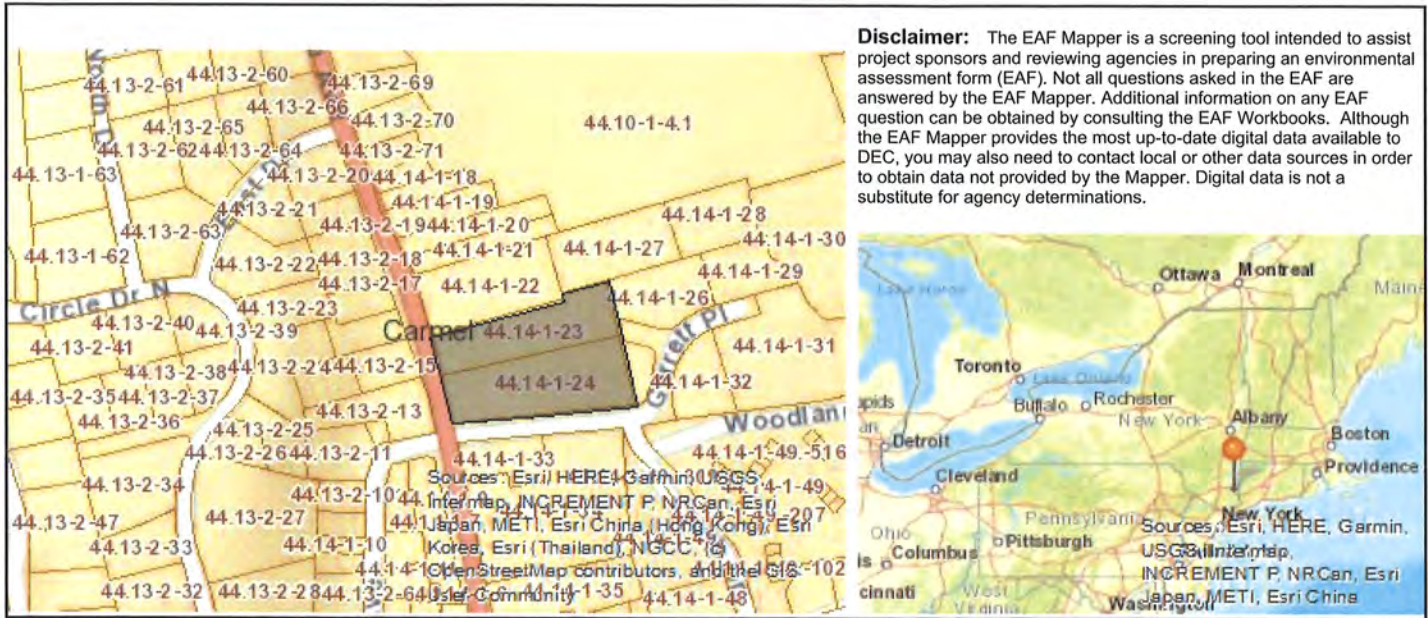
2/27/20
 Date

Rudolf [Signature]
 Signature - Town Engineer

2/27/2020
 Date

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>There is no proposed development with this lot line adjustment application.</u>	<input type="checkbox"/>	<input type="checkbox"/>	NO YES N/A
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ The existing water service connection will remain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ The existing wastewater service connection will remain.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO 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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" 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?	NO	YES
Northern Long-eared Bat	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____ _____	<input 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>John Watson, P.E</u> Date: <u>February 25, 2020</u>		
Signature: <u></u> Title: <u>Project Engineer</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]	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

ACRES

Filed map
1587
Filed 6/30/77

Approved by the Commission of the Planning Board of the
Town of Carmel, New York, on the 6th day of
February 1977.
By: [Signature]
[Signature]
[Signature]

SUBDIVISION PLAT
OF PROPERTY
PREPARED FOR

CARMEL FIRE DEPARTMENT, INC.

TOWN OF CARMEL
SCALE: 1 INCH = 40 FEET

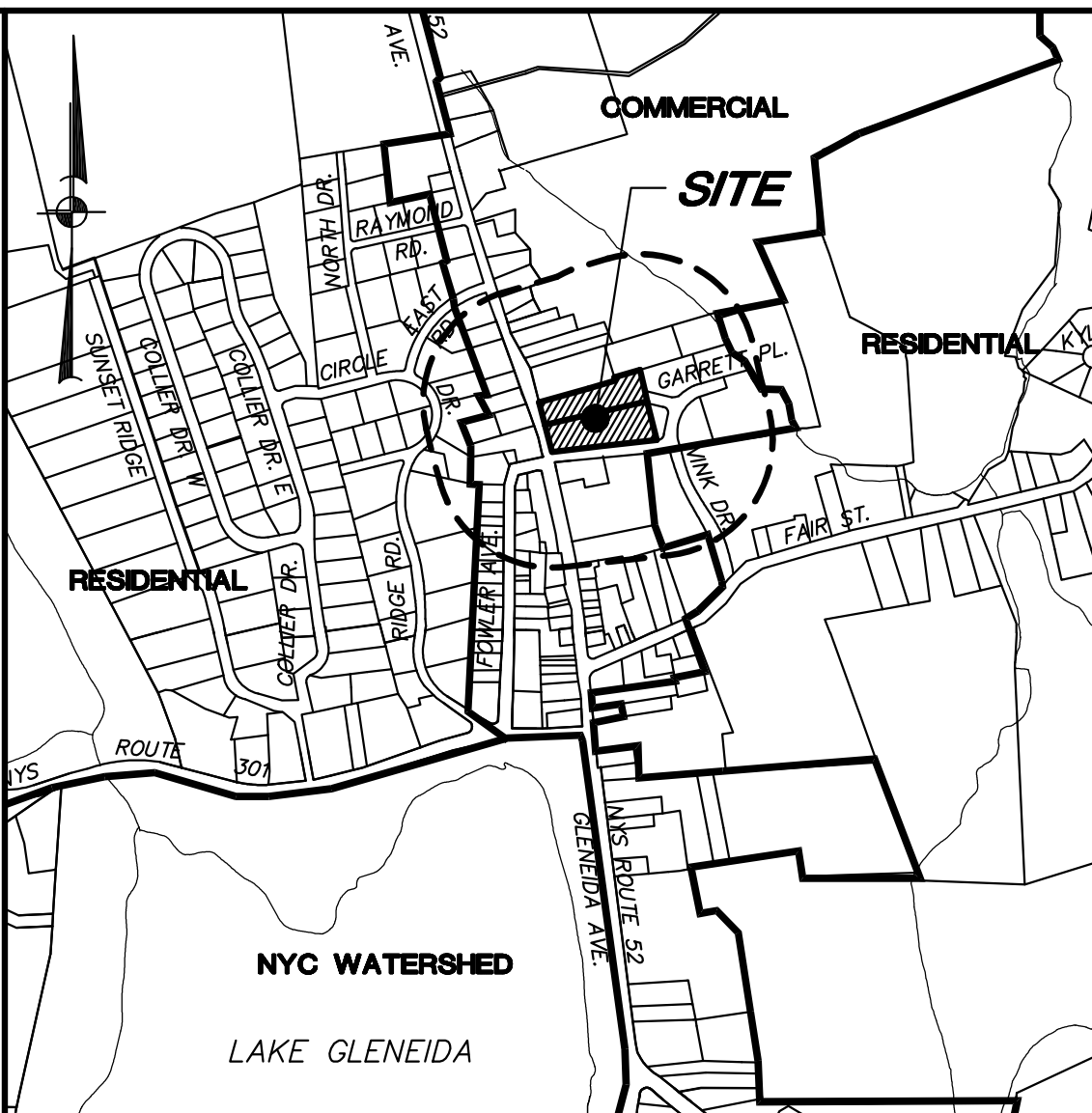
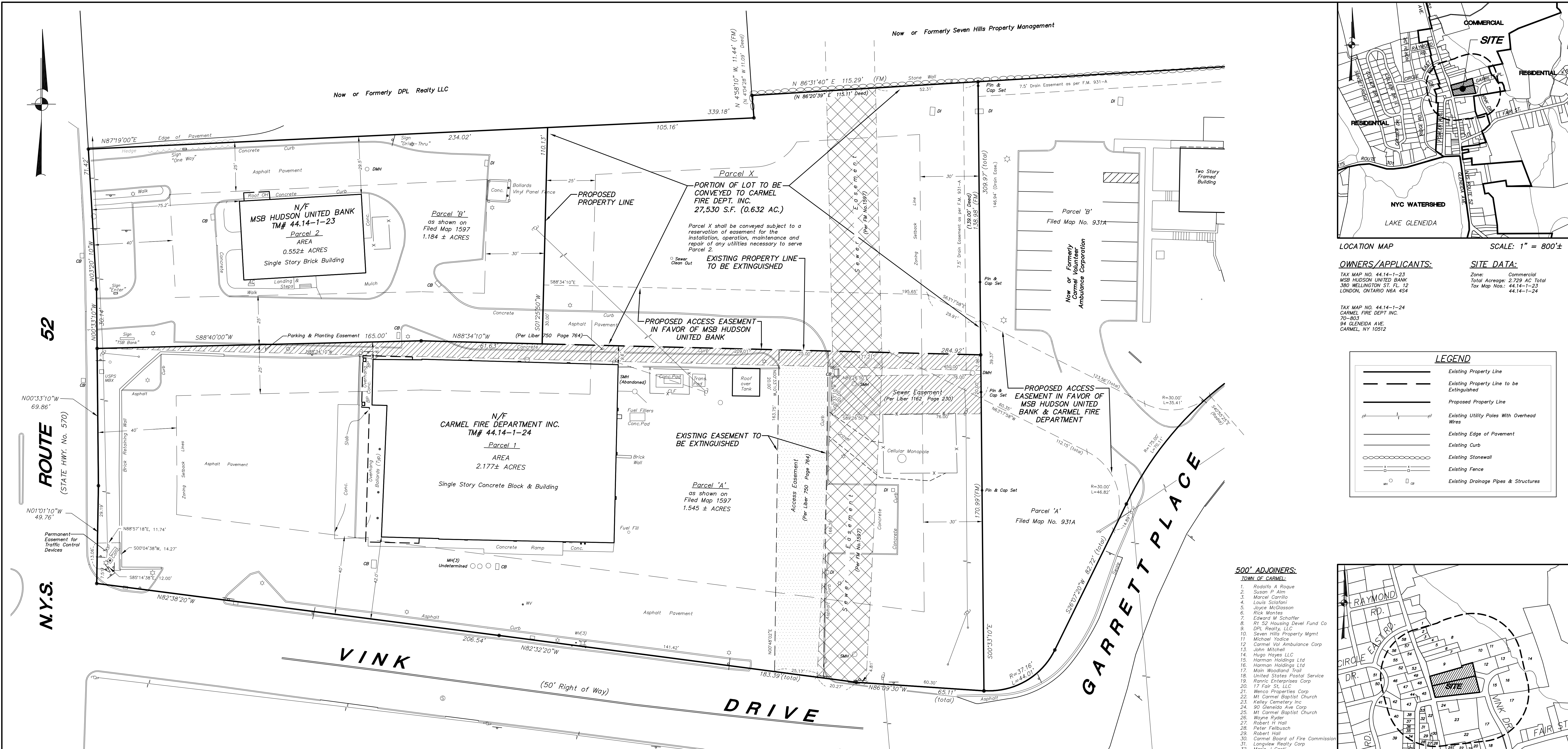
PUTNAM COUNTY, N.Y.
FEBRUARY 28, 1977.
REVISED ON APRIL 14, 1977.
REVISED ON APRIL 23, 1977.
CERTIFICATION ADDED 6/22/77

I CERTIFY THAT THIS PLAT WAS MADE FROM
AN ACTUAL SURVEY OF THE PROPERTY.
SURVEY COMPLETED ON JANUARY 25, 1974
TOPOGRAPHY COMPLETED ON FEB. 3, 1977.

Carmel H. Behr
BURGESS & BEHR, P.C.
PROFESSIONAL ENGINEERING & LAND SURVEYING
R.D. 8 HORSEPOUND ROAD CARMEL, N.Y.

CERTIFIED TO: THE TITLE
GUARANTEE COMPANY.
#MRI-031P

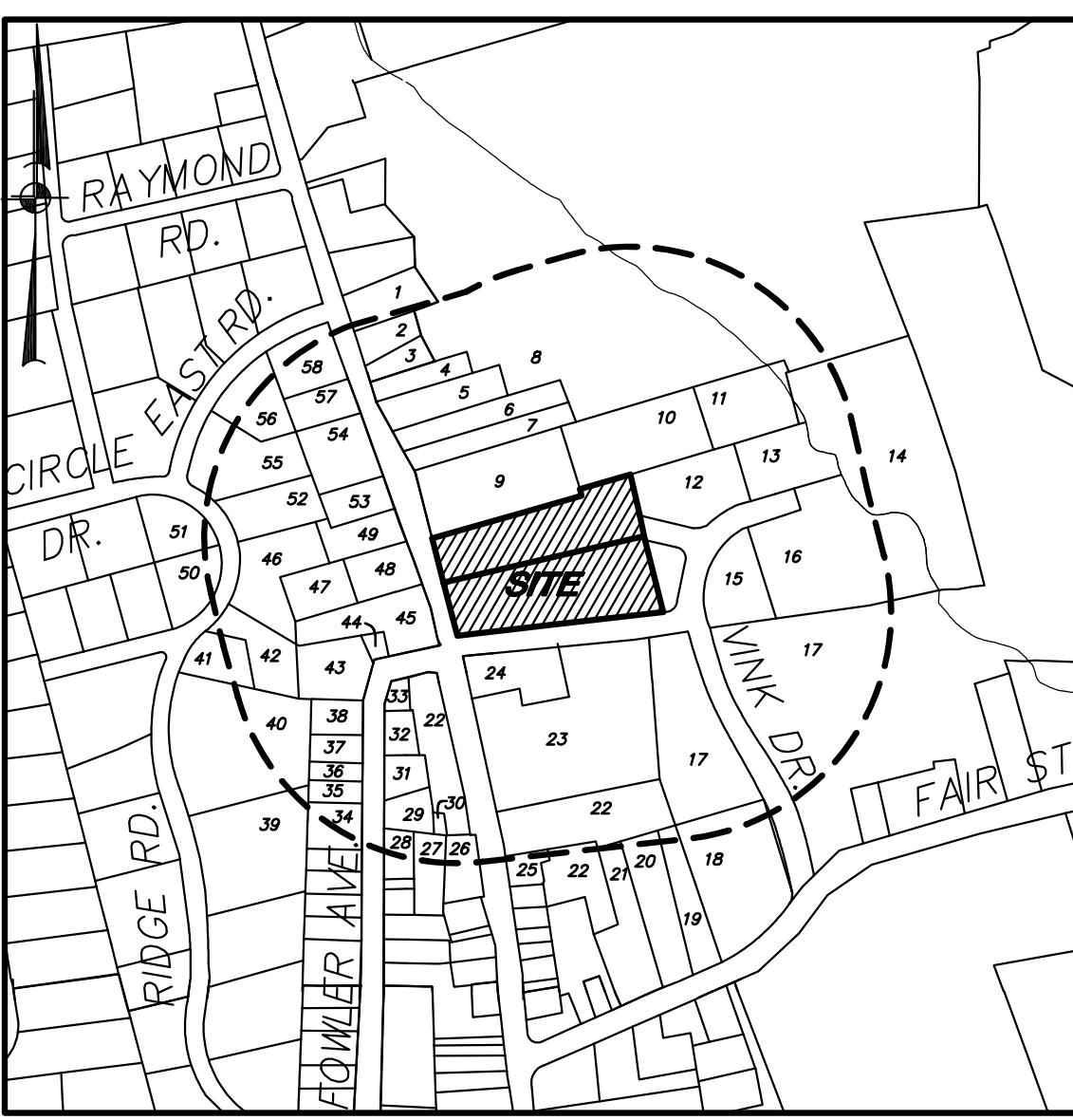
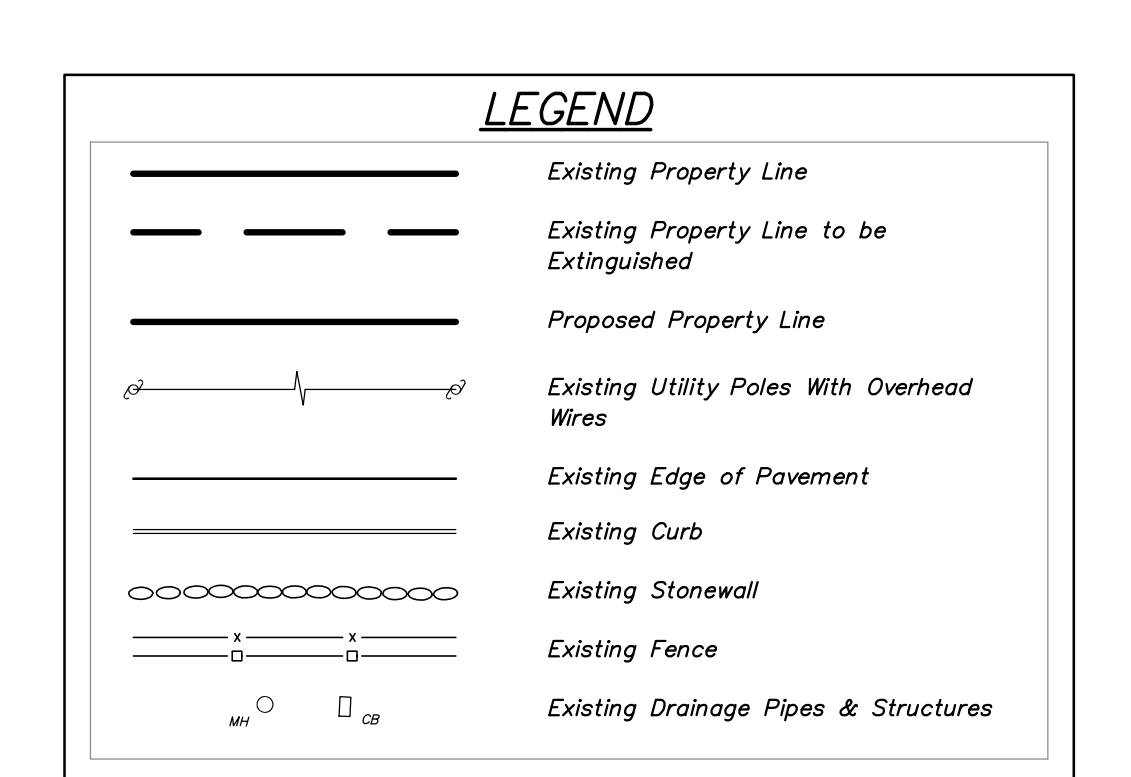
PLANNING
NEW YORK,
STATE TO ALL
COUNTY
MODIFIED
AS
NECESSARY
BY



OWNERS/APPLICANTS:
 TAX MAP NO. 44.14-1-23
 MSB HUDSON UNITED BANK
 380 WELLINGTON ST. FL. 12
 LONDON, ONTARIO N6A 4S4

SITE DATA:
 Zone: Commercial
 Total Acreage: 2.729 AC Total
 44.14-1-23
 Tax Map Nos. 44.14-1-23
 44.14-1-24

TAX MAP NO. 44.14-1-24
 CARMEL FIRE DEPT INC.
 70-803
 94 GLENEIDA AVE.
 CARMEL, NY 12012



ADJOINER MAP SCALE: 1" = 400'±

PARCEL A
 DEED REFERENCE:
 Liber 717 Page 716
 Recorded: February 15, 1974
 Grantor: Eton Centers Company
 Grantee: Carmel Fire Department, Inc.

PARCEL B
 DEED REFERENCE:
 Liber 1324 Page 8
 Recorded: January 12, 1998
 Grantor: First Nationwide Bank, a
 Federal Savings Bank (formerly known as
 Madison Savings Bank, FSB)
 Grantee: MSB Bank

C ZONE REQUIREMENTS (TAX ID 44.14-1-24 - CARMEL FIRE DEPARTMENT):

	Required/Permitted:	Existing Parcel 'A'	Proposed Parcel 1
Minimum Lot Area:	40,000 sf	67,300 sf	94,830 SF
Minimum Lot Width:	200'	151'±	261'±
Minimum Lot Depth:	200'	450'±	450'±
Minimum Road Frontage:	100'	574.7'	574.7'
Minimum Yard Setbacks:			
Front:	40'	42.0'	42.0'
Side:	25'	8.9'	8.9'
Rear:	30'	184.7'	184.7'
Maximum Building Height:	35'	<35'	<35'
Minimum Building Floor Area:	5,000 sf	>5,000 sf	>5,000 sf
Maximum Building Coverage:	30%	19.2%***	13.6%***

C ZONE REQUIREMENTS (TAX ID 44.14-1-23 - MSB HUDSON UNITED BANK):

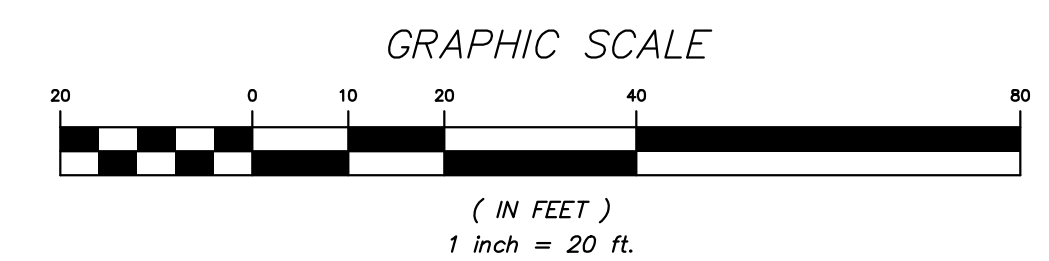
	Required/Permitted:	Existing Parcel 'B'	Proposed Parcel 2
Minimum Lot Area:	40,000 sf	51,565 sf	24,052 sf**
Minimum Lot Width:	200'	110'*	104'*
Minimum Lot Depth:	200'	451'±	230'±
Minimum Road Frontage:	100'	101.6'±	101.6'±
Minimum Yard Setbacks:			
Front:	40'	75.2'	75.2'
Side:	25'	29.5'	29.5'
Rear:	30'	312.4'	90.7'
Maximum Building Height:	35'	<35'	<35'
Minimum Building Floor Area:	5,000 sf	2,456 sf*	2,456 sf*
Maximum Building Coverage:	30%	4.9%	10.6%

AREA TABLE

Tax Lot No.	Existing Area Acres ±	Proposed Area Acres ±
44.14-1-23	1.184	0.552
44.14-1-24	1.545	2.177
Total Parcel Area	2.729	2.729

FILED MAP REFERENCE:
 *Subdivision Plat prepared for the Carmel Fire Department, Inc. filed June 30, 1977 as FM 1597.

Prepared by:
INSITE
 ENGINEERING, SURVEYING &
 LANDSCAPE ARCHITECTURE, P.C.
 3 Garrett Place • Carmel, New York 12012
 Phone (845) 225-0690 • Fax (845) 225-9717
 www.insite-eng.com



Putnam County Department of Health Approval
 "Non-Jurisdictional" Approval Statement

This is to certify that the division of land as represented on this map does not fall within the definition of subdivision as specified in Section 1115 of the Public Health Law, and Section 1117 of the Public Health Law, and therefore, is not applicable. This map in no way, explicit or implied, conveys the approval of the Putnam County Department of Health. Approval of this plat is not required, but all other provisions of the Putnam County Sanitary Code apply.

By: _____ Date: _____
 Environmental Health Services

Expiration Date _____

Town of Carmel Planning Board Approval

Approved by resolution of the Planning Board of the Town of Carmel, Putnam County, New York, on the _____ day of _____, 2020, subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plat, as approved shall void this approval.

Signed this _____ day of _____, 2020.

By: _____
 Chairman, Carmel Planning Board

This plat is valid for filing until _____, 2020.

Consent to File

The undersigned owner of the property hereon states that he is familiar with this map, its contents and its legends, and hereby consents to all its said terms and conditions as stated herein, and to the filing of this map in the Office of the Clerk of the County of Putnam.

Signed this _____ day of _____, 2020.

By: _____
 MSB HUDSON UNITED BANK
 380 WELLINGTON ST. FL. 12
 LONDON, ONTARIO N6A 4S4

By: _____
 CARMEL FIRE DEPT INC.
 70-803
 94 GLENEIDA AVE.
 CARMEL, NY 12012

Land Surveying by Insite Engineering, Surveying & Landscape Architecture, P.C.

Land Surveyor's Certification

We hereby certify that the survey shown hereon was completed by us on _____, 2020, and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.

Signed this _____ day of _____, 2020.

By: _____
 INSITE ENGINEERING, SURVEYING,
 AND LANDSCAPE ARCHITECTURE P.C.
 BY JEFFREY B. DeROSA
 New York State License No. 50749

Certification by Real Property Tax Dept.

To Real Property Tax Department:
 Please certify that Tax Map Numbers 44.14-1-23 & 44.14-1-24 in the Town of Carmel are the correct Tax Map numbers for this lot merger plat.

Director of Real Property Taxes

Certification by Putnam County Commissioner of Finance

The Commissioner of Finance hereby certifies that all town, county and village real property taxes forwarded to this office for collection as of _____ have been paid for the parcel or parcels described as:
 Tax Map Nos. 44.14-1-23 & 44.14-1-24

Signed: _____
 Commissioner of Finance

Lot Line Change Map
 prepared for
Carmel Fire Department
 Situate in the
Town of Carmel County of Putnam
State of New York
 Scale 1"=20' Date: February 25, 2020



February 14, 2020

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

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

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

Dear Chairman Paepre and Members of the Board:

The above referenced Site Plan was re-granted Site Plan Approval at the February 27, 2019 Planning Board meeting. Since the project was originally approved in 2006, the Bond amount was reviewed by the Board's consultants in 2015 and increased to reflect the current construction costs associated with the project. It should be noted that the applicant has kept all of the regulatory permits associated with the subject project current. The \$2,000.00 approval extension fee will be forwarded under separate cover.


It is respectfully requested that this project be placed on the Planning Board's next available agenda for consideration of a one-year extension of Site Plan Approval.

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

Very truly yours,

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

By:



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

JJC/zmp

Enclosure(s)

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

Insite File No. 04235.100

From: [Sergio Santos](#)
To: [Trombetta,Rose](#)
Date: Thursday, February 13, 2020 9:25:34 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

This is email is to notify the Town of Carmel that the construction at address 118 Old Route 6, SBL 55.12-2-5 has been completed. I respectfully request of chairman Craig Paepre and the board the release of the bond put into escrow in the amount of \$134,000.00 . Thank you in advance for your assistance.

Regards,

Sergio Santos
VIP Car Wash of Carmel Inc.
118 Old Route 6
Carmel NY 10512
Cell : 917-731-4758
Email : ssantos@vipwash.com

From: [Michelle Gervasi](#)
To: [Trombetta,Rose](#)
Subject: GERVASI/JORDANO SUBDIVISION BOND RELEASE
Date: Tuesday, November 05, 2019 12:45:29 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Rose

Once again we are requesting to be placed on the next planning board agenda to request release of the remainder of the subdivision bond associated with 182 Bullethole Rd.

Please let me know.

Thank you

Michelle GERVASI

Sent from my iPhone

JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK, 12563
845-878-7894 FAX 845 878 4939
jack4911@yahoo.com

April 3, 2020

Richard Franzetti, P.E.
Town of Carmel Engineering Department
Town Hall, McAlpin Avenue
Mahopac, New York, 10541

Re: **Barone, 32 Overhill Road**
Carmel (T); TM # 65.18-1-4

Dear Mr. Franzetti:

Attached herewith please find: the results of samples collected for Part 375 analysis, one composite sample, 5 sites, one discreet sample one site. Copies of the results of the analyses are attached. Review of the results of the analyses indicate compliance with the requirements of Part 375 relative to the use of materials on residential properties.

Very truly yours,



John Karell, Jr., P.E.





Technical Report

prepared for:

Karell Engineering
121 Cushman Road
Patterson NY, 12563
Attention: John Karell

Report Date: 03/30/2020

Client Project ID: M. Barone 32 Overlook Dr Mahopac NY COMP C
York Project (SDG) No.: 20C0171

CT Cert. No. PH-0723

New Jersey Cert. No. CT005 and NY037



New York Cert. Nos. 10854 and 12058

PA Cert. No. 68-04440

120 RESEARCH DRIVE
www.YORKLAB.com

STRATFORD, CT 06615
(203) 325-1371

132-02 89th AVENUE
FAX (203) 357-0166

RICHMOND HILL, NY 11418
ClientServices@yorklab.com

Karell Engineering
121 Cushman Road
Patterson NY, 12563
Attention: John Karell

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on March 04, 2020 with a temperature of 2.7 C. The project was identified as your project: **M. Barone 32 Overlook Dr Mahopac NY COMP C**.

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the customary acceptance requirements for environmental samples except those indicated under the Sample and Analysis Qualifiers section of this report.

All analyses met the method and laboratory standard operating procedure requirements except as indicated by any data flags, the meaning of which are explained in the Sample and Data Qualifiers Relating to This Work Order section of this report and case narrative if applicable.

The results of the analyses, which are all reported on dry weight basis (soils) unless otherwise noted, are detailed in the following pages.

Please contact Client Services at 203.325.1371 with any questions regarding this report.

<u>York Sample ID</u>	<u>Client Sample ID</u>	<u>Matrix</u>	<u>Date Collected</u>	<u>Date Received</u>
20C0171-01	C	Soil	03/03/2020	03/04/2020

General Notes for York Project (SDG) No.: 20C0171

1. The RLs and MDLs (Reporting Limit and Method Detection Limit respectively) reported are adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. The RL(REPORTING LIMIT) is based upon the lowest standard utilized for the calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. York's liability for the above data is limited to the dollar value paid to York for the referenced project.
4. This report shall not be reproduced without the written approval of York Analytical Laboratories, Inc.
5. All analyses conducted met method or Laboratory SOP requirements. See the Sample and Data Qualifiers Section for further information.
6. It is noted that no analyses reported herein were subcontracted to another laboratory, unless noted in the report.
7. This report reflects results that relate only to the samples submitted on the attached chain-of-custody form(s) received by York.
8. Analyses conducted at York Analytical Laboratories, Inc. Stratford, CT are indicated by NY Cert. No. 10854; those conducted at York Analytical Laboratories, Inc., Richmond Hill, NY are indicated by NY Cert. No. 12058.

Approved By:



Benjamin Gulizia
Laboratory Director

Date: 03/30/2020





Sample Information

Client Sample ID: C

York Sample ID: 20C0171-01

York Project (SDG) No.	Client Project ID	Matrix	Collection Date/Time	Date Received
20C0171	M. Barone 32 Overlook Dr Mahopac NY COMP C	Soil	March 3, 2020 10:00 am	03/04/2020

Volatile Organics, NYSDEC Part 375 List

Log-in Notes:

Sample Notes: VOA-CONT

Sample Prepared by Method: EPA 5035A

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
71-55-6	1,1,1-Trichloroethane	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
75-34-3	1,1-Dichloroethane	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
75-35-4	1,1-Dichloroethylene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
95-63-6	1,2,4-Trimethylbenzene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
95-50-1	1,2-Dichlorobenzene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
107-06-2	1,2-Dichloroethane	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
108-67-8	1,3,5-Trimethylbenzene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
541-73-1	1,3-Dichlorobenzene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
106-46-7	1,4-Dichlorobenzene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
123-91-1	1,4-Dioxane	ND		ug/kg dry	56	110	1	EPA 8260C Certifications: NELAC-NY10854,NELAC-NY12058,PADEP,NJIE	03/05/2020 07:30	03/05/2020 17:53	AB
78-93-3	2-Butanone	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
67-64-1	Acetone	6.6	CCV-E, J	ug/kg dry	5.6	11	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
71-43-2	Benzene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
56-23-5	Carbon tetrachloride	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
108-90-7	Chlorobenzene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
67-66-3	Chloroform	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
156-59-2	cis-1,2-Dichloroethylene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
100-41-4	Ethyl Benzene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
1634-04-4	Methyl tert-butyl ether (MTBE)	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
75-09-2	Methylene chloride	ND		ug/kg dry	5.6	11	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
91-20-3	Naphthalene	ND		ug/kg dry	2.8	11	1	EPA 8260C Certifications: NELAC-NY10854,NELAC-NY12058,PADEP,NJIE	03/05/2020 07:30	03/05/2020 17:53	AB



Sample Information

Client Sample ID: C

York Sample ID: 20C0171-01

York Project (SDG) No.

Client Project ID

Matrix

Collection Date/Time

Date Received

20C0171

M. Barone 32 Overlook Dr Mahopac NY COMP C

Soil

March 3, 2020 10:00 am

03/04/2020

Volatile Organics, NYSDEC Part 375 List

Log-in Notes:

Sample Notes: VOA-CONT

Sample Prepared by Method: EPA 5035A

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
104-51-8	n-Butylbenzene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
103-65-1	n-Propylbenzene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
95-47-6	o-Xylene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
179601-23-1	p- & m- Xylenes	ND		ug/kg dry	5.6	11	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
135-98-8	sec-Butylbenzene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
98-06-6	tert-Butylbenzene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
127-18-4	Tetrachloroethylene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
108-88-3	Toluene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
156-60-5	trans-1,2-Dichloroethylene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
79-01-6	Trichloroethylene	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
75-01-4	Vinyl Chloride	ND		ug/kg dry	2.8	5.6	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,PA	03/05/2020 07:30	03/05/2020 17:53	AB
1330-20-7	Xylenes, Total	ND		ug/kg dry	8.4	17	1	EPA 8260C Certifications: CTDOH,NELAC-NY10854,NELAC-NY12058,NJ	03/05/2020 07:30	03/05/2020 17:53	AB
Surrogate Recoveries		Result	Acceptance Range								
17060-07-0	Surrogate: SURRE: 1,2-Dichloroethane-d4	96.9 %	77-125								
2037-26-5	Surrogate: SURRE: Toluene-d8	96.2 %	85-120								
460-00-4	Surrogate: SURRE: p-Bromofluorobenzene	105 %	76-130								

Semi-Volatiles, NYSDEC Part 375 List

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3550C

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
95-48-7	2-Methylphenol	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
65794-96-9	3- & 4-Methylphenols	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
83-32-9	Acenaphthene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
208-96-8	Acenaphthylene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW



Sample Information

Client Sample ID: C

York Sample ID: 20C0171-01

<u>York Project (SDG) No.</u> 20C0171	<u>Client Project ID</u> M. Barone 32 Overlook Dr Mahopac NY COMP C	<u>Matrix</u> Soil	<u>Collection Date/Time</u> March 3, 2020 10:00 am	<u>Date Received</u> 03/04/2020
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Semi-Volatiles, NYSDEC Part 375 List

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3550C

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
120-12-7	Anthracene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
56-55-3	Benzo(a)anthracene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
50-32-8	Benzo(a)pyrene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
205-99-2	Benzo(b)fluoranthene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
191-24-2	Benzo(g,h,i)perylene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
207-08-9	Benzo(k)fluoranthene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
218-01-9	Chrysene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
53-70-3	Dibenzo(a,h)anthracene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
132-64-9	Dibenzofuran	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
206-44-0	Fluoranthene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
86-73-7	Fluorene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
118-74-1	Hexachlorobenzene	ND	CCV-L	ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
193-39-5	Indeno(1,2,3-cd)pyrene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
91-20-3	Naphthalene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
87-86-5	Pentachlorophenol	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
85-01-8	Phenanthrene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
108-95-2	Phenol	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW
129-00-0	Pyrene	ND		ug/kg dry	66.9	133	2	EPA 8270D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:35	03/10/2020 21:20	OW

Surrogate Recoveries

Result

Acceptance Range

367-12-4	Surrogate: SURR: 2-Fluorophenol	69.4 %	20-108
4165-62-2	Surrogate: SURR: Phenol-d5	62.1 %	23-114
4165-60-0	Surrogate: SURR: Nitrobenzene-d5	70.3 %	22-108
321-60-8	Surrogate: SURR: 2-Fluorobiphenyl	76.2 %	21-113
118-79-6	Surrogate: SURR: 2,4,6-Tribromophenol	104 %	19-110



Sample Information

Client Sample ID: C

York Sample ID: 20C0171-01

York Project (SDG) No.

Client Project ID

Matrix

Collection Date/Time

Date Received

20C0171

M. Barone 32 Overlook Dr Mahopac NY COMP C

Soil

March 3, 2020 10:00 am

03/04/2020

Semi-Volatiles, NYSDEC Part 375 List

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3550C

CAS No.	Parameter	Result	Flag	Units	Reported to LOD/MDL	LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
1718-51-0	Surrogate: SURR: Terphenyl-d14	84.5 %			24-116						

Pesticides, NYSDEC Part 375 Target List

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3550C

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
72-54-8	4,4'-DDD	ND		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP			
72-55-9	4,4'-DDE	5.12		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP			
50-29-3	4,4'-DDT	8.83		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP			
309-00-2	Aldrin	ND		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP			
319-84-6	alpha-BHC	ND		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP			
5103-71-9	alpha-Chlordane	17.5		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: NELAC-NY10854,NJDEP			
319-85-7	beta-BHC	ND		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP			
319-86-8	delta-BHC	ND		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP			
60-57-1	Dieldrin	ND		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP			
959-98-8	Endosulfan I	ND		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP			
33213-65-9	Endosulfan II	ND		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: CTDOH,NELAC-NY10854			
1031-07-8	Endosulfan sulfate	ND		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP			
72-20-8	Endrin	ND		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP			
58-89-9	gamma-BHC (Lindane)	ND		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP			
76-44-8	Heptachlor	ND		ug/kg dry	1.62	5	EPA 8081B	03/10/2020 07:38	03/11/2020 10:44	CM
							Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP			

Surrogate Recoveries

Result

Acceptance Range

2051-24-3	Surrogate: Decachlorobiphenyl	79.7 %	30-150
877-09-8	Surrogate: Tetrachloro-m-xylene	57.0 %	30-150



Sample Information

Client Sample ID: C

York Sample ID: 20C0171-01

York Project (SDG) No.

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20C0171

M. Barone 32 Overlook Dr Mahopac NY COMP C

Soil

March 3, 2020 10:00 am

03/04/2020

Polychlorinated Biphenyls (PCB)

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3550C

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
12674-11-2	Aroclor 1016	ND		mg/kg dry	0.0183	1	EPA 8082A Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	03/10/2020 07:38	03/10/2020 18:11	BJ
11104-28-2	Aroclor 1221	ND		mg/kg dry	0.0183	1	EPA 8082A Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	03/10/2020 07:38	03/10/2020 18:11	BJ
11141-16-5	Aroclor 1232	ND		mg/kg dry	0.0183	1	EPA 8082A Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	03/10/2020 07:38	03/10/2020 18:11	BJ
53469-21-9	Aroclor 1242	ND		mg/kg dry	0.0183	1	EPA 8082A Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	03/10/2020 07:38	03/10/2020 18:11	BJ
12672-29-6	Aroclor 1248	ND		mg/kg dry	0.0183	1	EPA 8082A Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	03/10/2020 07:38	03/10/2020 18:11	BJ
11097-69-1	Aroclor 1254	ND		mg/kg dry	0.0183	1	EPA 8082A Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	03/10/2020 07:38	03/10/2020 18:11	BJ
11096-82-5	Aroclor 1260	ND		mg/kg dry	0.0183	1	EPA 8082A Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP	03/10/2020 07:38	03/10/2020 18:11	BJ
1336-36-3	* Total PCBs	ND		mg/kg dry	0.0183	1	EPA 8082A Certifications:	03/10/2020 07:38	03/10/2020 18:11	BJ

Surrogate Recoveries

Result

Acceptance Range

877-09-8	Surrogate: Tetrachloro-m-xylene	78.5 %	30-140
2051-24-3	Surrogate: Decachlorobiphenyl	60.0 %	30-140

Herbicides, NYSDEC Part 375 Target List

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3550C/8151A

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
93-72-1	2,4,5-TP (Silvex)	ND		ug/kg dry	22.1	1	EPA 8151A Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/10/2020 07:40	03/10/2020 19:16	BJ

Surrogate Recoveries

Result

Acceptance Range

19719-28-9	Surrogate: 2,4-Dichlorophenylacetic acid (DCAA)	66.8 %	21-150
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Metals, NYSDEC Part 375

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3050B

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7440-38-2	Arsenic	ND		mg/kg dry	1.67	1	EPA 6010D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/05/2020 10:28	03/06/2020 14:00	KML
7440-39-3	Barium	132		mg/kg dry	2.79	1	EPA 6010D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/05/2020 10:28	03/06/2020 14:00	KML
7440-41-7	Beryllium	ND		mg/kg dry	0.056	1	EPA 6010D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/05/2020 10:28	03/06/2020 14:00	KML



Sample Information

Client Sample ID: C

York Sample ID: 20C0171-01

York Project (SDG) No.

Client Project ID

Matrix

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20C0171

M. Barone 32 Overlook Dr Mahopac NY COMP C

Soil

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03/04/2020

Metals, NYSDEC Part 375

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 3050B

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7440-43-9	Cadmium	ND		mg/kg dry	0.334	1	EPA 6010D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/05/2020 10:28	03/06/2020 14:00	KML
7440-47-3	Chromium	32.7		mg/kg dry	0.557	1	EPA 6010D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/05/2020 10:28	03/06/2020 14:00	KML
7440-50-8	Copper	43.3		mg/kg dry	2.23	1	EPA 6010D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/05/2020 10:28	03/06/2020 14:00	KML
7439-92-1	Lead	48.5		mg/kg dry	0.557	1	EPA 6010D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/05/2020 10:28	03/06/2020 14:00	KML
7439-96-5	Manganese	414		mg/kg dry	0.557	1	EPA 6010D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/05/2020 10:28	03/06/2020 14:00	KML
7440-02-0	Nickel	29.0		mg/kg dry	1.11	1	EPA 6010D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/05/2020 10:28	03/06/2020 14:00	KML
7782-49-2	Selenium	ND		mg/kg dry	2.79	1	EPA 6010D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/05/2020 10:28	03/06/2020 14:00	KML
7440-22-4	Silver	ND		mg/kg dry	0.557	1	EPA 6010D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/05/2020 10:28	03/06/2020 14:00	KML
7440-66-6	Zinc	83.1		mg/kg dry	2.79	1	EPA 6010D Certifications: CTDOH,NELAC-NY10854,NJDEP,PADEP	03/05/2020 10:28	03/06/2020 14:00	KML

Mercury by 7473

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA 7473 soil

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
7439-97-6	Mercury	0.211		mg/kg dry	0.0334	1	EPA 7473 Certifications: CTDOH,NJDEP,NELAC-NY10854,PADEP	03/11/2020 10:34	03/11/2020 11:10	SY

Chromium, Hexavalent

Log-in Notes:

Sample Notes:

Sample Prepared by Method: EPA SW846-3060

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
18540-29-9	Chromium, Hexavalent	ND		mg/kg dry	0.557	1	EPA 7196A Certifications: NJDEP,CTDOH,NELAC-NY10854,PADEP	03/05/2020 08:14	03/05/2020 14:26	STN

Chromium, Trivalent

Log-in Notes:

Sample Notes:

Sample Prepared by Method: Analysis Preparation

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
16065-83-1	* Chromium, Trivalent	32.7		mg/kg	0.500	1	Calculation Certifications:	03/09/2020 13:20	03/09/2020 17:08	TJM

Cyanide, Total

Log-in Notes:

Sample Notes:

Sample Prepared by Method: Analysis Preparation Soil

CAS No.	Parameter	Result	Flag	Units	Reported to LOQ	Dilution	Reference Method	Date/Time Prepared	Date/Time Analyzed	Analyst
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Sample Information

Client Sample ID: C

York Sample ID: 20C0171-01

York Project (SDG) No. 20C0171

Client Project ID M. Barone 32 Overlook Dr Mahopac NY COMP C

Matrix Soil

Collection Date/Time March 3, 2020 10:00 am

Date Received 03/04/2020

Cyanide, Total

Log-in Notes:

Sample Notes:

Sample Prepared by Method: Analysis Preparation Soil

Table with 11 columns: CAS No., Parameter, Result, Flag, Units, Reported to LOQ, Dilution, Reference Method, Date/Time Prepared, Date/Time Analyzed, Analyst. Row 1: 57-12-5, Cyanide, total, ND, mg/kg dry, 0.557, 1, EPA 9014/9010C, 03/06/2020 08:15, 03/09/2020 15:37, JAG. Certifications: NELAC-NY10854,CTDOH,NJDEP,PADEP

Total Solids

Log-in Notes:

Sample Notes:

Sample Prepared by Method: % Solids Prep

Table with 11 columns: CAS No., Parameter, Result, Flag, Units, Reported to LOQ, Dilution, Reference Method, Date/Time Prepared, Date/Time Analyzed, Analyst. Row 1: solids, * % Solids, 89.7, %, 0.100, 1, SM 2540G, 03/05/2020 08:49, 03/05/2020 16:27, STN. Certifications: CTDOH



Volatile Analysis Sample Containers

Lab ID	Client Sample ID	Volatile Sample Container
20C0171-01	C	40mL 01_Clear Vial Cool to 4° C



Sample and Data Qualifiers Relating to This Work Order

VOA-CONT	Non-Compliant - the container(s) provided by the client for soil volatiles do not meet the requirements of EPA SW846-5035A. Results reported below 200 ug/kg may be biased low due to samples not being collected according to EPA SW846 5035A requirements.
S-08	The recovery of this surrogate was outside of QC limits.
J	Detected below the Reporting Limit but greater than or equal to the Method Detection Limit (MDL/LOD) or in the case of a TIC, the result is an estimated concentration.
CCV-L	The value reported is estimated due to its behavior during continuing calibration verification (>20% difference for average RF or >20% drift for linear or quadratic fit.) This value may be biased low.
CCV-H	The value reported is estimated due to its behavior during continuing calibration verification (>20% difference for average RF or >20% drift for linear or quadratic fit.) This value may be biased high.
CCV-E	The value reported is ESTIMATED. The value is estimated due to its behavior during continuing calibration verification (>20% Difference for average Rf or >20% Drift for quadratic fit).

Definitions and Other Explanations

*	Analyte is not certified or the state of the samples origination does not offer certification for the Analyte.
ND	NOT DETECTED - the analyte is not detected at the Reported to level (LOQ/RL or LOD/MDL)
RL	REPORTING LIMIT - the minimum reportable value based upon the lowest point in the analyte calibration curve.
LOQ	LIMIT OF QUANTITATION - the minimum concentration of a target analyte that can be reported within a specified degree of confidence. This is the lowest point in an analyte calibration curve that has been subjected to all steps of the processing/analysis and verified to meet defined criteria. This is based upon NELAC 2009 Standards and applies to all analyses.
LOD	LIMIT OF DETECTION - a verified estimate of the minimum concentration of a substance in a given matrix that an analytical process can reliably detect. This is based upon NELAC 2009 Standards and applies to all analyses conducted under the auspices of EPA SW -846.
MDL	METHOD DETECTION LIMIT - a statistically derived estimate of the minimum amount of a substance an analytical system can reliably detect with a 99% confidence that the concentration of the substance is greater than zero. This is based upon 40 CFR Part 136 Appendix B and applies only to EPA 600 and 200 series methods.
Reported to	This indicates that the data for a particular analysis is reported to either the LOD/MDL, or the LOQ/RL. In cases where the "Reported to" is located above the LOD/MDL, any value between this and the LOQ represents an estimated value which is "J" flagged accordingly. This applies to volatile and semi-volatile target compounds only.
NR	Not reported
RPD	Relative Percent Difference
Wet	The data has been reported on an as-received (wet weight) basis
Low Bias	Low Bias flag indicates that the recovery of the flagged analyte is below the laboratory or regulatory lower control limit. The data user should take note that this analyte may be biased low but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
High Bias	High Bias flag indicates that the recovery of the flagged analyte is above the laboratory or regulatory upper control limit. The data user should take note that this analyte may be biased high but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.
Non-Dir.	Non-dir. flag (Non-Directional Bias) indicates that the Relative Percent Difference (RPD) (a measure of precision) among the MS and MSD data is outside the laboratory or regulatory control limit. This alerts the data user where the MS and MSD are from site-specific samples that the RPD is high due to either non-homogeneous distribution of target analyte between the MS/MSD or indicates poor reproducibility for other reasons.

If EPA SW-846 method 8270 is included herein it is noted that the target compound N-nitrosodiphenylamine (NDPA) decomposes in the gas chromatographic inlet and cannot be separated from diphenylamine (DPA). These results could actually represent 100% DPA, 100% NDPA or some combination of the two. For this reason, York reports the combined result for n-nitrosodiphenylamine and diphenylamine for either of these compounds as a combined concentration as Diphenylamine.



If Total PCBs are detected and the target aroclors reported are "Not detected", the Total PCB value is reported due to the presence of either or both Aroclors 1262 and 1268 which are non-target aroclors for some regulatory lists.

2-chloroethylvinyl ether readily breaks down under acidic conditions. Samples that are acid preserved, including standards will exhibit breakdown. The data user should take note.

Certification for pH is no longer offered by NYDOH ELAP.

Semi-Volatile and Volatile analyses are reported down to the LOD/MDL, with values between the LOD/MDL and the LOQ being "J" flagged as estimated results.

For analyses by EPA SW-846-8270D, the Limit of Quantitation (LOQ) reported for benzidine is based upon the lowest standard used for calibration and is not a verified LOQ due to this compound's propensity for oxidative losses during extraction/concentration procedures and non-reproducible chromatographic performance.



York Analytical Laboratories, Inc.
 120 Research Drive Stratford, CT 06615
 132-02 89th Ave Queens, NY 11418
 clientservices@yorklab.com
 www.yorklab.com

Field Chain-of-Custody Record

YORK Project No.
 20C0171

NOTE: YORK's Standard Terms & Conditions are listed on the back side of this document. This document serves as your written authorization for YORK to proceed with the analyses requested below. Your signature binds you to YORK's Standard Terms & Conditions.

Page ___ of ___

YOUR Information		Report To:		Invoice To:		YOUR Project Number		Turn-Around Time	
Company: KAROLL ENG	Company: KAROLL	Company: KAROLL	YOUR Project Name		RUSH - Next Day		RUSH - Two Day		
Address: 121 CUSHMAN RD PATERSON NY 12563	Address:	Address:	RUSH - Three Day		RUSH - Four Day		Standard (5-7 Day)		
Phone: 845 721 0455	Phone:	Phone:	YOUR PO#:						
Contact: JOHN KARELL	Contact:	Contact:							
E-mail: JACK YALL@YAHOO.COM	E-mail:	E-mail:							

Please print clearly and legibly. All information must be complete. Samples will not be logged in and the turn-around-time clock will not begin until any questions by YORK are resolved.

Samples Collected by: (print your name above and sign below) JOHN KARELL, JR. P.E.	Matrix Codes	Samples From	Report / EDD Type (circle selections)			YORK Reg. Comp. Compared to the following Regulation(s): (please fill in)
	S - soil / solid	New York	Summary Report	CT RCP	Standard Excel EDD	
	GW - groundwater	New Jersey	QA Report	CT RCP DQA/DUE	EquiS (Standard)	
	DW - drinking water	Connecticut	NY ASP A Package	NJDEP Reduced Deliverables	NYSDEC EquiS	
	WW - wastewater	Pennsylvania	NY ASP B Package	NJDEP SRP HazSite		
O - Oil ; Other	Other		NJDKQP	Other:		

Sample Identification	Sample Matrix	Date/Time Sampled	Analysis Requested	Container Description
MARIO BARONE 32 OVERLOOK DRIVE MAHOPAC, NY 10541 CARMEL (T)		3/3/2020 10 AM	PART 375 NYSDEC	8oz Tera Cores
THIS SAMPLE COMPOSITED FROM SAMPLE LOCATIONS 1, 2, 3, 4, 5 IDENTIFIED AS "C"				

Comments:	Preservation: (check all that apply)				Special Instruction
	HCl ___ MeOH ___ HNO3 ___ H2SO4 ___ NaOH ___ ZnAc ___				Field Filtered ___
	Ascorbic Acid ___ Other: _____				Lab to Filter ___

Relinquished by / Company	Date/Time	Samples Received by / Company	Date/Time	Samples Relinquished by / Company	Date/Time
Porcu	3-4-20 12:45	Chic	3-4-20 12:45	Chic	3-4-20
Received by / Company	Date/Time	Samples Relinquished by / Company	Date/Time	Samples Received by / Company	Date/Time
Relinquished by / Company	Date/Time	Samples Received by / Company	Date/Time	Samples Received in LAB by	Date/Time
				Porcu 3-4-20 1335C 2.7	Degrees C

Page 14 of 14

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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic 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 type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input 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 type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<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	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input 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	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

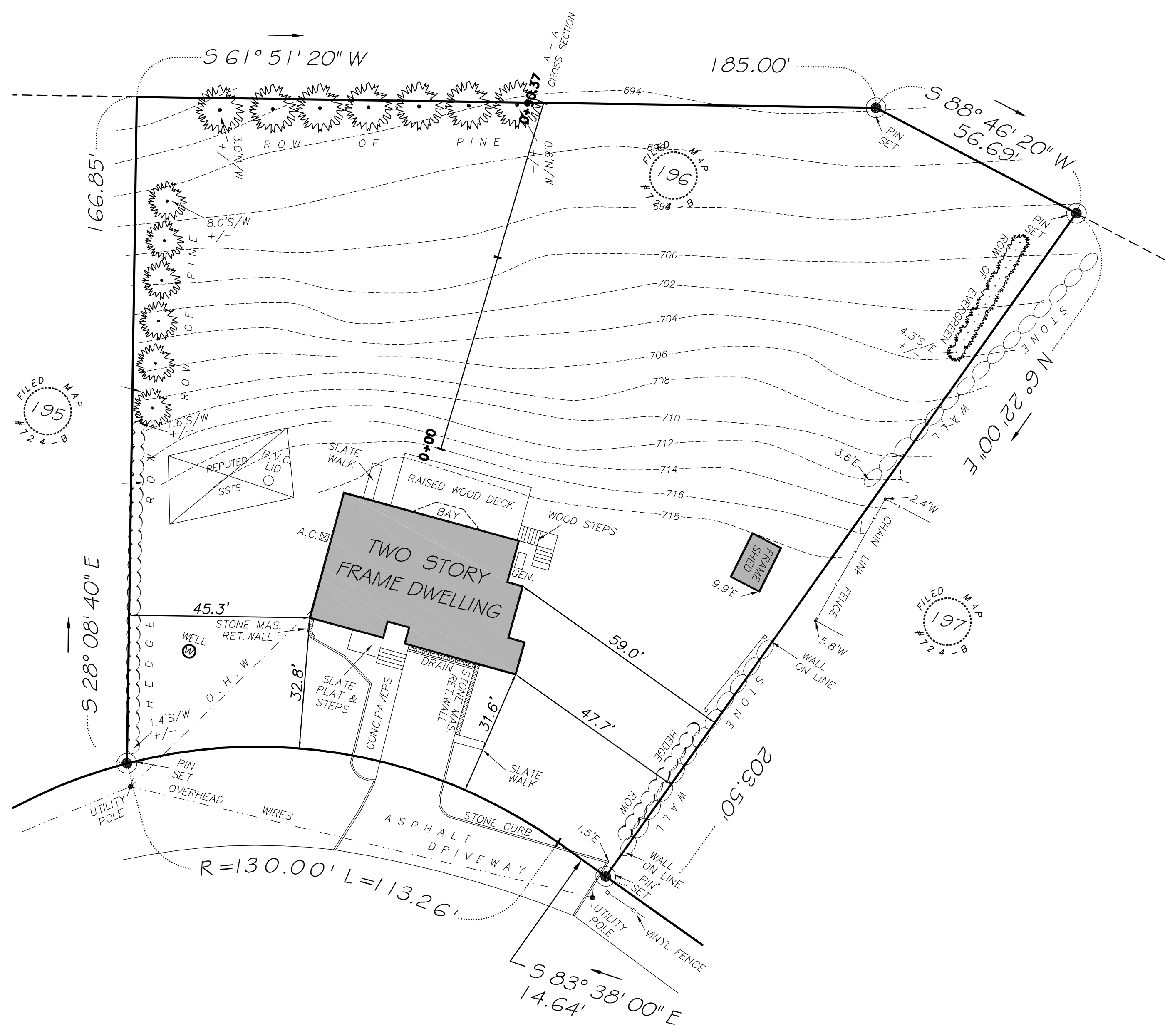
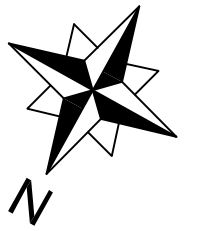
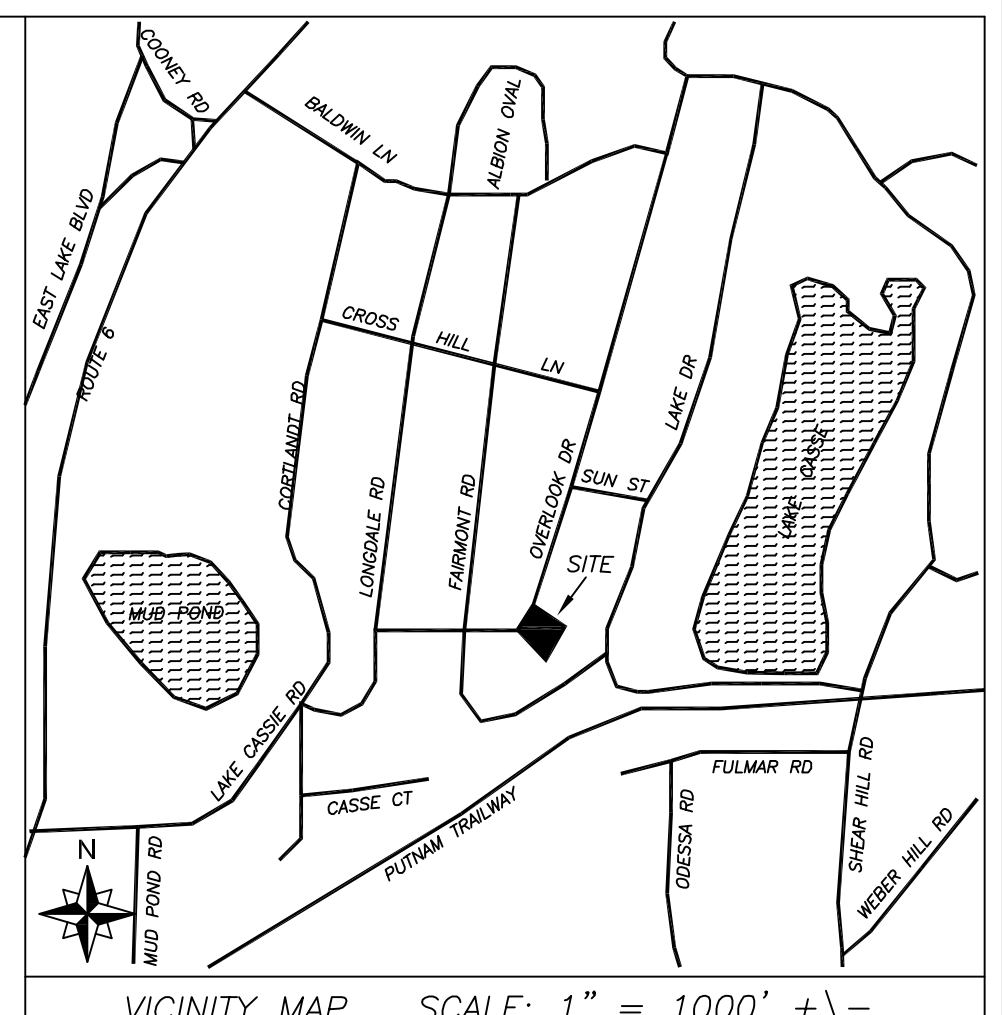
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban 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 type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input 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 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 type="checkbox"/>	<input type="checkbox"/>
49. 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 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 type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		



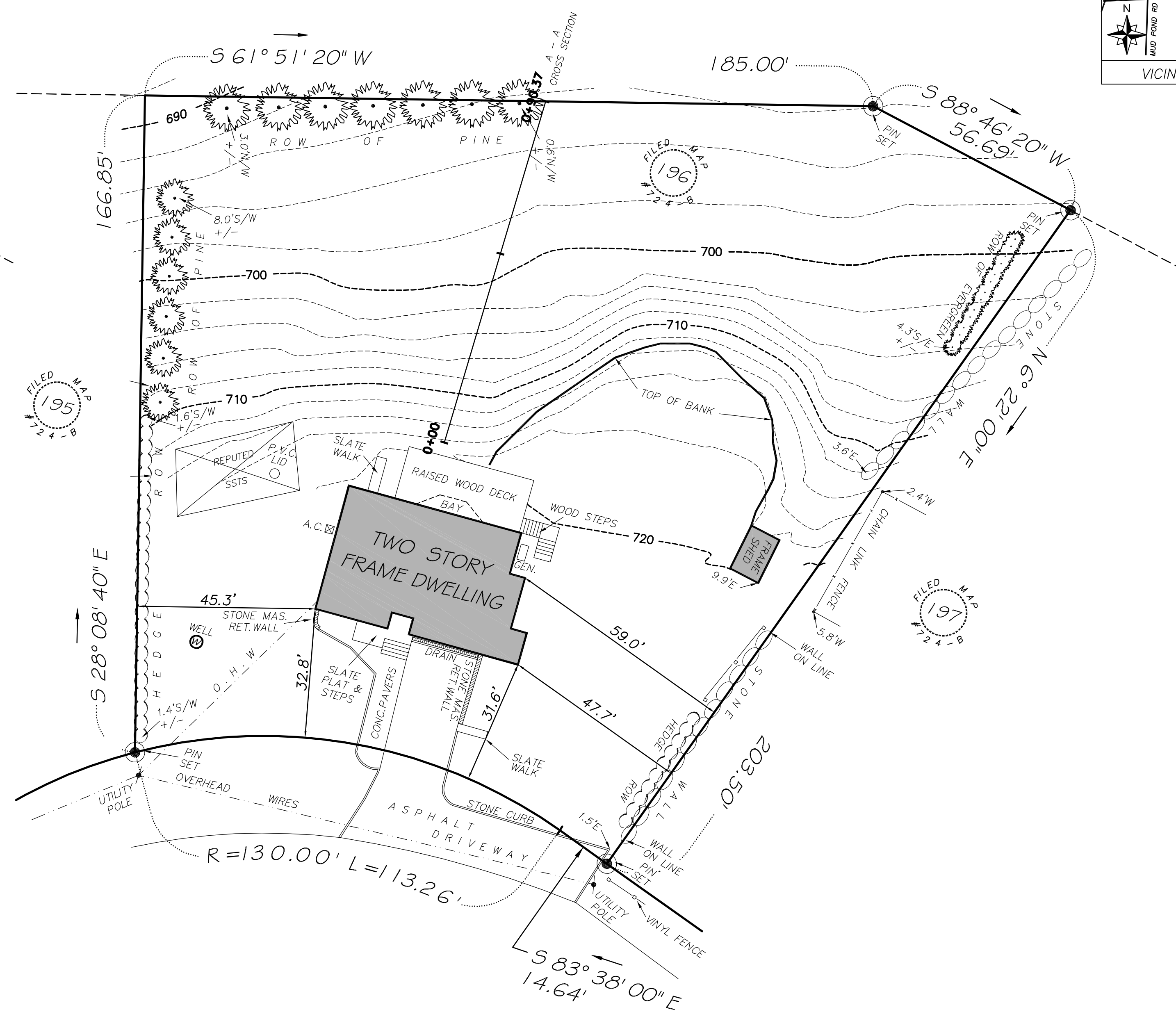
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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]	No
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



PROBABLE CONDITIONS PRIOR TO DECEMBER 2019
SCALE: 1" = 20'

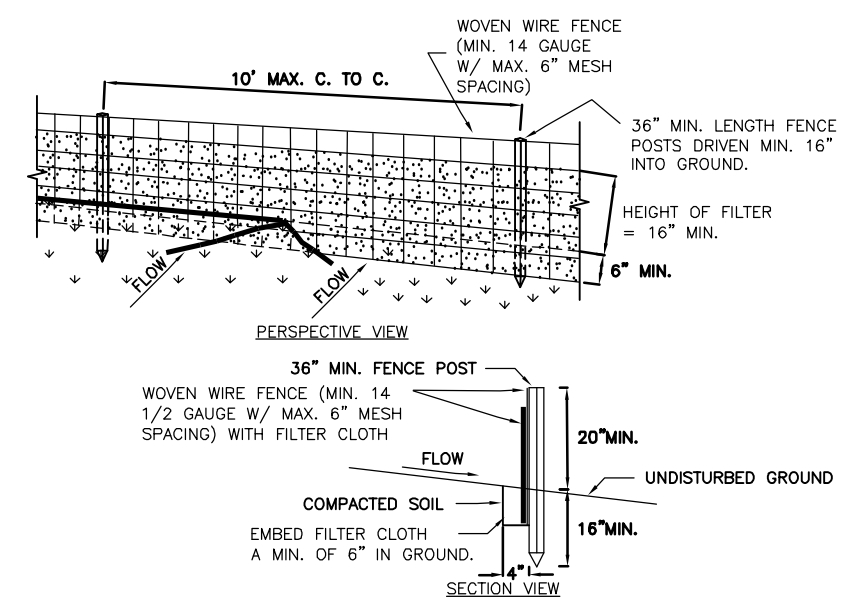
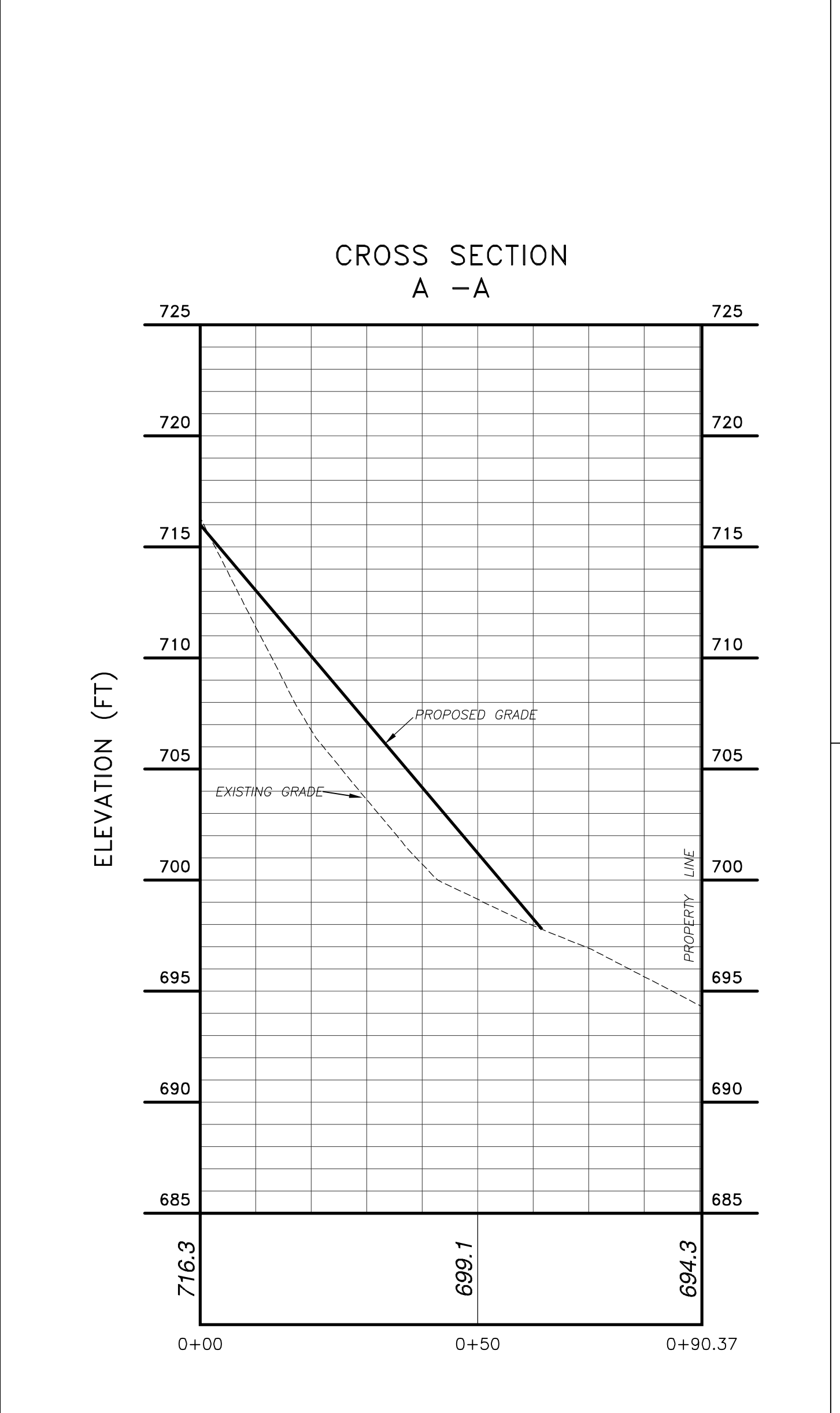
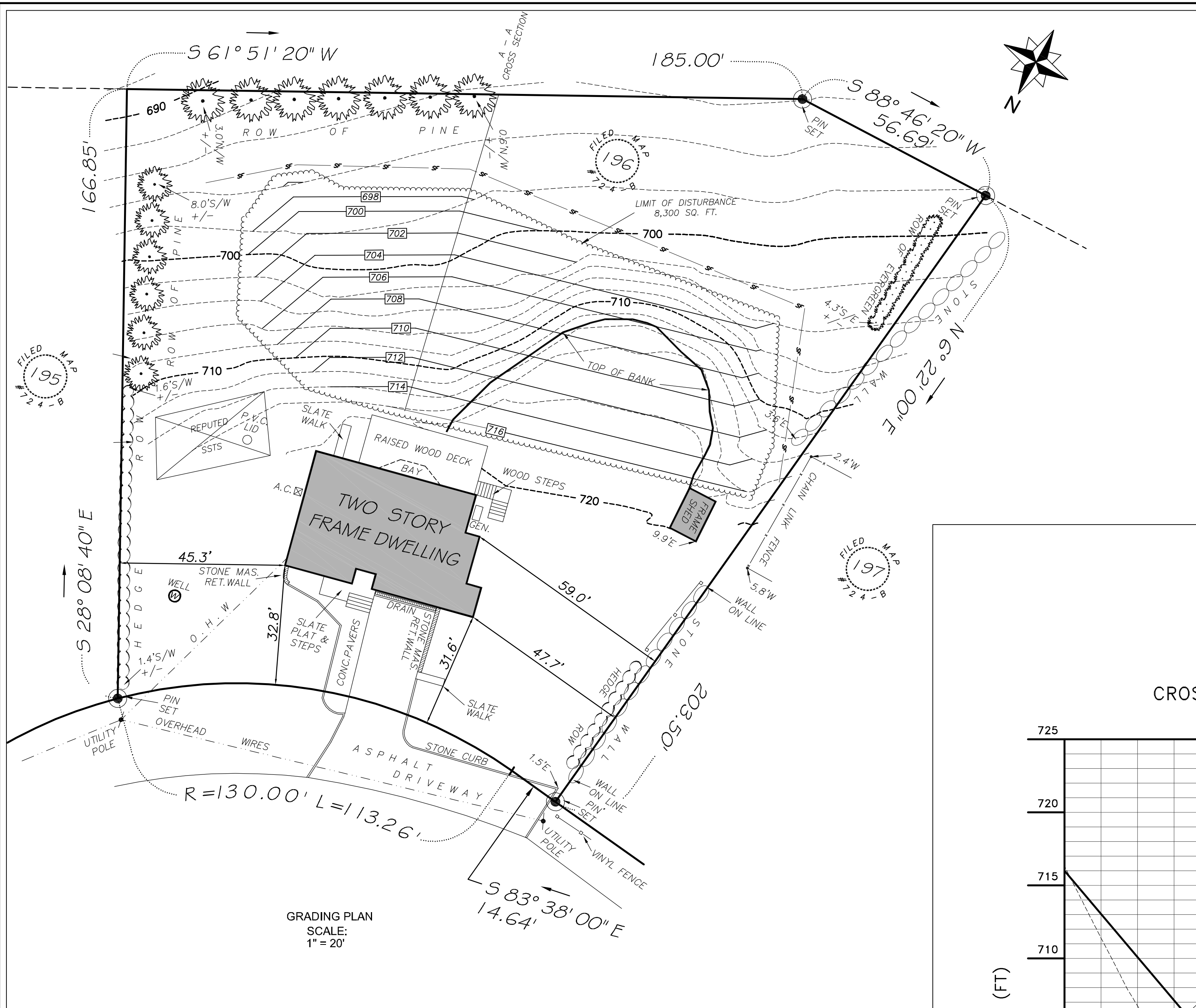


EXISTING CONDITIONS DECEMBER 2019
SCALE: 1" = 20'

TOPOGRAPHIC SURVEY PREPARED BY LINK LAND SURVEYORS, WITH A LAST REVISION DATE OF NOVEMBER 21, 2019, DATUM IS NAVD 1988.
ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL. ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL SIGNATURE AND DATE OF ALTERATION.

No.	DATE
JOHN KARELL, JR. P.E.	
121 CUSHMAN ROAD PATTERSON, NEW YORK 12563	
OWNER:	MARIANO BARONE 32 OVERLOOK DRIVE CARMEL (T)
SCALE:	1" = 20'
DATED:	DECEMBER 18, 2019
TAX MAP:	65.18-14
LATEST REVISION:	
SHEET No.	EC-1





TOPOGRAPHIC SURVEY PREPARED BY LINK LAND SURVEYORS, WITH A LAST REVISION DATE OF NOVEMBER 21, 2019, DATUM IS NAVD 1988.

ALTERATION OF THIS DRAWING EXCEPT BY A LICENSED P.E. OR ARCHITECT OR LICENSED LAND SURVEYOR IS ILLEGAL. ANY ALTERATION BY A P.E. OR ARCHITECT OR SURVEYOR MUST BE INDICATED AND BEAR HIS SEAL SIGNATURE AND DATE OF ALTERATION.

No.	DATE

JOHN KARELL, JR. P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK 12563

OWNER: **MARIANO BARONE**
32 OVERLOOK DRIVE
CARMEL (T)

SCALE: 1" = 20'

DATED: DECEMBER 18, 2019

TAX MAP: 65.18-1-4

LATEST REVISION: SHEET No. G-1

845-878-7894 phone
845-878-4933 fax
jck@linkland.com

JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK, 12563
845-878-7894 FAX 845 878 4939
jack4911@yahoo.com

March 15, 2020

Town of Carmel Planning Board
Carmel Town Hall
Mahopac, New York, 10541

Re **Bond Reduction and ReApproval**
Dewn; 5-Lot Realty Subdivision
Mexico Lane; TM # 52.-2-28; Carmel (T)

Gentlemen and Ladies::

Reference is made to my previous letters to Richard Franzetti, P.E. with respect to the re approval of this subdivision and reduction in the bond amount for this project to allow posting of a bond with the Town, obtaining the Planning Board's signature on the map, and filing of the map to create the lots to allow construction of the houses on the individual lots.

On March 2, 2020 the writer met with Mssrs: Cleary, Franzetti and Carnazza to discuss these matters. They indicated that we would be placed on the March 25, 2020 agenda for the Board to consider the aforementioned approvals.

At this time the Board should be advised as follows:

1. The developer is hereby applying to the Planning Board for an extension of the completion period as set forth in §131-15F of the Subdivision of Land Regulations Per the resolution of approval (#16-14) dated 05/18/16, which in Condition 3 requires that the improvements be completed within a maximum period of two (2) years and the performance bond shall so state the same. The work could not be completed within the time period due to the market, financial constraints and the difficulty of the work due to rock removal.
2. The developer is further applying for a 180 day reapproval of this project based upon the originally approved plans. **Please be advised that nothing with respect to the design of the project has changed. The project is the same as the Planning Board of the Town of Carmel approved previously.**
3. The developer has completed significant portions of the originally approved bonded work. At this time it is requested to reduce the bond in accordance with the attached spreadsheet. Our estimate of the remaining work is \$ 106,000.00.
- 4.

Attached is the application fee of \$2,500.00. We thank you in advance for your consideration.

Very truly yours,
David R. Adler, Dewn Holding Corporation

JOHN KARELL, JR., P.E.
121 CUSHMAN ROAD
PATTERSON, NEW YORK, 12563
845-878-7894 FAX 845 878 4939
jack4911@yahoo.com

March 25, 2020

Town of Carmel Planning Board
Carmel Town Hall
Mahopac, New York, 10541

Re **Bond Reduction and ReApproval**
Dewn; 5-Lot Realty Subdivision
Mexico Lane; TM # 52.-2-28; Carmel (T)

Gentlemen and Ladies::

Reference is made to my previous letter to the Planning Board dated March 15, 2020 requesting ReApproval of this project. That letter indicated that the reapproval should be based upon the same plan as had been approved previously. Subsequent to that letter we have revised the plans to provide a common driveway to houses on lots 2 & 3 as opposed to separate driveways to each house. The reason for such revision is the very hard and shallow rock that was encountered in the cut areas of the driveway. The revised plan will result in a reduction in the disturbance for the construction of the common driveway compared to the separate driveways.

This is the only change to the originally approved plans and it is believed that the proposed revisions comply with Carmel Town Code requirements.

Very truly yours,
David R. Adler, Dewn Holding Corporation



TOWN OF CARMEL

Dewn Holding

NYS Route 6

Carmel, NY

Tax Map - 52.2-28

Engineering Department

Revised January 28, 2020

PERFORMANCE BOND AMOUNT

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
<u>EROSION CONTROLS</u>				
Silt Fence	1651	LF	\$1.50	\$2,476.50
Orange Construction Fence	1000	LF	\$1.75	\$1,750.00
Soil Stock Pile Stabilization	5	LS	\$1,500.00	\$7,500.00
Inlet Protection	16	EA	\$75.00	\$1,200.00
STABILIZED CONST. ENT	0	EA	\$1,500.00	\$0.00
<u>EARTHWORK</u>				
Strip Top Soil	1063	CY	\$ 3.00	\$3,189.00
Re-Spread Top Soil (wile stockpile material)	1063	CY	\$ 3.50	\$3,720.50
Site and Road Grading	0	SY	\$ 4.50	\$0.00
Tree Removal	0	LS	\$ 8,000.00	\$0.00
<u>DRAINAGE</u>				
12" HDPE	0	LF	\$60.00	\$0.00
Catch Basins/D.I.'s	0	EA	\$2,000.00	\$0.00
Head and End Walls	0	EA	\$750.00	\$0.00
Stone Lined Swale	0	LF	\$20.00	\$0.00
Grassed Swale	0	LF	\$12.00	\$0.00
Micro-Pool Extended Detention Basin	0	LS	\$15,000.00	\$0.00
<u>RETAINING WALLS</u>				
Modular Block	1	LS	\$25,000.00	\$25,000.00
<u>PAVEMENT</u>				
8" ITEM #4 Base	0	CY	\$35.00	\$0.00
2½" Asphalt Binder Course	0	TON	\$110.00	\$0.00
1½" Asphalt Top Course	250	TON	\$110.00	\$27,500.00
Grass Pave 2	340	SF	\$18.00	\$6,120.00
<u>GUIDERAIL/FENCING</u>				
Guide Rail	705	LF	\$18.00	\$12,690.00



TOWN OF CARMEL

Dewn Holding

NYS Route 6

Carmel, NY

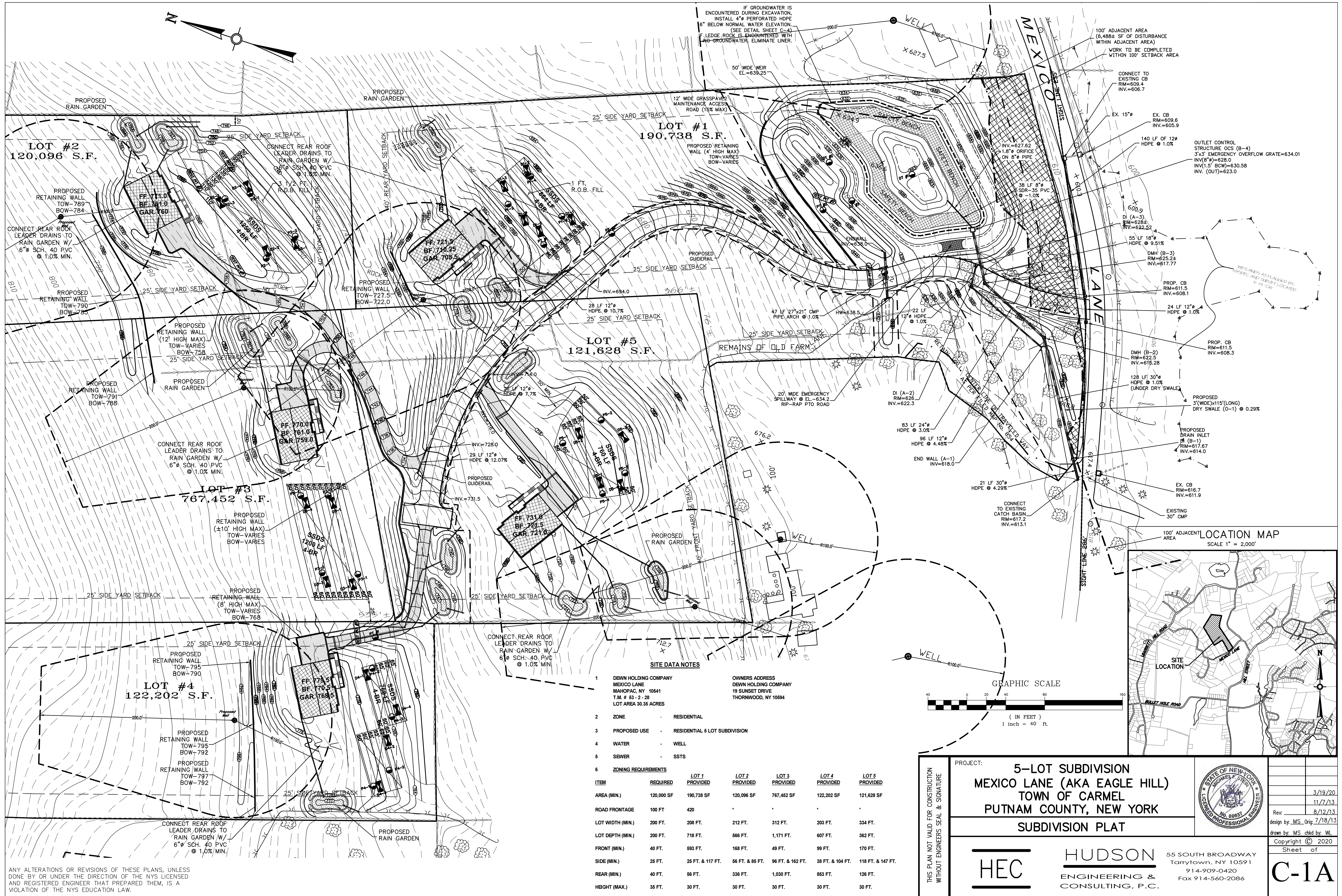
Tax Map - 52.2-28

Engineering Department

Revised January 28, 2020

PERFORMANCE BOND AMOUNT

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT
<u>PAVEMENT MARKINGS</u>				
4" Epoxy Striping	2250	LF	\$1.25	\$2,812.50
<u>SIGNAGE</u>				
Traffic Control Signs	1	EA	\$225.00	\$225.00
<u>MISC/LANDSCAPING</u>				
Seed & Mulch	1	LS	\$6,000.00	\$6,000.00
Sub-Total				\$100,183.50
Contingencies (use 5%)				\$5,009.18
Total Estimated Construction Cost				\$105,192.68
PERFORMANCE BOND AMOUNT, USE				\$106,000.00
Engineering Fee (5%)				paid



IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION, INSTALL 4" PERFORATED HDPE 6" BELOW NORMAL WATER ELEVATION. (SEE DETAIL SHEET C-4) IF LEDGE ROCK IS ENCOUNTERED WITH GROUNDWATER, ELIMINATE LINER.

100' ADJACENT AREA (6,488± SF OF DISTURBANCE WITHIN ADJACENT AREA) WORK TO BE COMPLETED WITHIN 100' SETBACK AREA

LOT #1
190,738 S.F.

LOT #2
120,096 S.F.

LOT #5
121,628 S.F.

LOT #3
767,452 S.F.

LOT #4
122,202 S.F.

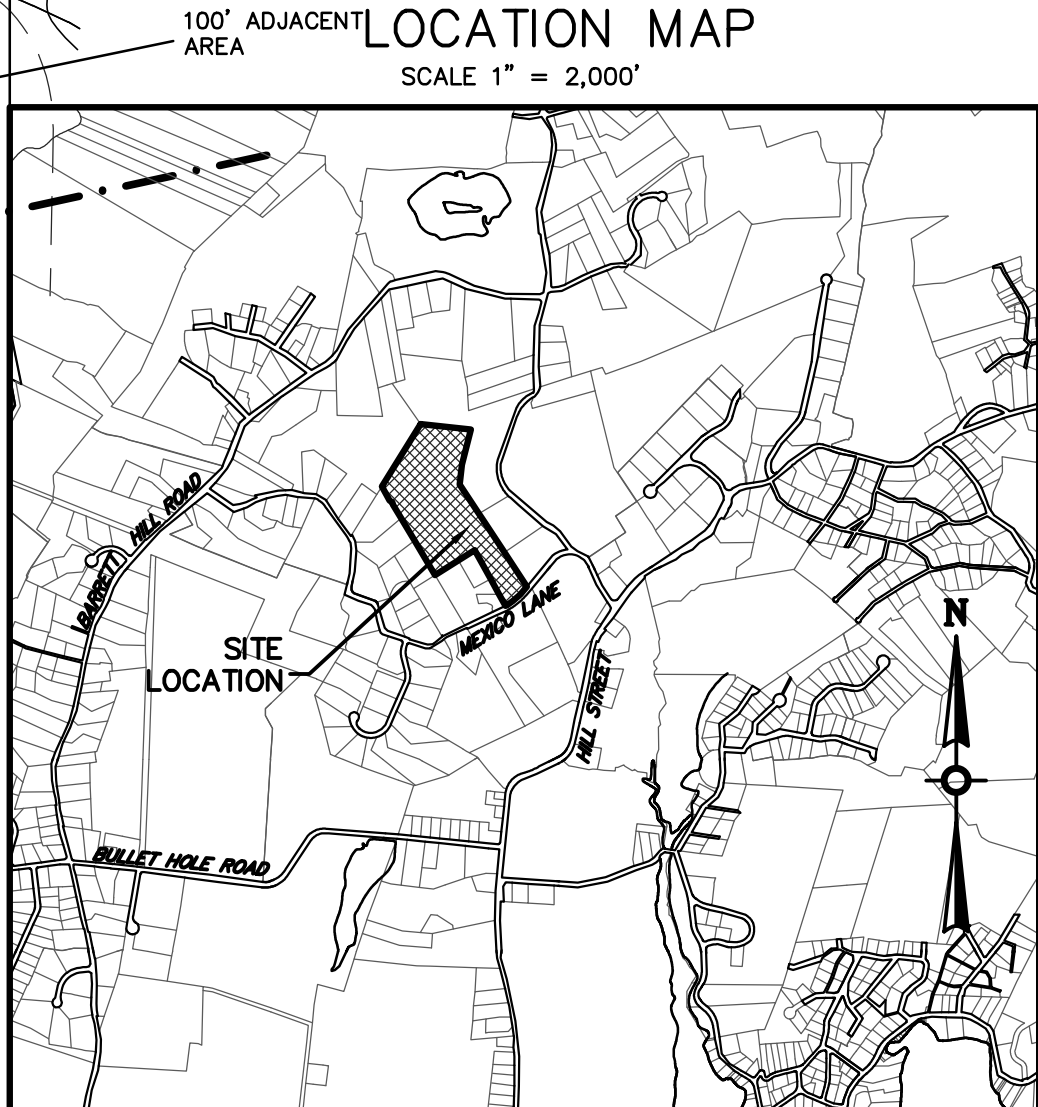
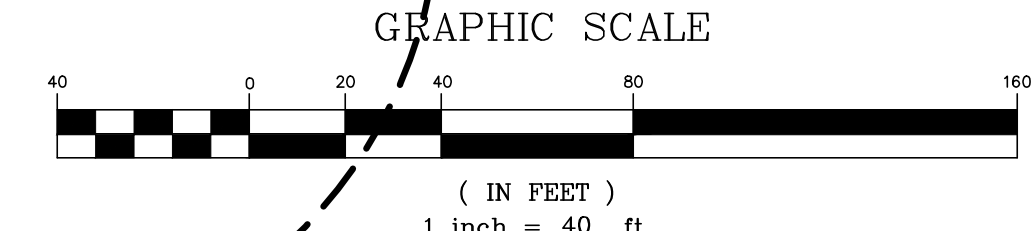
SITE DATA NOTES

1 DEXN HOLDING COMPANY
MEXICO LANE
MAHOOPAC, NY 10641
T.M.# 63-2-28
LOT AREA 30.35 ACRES

OWNERS ADDRESS
DEXN HOLDING COMPANY
19 SUNSET DRIVE
THORNWOOD, NY 10594

- 2 ZONE - RESIDENTIAL
- 3 PROPOSED USE - RESIDENTIAL 5 LOT SUBDIVISION
- 4 WATER - WELL
- 5 SEWER - SSTS

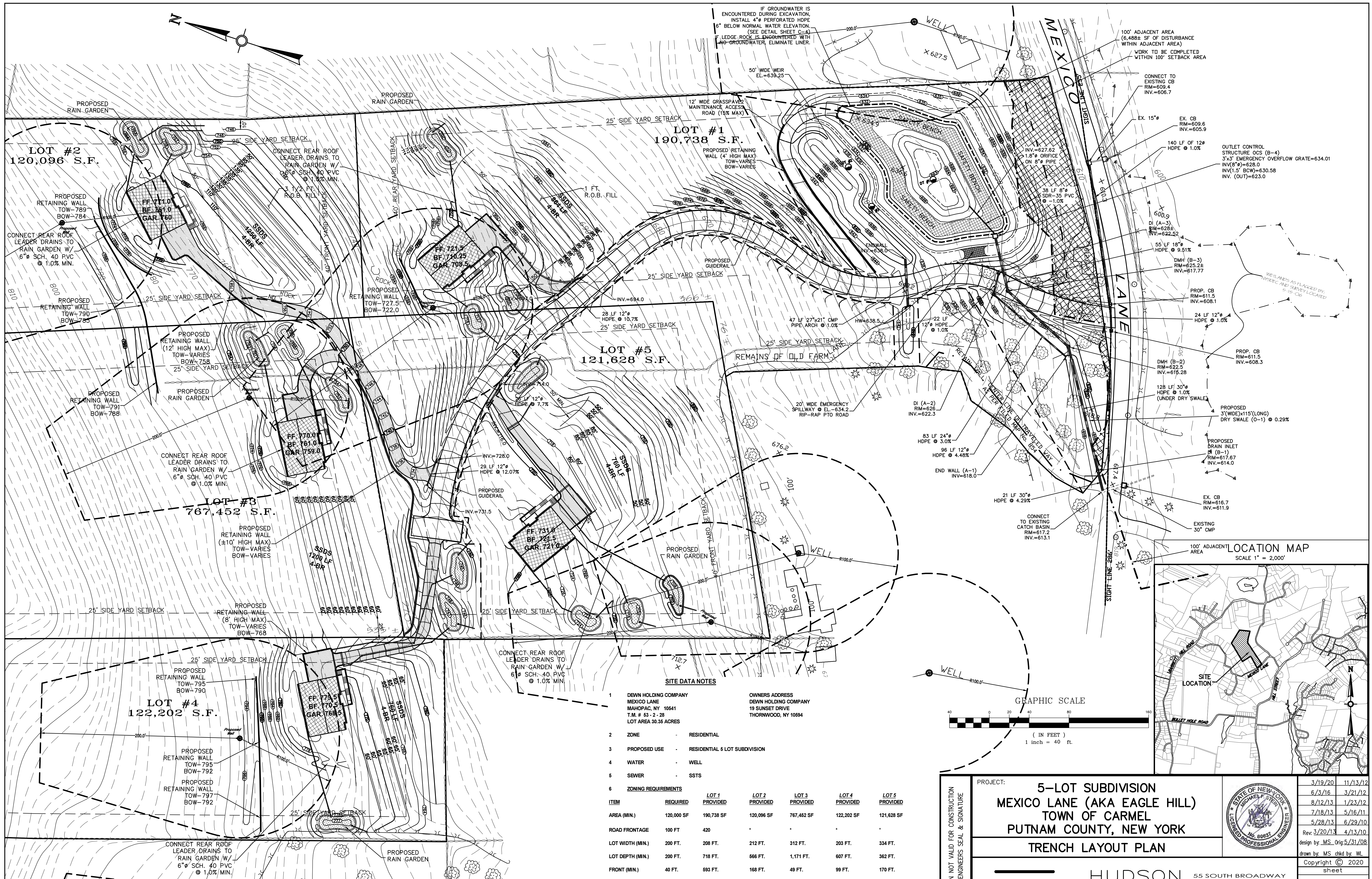
ITEM	REQUIRED	ZONING REQUIREMENTS				
		LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED	LOT 4 PROVIDED	LOT 5 PROVIDED
AREA (MIN.)	120,000 SF	190,738 SF	120,096 SF	767,452 SF	122,202 SF	121,628 SF
ROAD FRONTAGE	100 FT	420
LOT WIDTH (MIN.)	200 FT.	208 FT.	212 FT.	312 FT.	203 FT.	334 FT.
LOT DEPTH (MIN.)	200 FT.	716 FT.	566 FT.	1,171 FT.	607 FT.	362 FT.
FRONT (MIN.)	40 FT.	593 FT.	168 FT.	49 FT.	99 FT.	170 FT.
SIDE (MIN.)	25 FT.	25 FT. & 117 FT.	56 FT. & 85 FT.	96 FT. & 162 FT.	38 FT. & 104 FT.	118 FT. & 147 FT.
REAR (MIN.)	40 FT.	56 FT.	336 FT.	1,030 FT.	853 FT.	126 FT.
HEIGHT (MAX.)	35 FT.	30 FT.	30 FT.	30 FT.	30 FT.	30 FT.



ANY ALTERATIONS OR REVISIONS OF THESE PLANS, UNLESS DONE BY OR UNDER THE DIRECTION OF THE NYS LICENSED AND REGISTERED ENGINEER THAT PREPARED THEM, IS A VIOLATION OF THE NYS EDUCATION LAW.

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE	PROJECT:	5-LOT SUBDIVISION MEXICO LANE (AKA EAGLE HILL) TOWN OF CARMEL PUTNAM COUNTY, NEW YORK		3/19/20 11/7/13 8/12/13 design by: MS_Orig: 7/18/13 drawn by: MS_chk: WL Copyright © 2020 Sheet of
	SUBDIVISION PLAT			
	HEC	HUDSON ENGINEERING & CONSULTING, P.C.	55 SOUTH BROADWAY Tarrytown, NY 10591 914-909-0420 Fax 914-560-2086	

C-1A



IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION, INSTALL 4" PERFORATED HDPE 6" BELOW NORMAL WATER ELEVATION. (SEE DETAIL SHEET C-4) IF LEDGE ROCK IS ENCOUNTERED WITH NO GROUNDWATER, ELIMINATE LINER.

100' ADJACENT AREA (6,488± SF OF DISTURBANCE WITHIN ADJACENT AREA) WORK TO BE COMPLETED WITHIN 100' SETBACK AREA

CONNECT TO EXISTING CB RIM=609.4 INV.=606.7

EX. 15" EX. CB RIM=609.6 INV.=605.9

140 LF OF 12" HDPE @ 1.0%

DI (A-3) RIM=625± INV.=622.5±

55 LF 18" HDPE @ 9.51%

DMH (B-3) RIM=625.2± INV.=617.77

PROP. CB RIM=611.5 INV.=608.1

24 LF 12" HDPE @ 1.0%

DMH (B-2) RIM=622.5 INV.=615.28

128 LF 30" HDPE @ 1.0% (UNDER DRY SWALE)

PROP. CB RIM=611.5 INV.=608.3

PROPOSED 3"(WIDE)x15'(LONG) DRY SWALE (0-1) @ 0.29%

PROPOSED DRAIN INLET (B-1) RIM=617.67 INV.=614.0

EX. CB RIM=616.7 INV.=611.9

EXISTING 30" CMP

CONNECT TO EXISTING CATCH BASIN RIM=617.2 INV.=613.1

100' ADJACENT AREA

LOCATION MAP SCALE 1" = 2,000'

SITE LOCATION

WELL R100.0'

GRAPHIC SCALE (IN FEET) 1 inch = 40 ft.

WELL R100.0'

WELL R100.0'

WELL R100.0'

WELL R100.0'

WELL R100.0'

WELL R100.0'

WELL R100.0'

WELL R100.0'

WELL R100.0'

LOT #1
190,738 S.F.

LOT #5
121,628 S.F.

LOT #3
767,452 S.F.

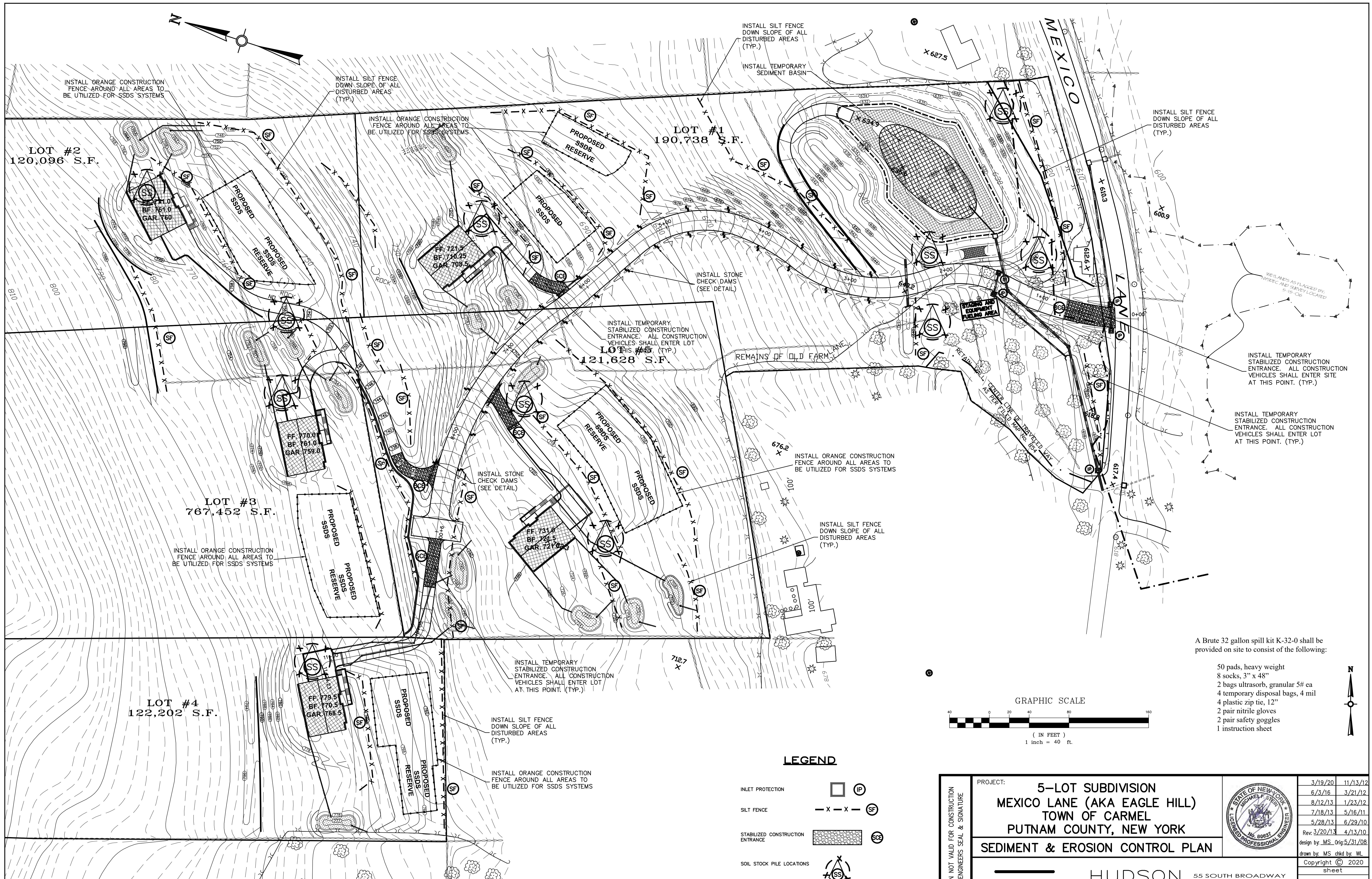
LOT #4
122,202 S.F.

SITE DATA NOTES

1	DEWN HOLDING COMPANY MEXICO LANE MAHOPAC, NY 10541 T.M. # 53 - 2 - 28 LOT AREA 30.35 ACRES	OWNERS ADDRESS DEWN HOLDING COMPANY 19 SUNSET DRIVE THORNWOOD, NY 10594				
2	ZONE - RESIDENTIAL					
3	PROPOSED USE - RESIDENTIAL 5 LOT SUBDIVISION					
4	WATER - WELL					
5	SEWER - SSTS					
6	ZONING REQUIREMENTS					
ITEM	REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED	LOT 4 PROVIDED	LOT 5 PROVIDED
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THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE	PROJECT:	5-LOT SUBDIVISION MEXICO LANE (AKA EAGLE HILL) TOWN OF CARMEL PUTNAM COUNTY, NEW YORK		3/19/20	11/13/12
	TRENCH LAYOUT PLAN			6/3/16	3/21/12
			55 SOUTH BROADWAY Tarrytown, NY 10591 914-909-0420 Fax 914-560-2086		8/12/13
				7/18/13	5/16/11
				5/28/13	6/29/10
				Rev: 3/20/13	4/13/10
				design by: MS_Orig:5/31/08	
				drawn by: MS_chkd by: WL	
				Copyright © 2020	
				sheet	
				C-1	



INSTALL ORANGE CONSTRUCTION FENCE AROUND ALL AREAS TO BE UTILIZED FOR SSDS SYSTEMS

INSTALL SILT FENCE DOWN SLOPE OF ALL DISTURBED AREAS (TYP.)

INSTALL SILT FENCE DOWN SLOPE OF ALL DISTURBED AREAS (TYP.)

INSTALL TEMPORARY SEDIMENT BASIN

INSTALL SILT FENCE DOWN SLOPE OF ALL DISTURBED AREAS (TYP.)

LOT #2
120,096 S.F.

LOT #1
190,738 S.F.

LOT #3
767,452 S.F.

LOT #4
122,202 S.F.

INSTALL ORANGE CONSTRUCTION FENCE AROUND ALL AREAS TO BE UTILIZED FOR SSDS SYSTEMS

INSTALL STONE CHECK DAMS (SEE DETAIL)

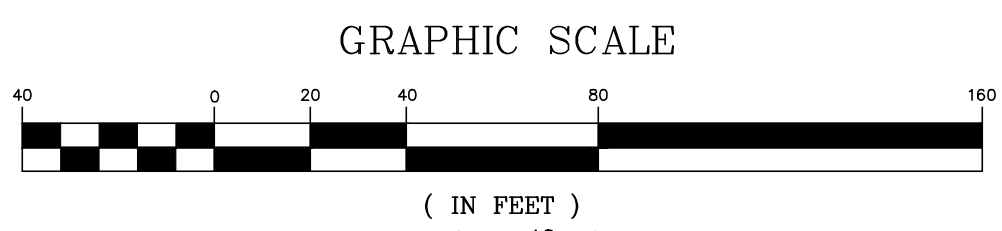
INSTALL ORANGE CONSTRUCTION FENCE AROUND ALL AREAS TO BE UTILIZED FOR SSDS SYSTEMS

INSTALL SILT FENCE DOWN SLOPE OF ALL DISTURBED AREAS (TYP.)

INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE. ALL CONSTRUCTION VEHICLES SHALL ENTER LOT AT THIS POINT (TYP.)

INSTALL SILT FENCE DOWN SLOPE OF ALL DISTURBED AREAS (TYP.)

INSTALL ORANGE CONSTRUCTION FENCE AROUND ALL AREAS TO BE UTILIZED FOR SSDS SYSTEMS



A Brute 32 gallon spill kit K-32-0 shall be provided on site to consist of the following:

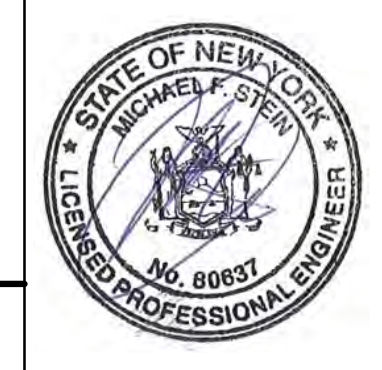
- 50 pads, heavy weight
- 8 socks, 3" x 48"
- 2 bags ultrasorb, granular 5# ea
- 4 temporary disposal bags, 4 mil
- 4 plastic zip tie, 12"
- 2 pair nitrile gloves
- 2 pair safety goggles
- 1 instruction sheet

LEGEND

- INLET PROTECTION IP
- SILT FENCE SF
- STABILIZED CONSTRUCTION ENTRANCE SCE
- SOIL STOCK PILE LOCATIONS SS

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

PROJECT:
**5-LOT SUBDIVISION
MEXICO LANE (AKA EAGLE HILL)
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK**
SEDIMENT & EROSION CONTROL PLAN



HEC

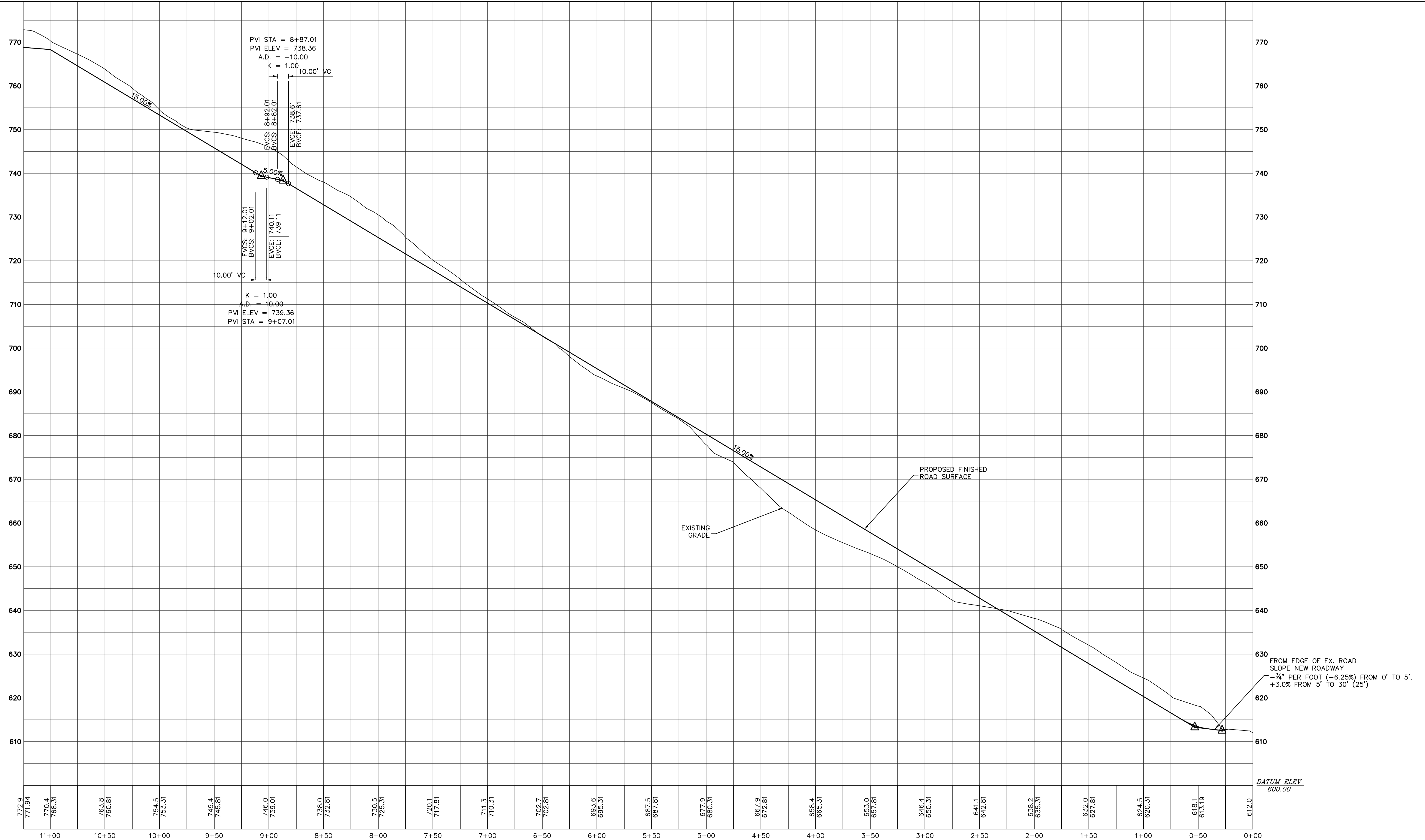
**HUDSON
ENGINEERING &
CONSULTING, P.C.**

55 SOUTH BROADWAY
Tarrytown, NY 10591
914-909-0420
Fax 914-560-2086

3/19/20	11/13/12
6/3/16	3/21/12
8/12/13	1/23/12
7/18/13	5/16/11
5/28/13	6/29/10
Rev: 3/20/13	4/13/10
design by: MS_Orig:5/31/08	
drawn by: MS_chkd by: WL	
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sheet	

C-2

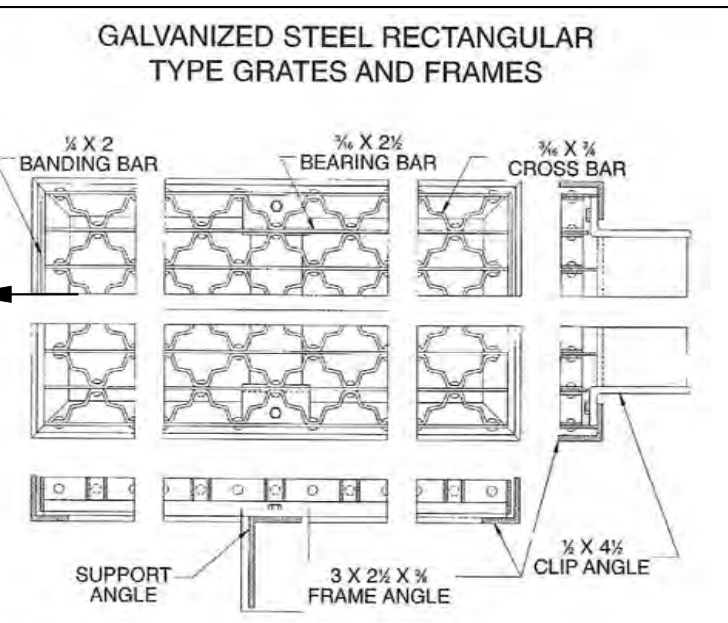
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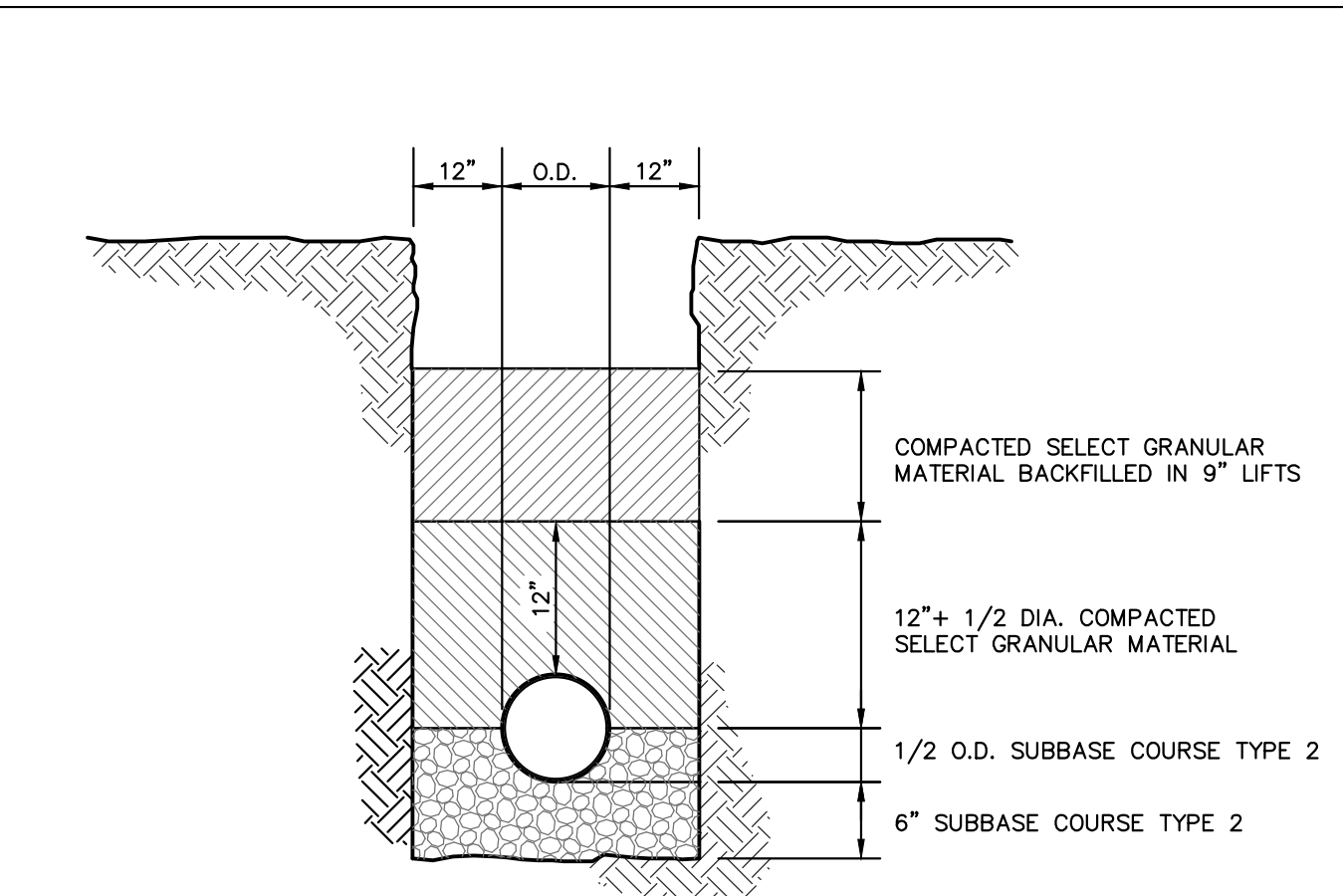
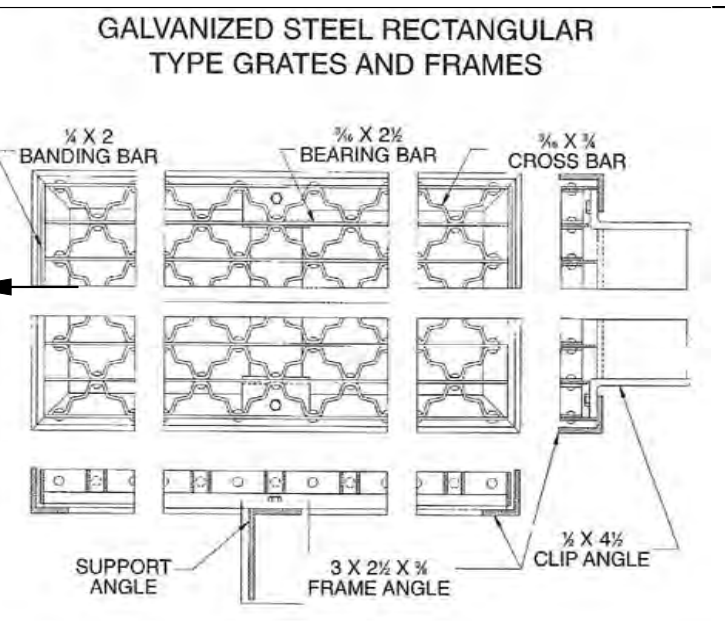
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THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE	PROJECT:	5--LOT SUBDIVISION MEXICO LANE (AKA EAGLE HILL) TOWN OF CARMEL PUTNAM COUNTY, NEW YORK			1/23/12
	ROAD PROFILE				2/11/11
					4/13/10
				design by: MS Orig: 1/20/08	
				drawn by: MS chkd by: WL	
				Copyright © 2020	
				sheet	
					C-3
				55 SOUTH BROADWAY Tarrytown, NY 10591 914-909-0420 Fax 914-560-2086	

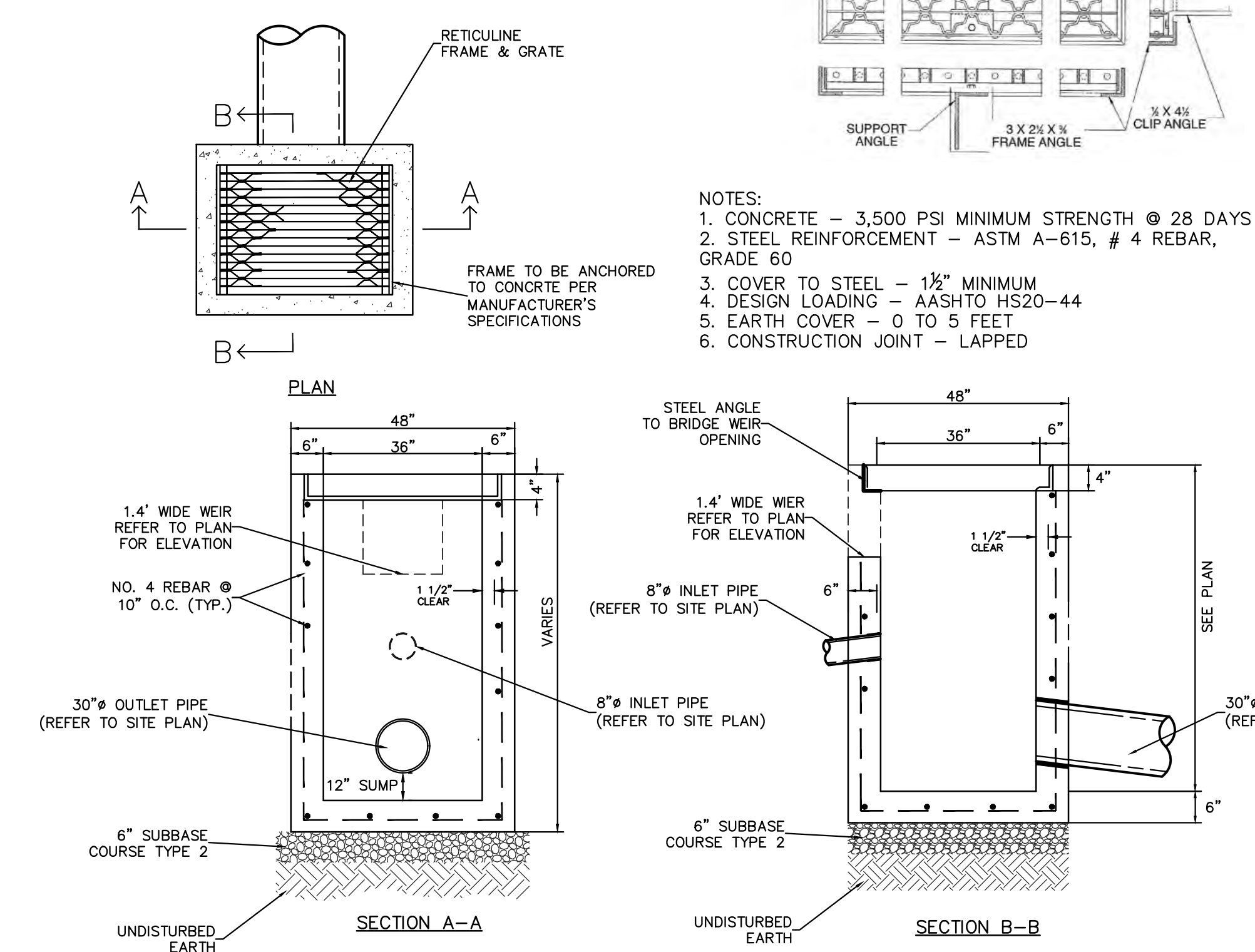
FRAMES 3 X 2 1/2 X 3/4 ANGLES				GRATES			
NO.	OUTSIDE DIMENSIONS	CLEAR OPENING	APPROX. WT. LBS.	OUTSIDE DIMENSIONS	655-6R1 WT.	655-3 WT.	PAYT. AREA IN SQ. FT.
1	11 1/2" X 3 1/2"	8 1/2" X 2 1/2"	256	11 1/2" X 3 1/2"	344	127 1/2"	4.3
2	11 1/2" X 3 1/2"	8 1/2" X 2 1/2"	256	11 1/2" X 3 1/2"	344	127 1/2"	4.3
3	2 1/2" X 2 1/2"	1 1/2" X 1 1/2"	89	2 1/2" X 2 1/2"	119	15 1/2"	0.5
4	2 1/2" X 2 1/2"	1 1/2" X 1 1/2"	89	2 1/2" X 2 1/2"	119	15 1/2"	0.5
5	2 1/2" X 2 1/2"	1 1/2" X 1 1/2"	89	2 1/2" X 2 1/2"	119	15 1/2"	0.5
6	2 1/2" X 2 1/2"	1 1/2" X 1 1/2"	89	2 1/2" X 2 1/2"	119	15 1/2"	0.5
7	2 1/2" X 2 1/2"	1 1/2" X 1 1/2"	89	2 1/2" X 2 1/2"	119	15 1/2"	0.5
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9	2 1/2" X 2 1/2"	1 1/2" X 1 1/2"	89	2 1/2" X 2 1/2"	119	15 1/2"	0.5
10	2 1/2" X 2 1/2"	1 1/2" X 1 1/2"	89	2 1/2" X 2 1/2"	119	15 1/2"	0.5
11	3 1/2" X 3 1/2"	2 1/2" X 2 1/2"	119	3 1/2" X 3 1/2"	159	21 1/2"	0.7
12	3 1/2" X 3 1/2"	2 1/2" X 2 1/2"	119	3 1/2" X 3 1/2"	159	21 1/2"	0.7
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15	3 1/2" X 3 1/2"	2 1/2" X 2 1/2"	119	3 1/2" X 3 1/2"	159	21 1/2"	0.7
16	3 1/2" X 3 1/2"	2 1/2" X 2 1/2"	119	3 1/2" X 3 1/2"	159	21 1/2"	0.7
17	3 1/2" X 3 1/2"	2 1/2" X 2 1/2"	119	3 1/2" X 3 1/2"	159	21 1/2"	0.7
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FRAMES 3 X 2 1/2 X 3/4 ANGLES				GRATES			
NO.	OUTSIDE DIMENSIONS	CLEAR OPENING	APPROX. WT. LBS.	OUTSIDE DIMENSIONS	655-6R1 WT.	655-3 WT.	PAYT. AREA IN SQ. FT.
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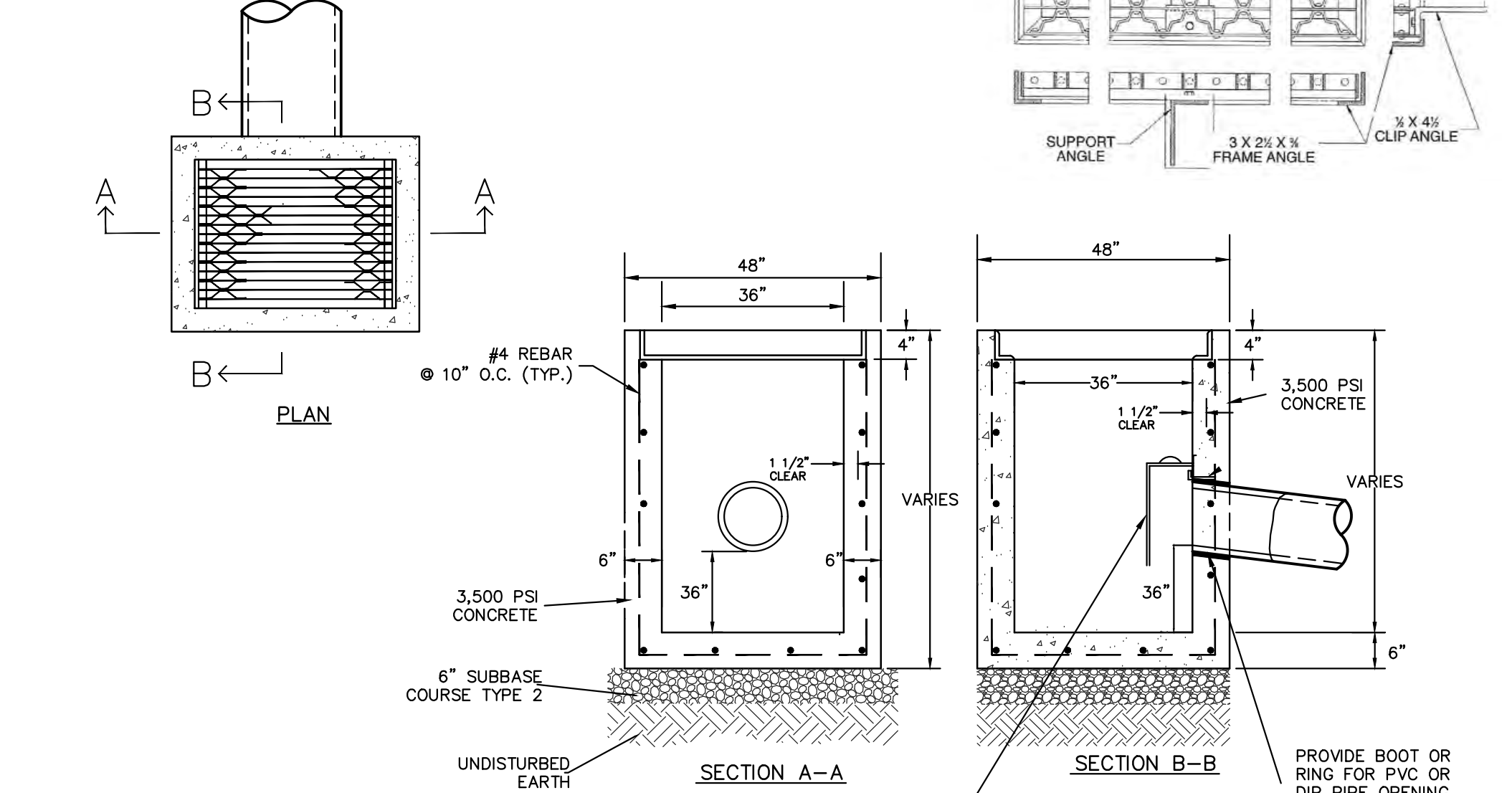


TRENCH BEDDING
 STONES FOUND IN THE TRENCH SHALL BE REMOVED FOR A DEPTH OF AT LEAST SIX (6) INCHES BELOW AND ON EACH SIDE OF ALL PIPES.



NOTES:
 1. CONCRETE - 3,500 PSI MINIMUM STRENGTH @ 28 DAYS
 2. STEEL REINFORCEMENT - ASTM A-615, # 4 REBAR, GRADE 60
 3. COVER TO STEEL - 1 1/2" MINIMUM
 4. DESIGN LOADING - AASHTO HS20-44
 5. EARTH COVER - 0 TO 5 FEET
 6. CONSTRUCTION JOINT - LAPPED

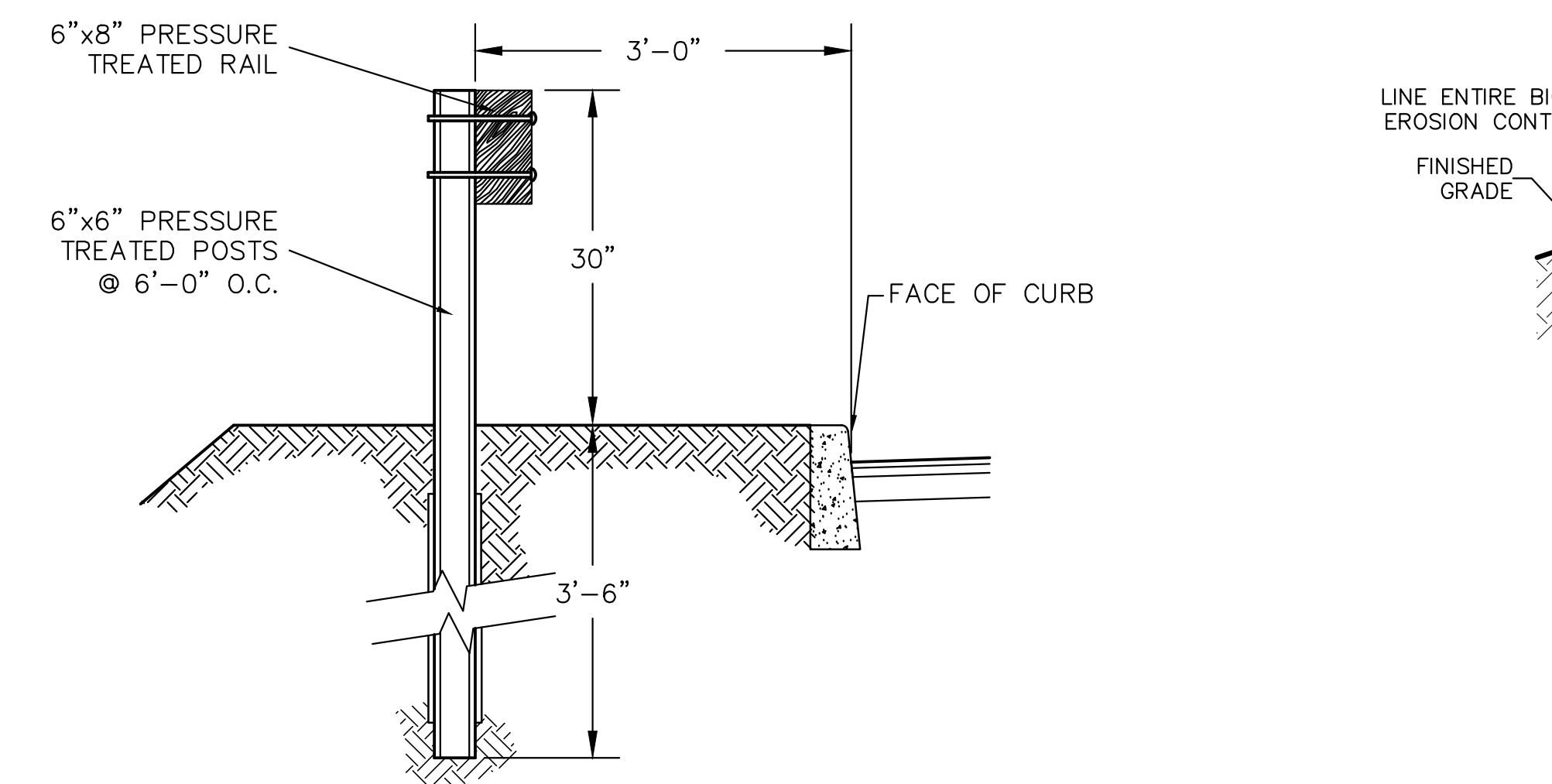
OUTLET CONTROL STRUCTURE



STANDARD CATCH BASIN TRAP - BY CAMPBELL FOUNDRY CO. PATTERN NUMBER 2564 OR APPROVED EQUAL

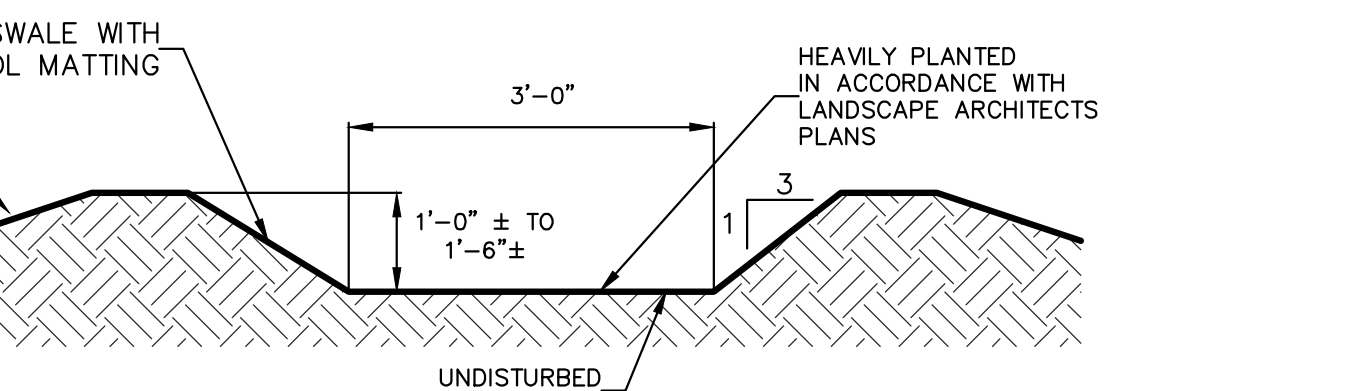
PRECAST DRAIN INLET

NOTES:
 1. CONCRETE - 3,500 PSI MINIMUM STRENGTH @ 28 DAYS
 2. STEEL REINFORCEMENT - ASTM A-615, # 4 REBAR, GRADE 60
 3. COVER TO STEEL - 1 1/2" MINIMUM
 4. DESIGN LOADING - AASHTO HS20-44
 5. EARTH COVER - 0 TO 5 FEET
 6. CONSTRUCTION JOINT - LAPPED



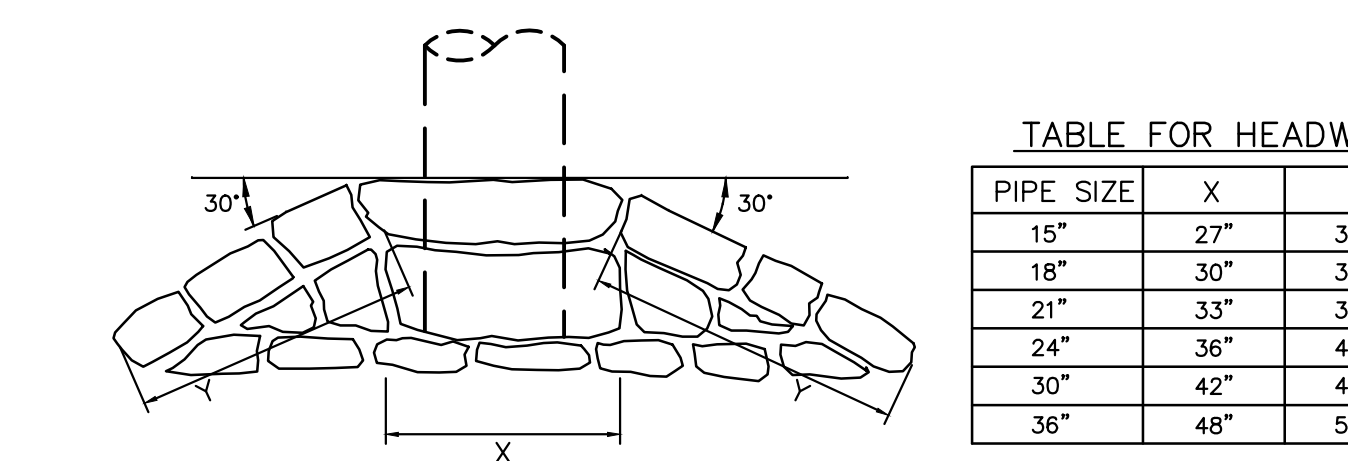
GUIDE RAIL-WOOD POST AND RAIL

NOTE: 1.) MATERIALS TO CONFORM TO NYS DOT SECTION 606
 2.) GUIDE WOOD POST @ AT 6'-0" O.C.

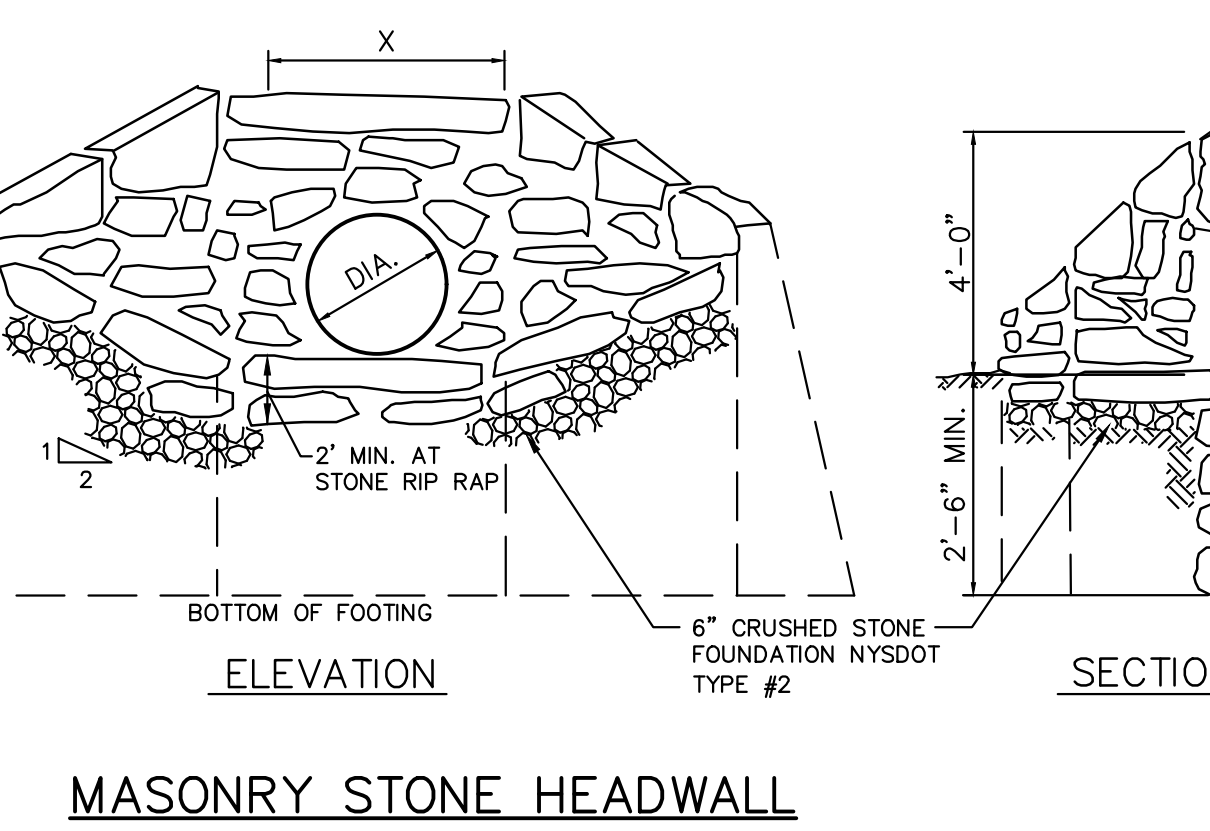


DRY SWALE (0-1)

NOTE: REFER TO LANDSCAPE ARCHITECTS PLAN FOR PLANTINGS

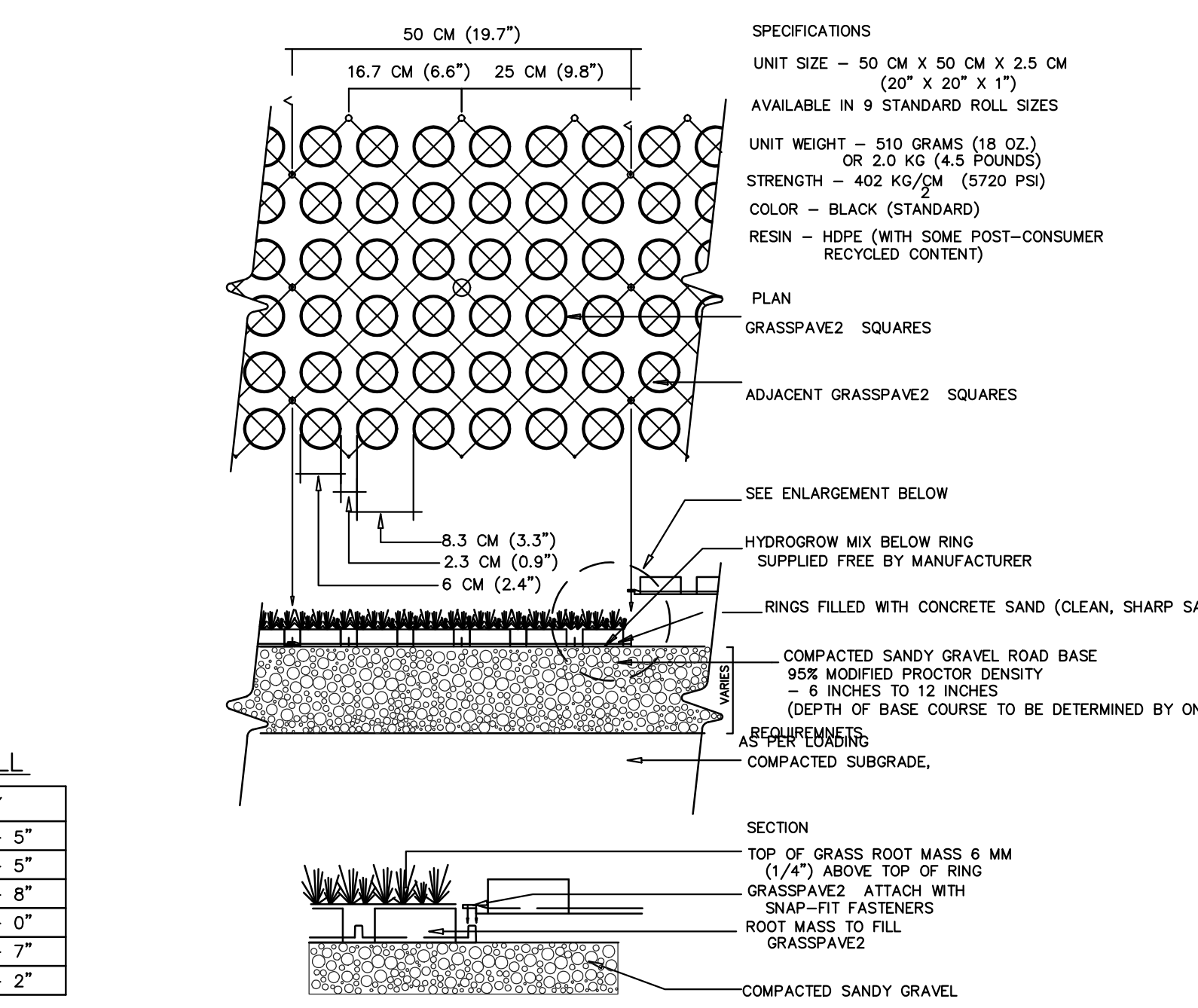


MASONRY STONE HEADWALL

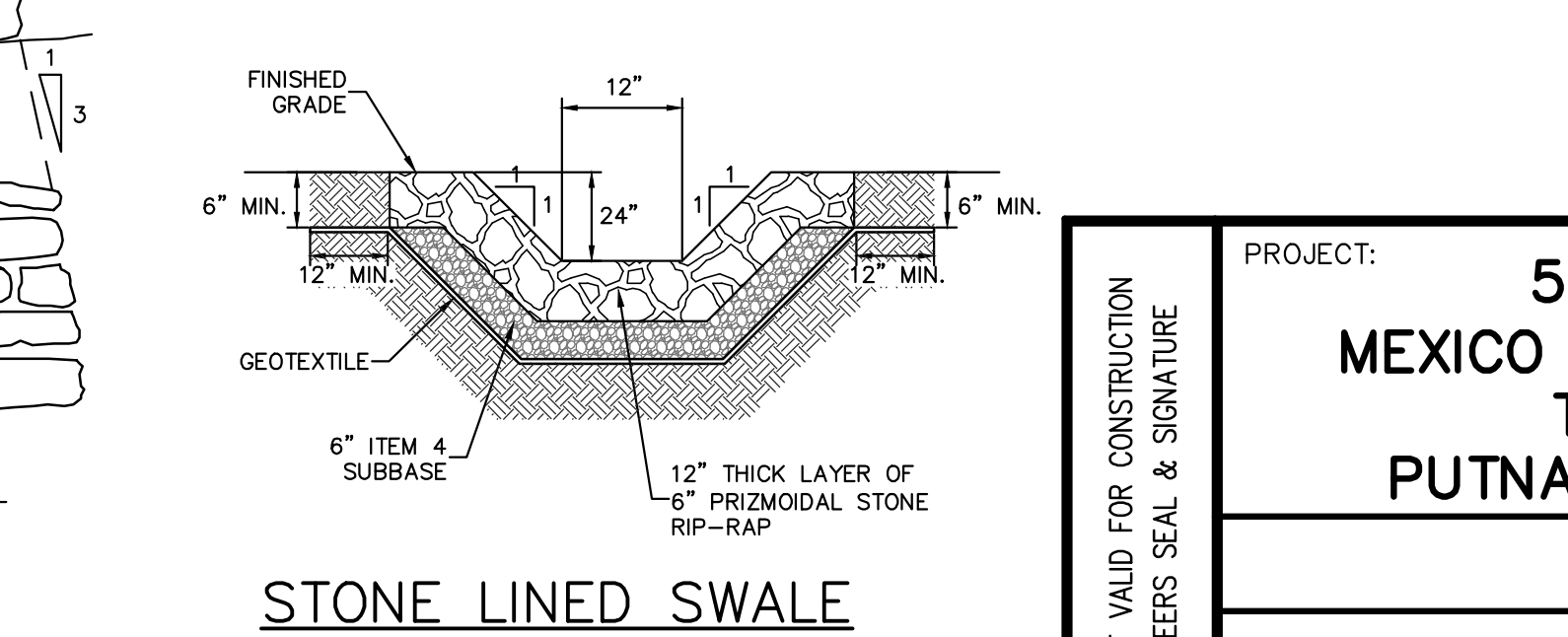


STONE LINED SWALE

NOTES:
 WALLS OF SELECTED REGULAR FIELD STONES AND USED CUT STONE
 ROUGH SHARPED TO FIT
 MORTAR STONES IN PLACE AND RAKE JOINTS - BACK 1/2"
 2" PVC SCREENED WEEP PIPES TO BE PLACED AS DIRECTED BY THE ENGINEER.

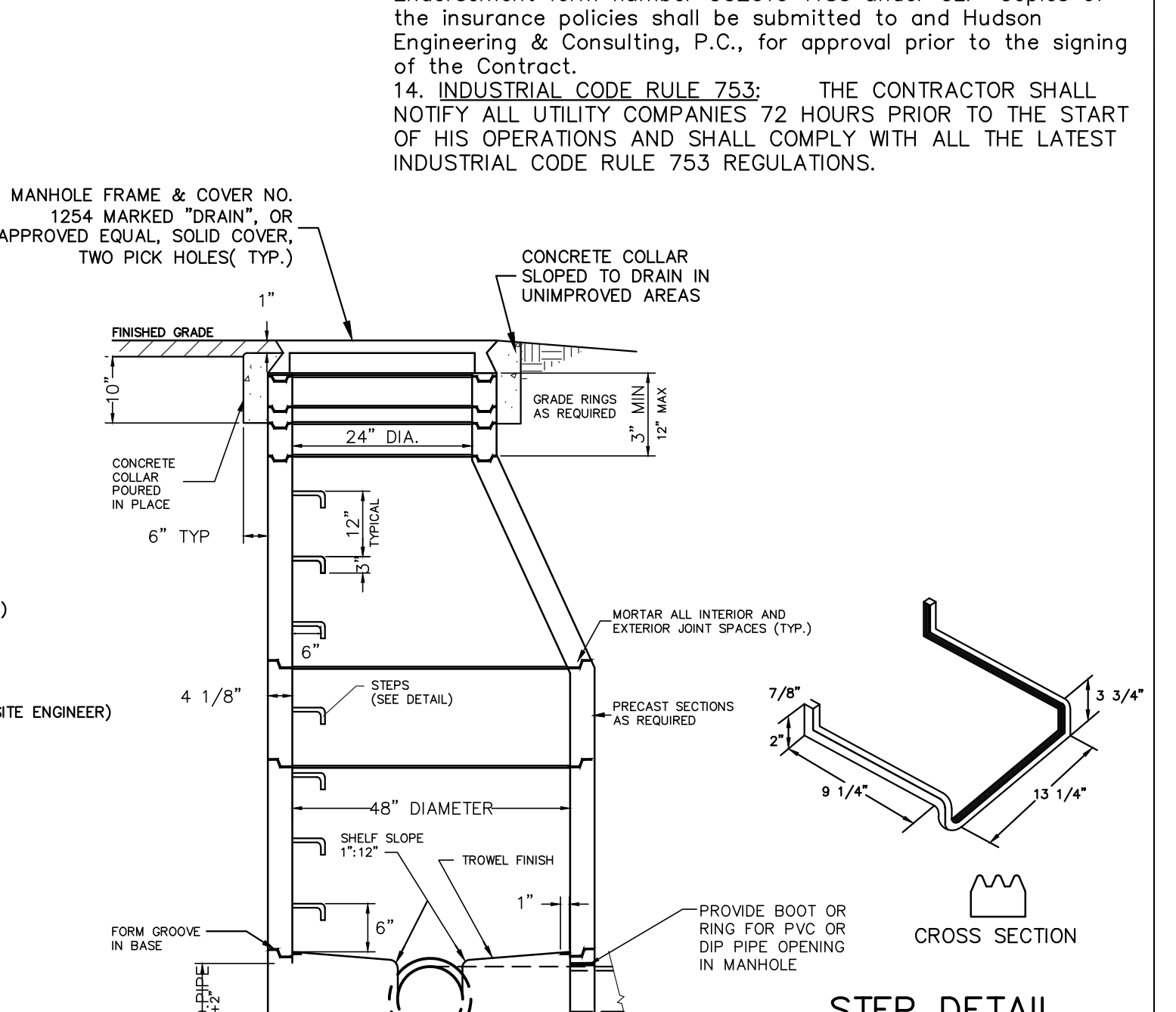


TYPICAL GRASSPAVE2



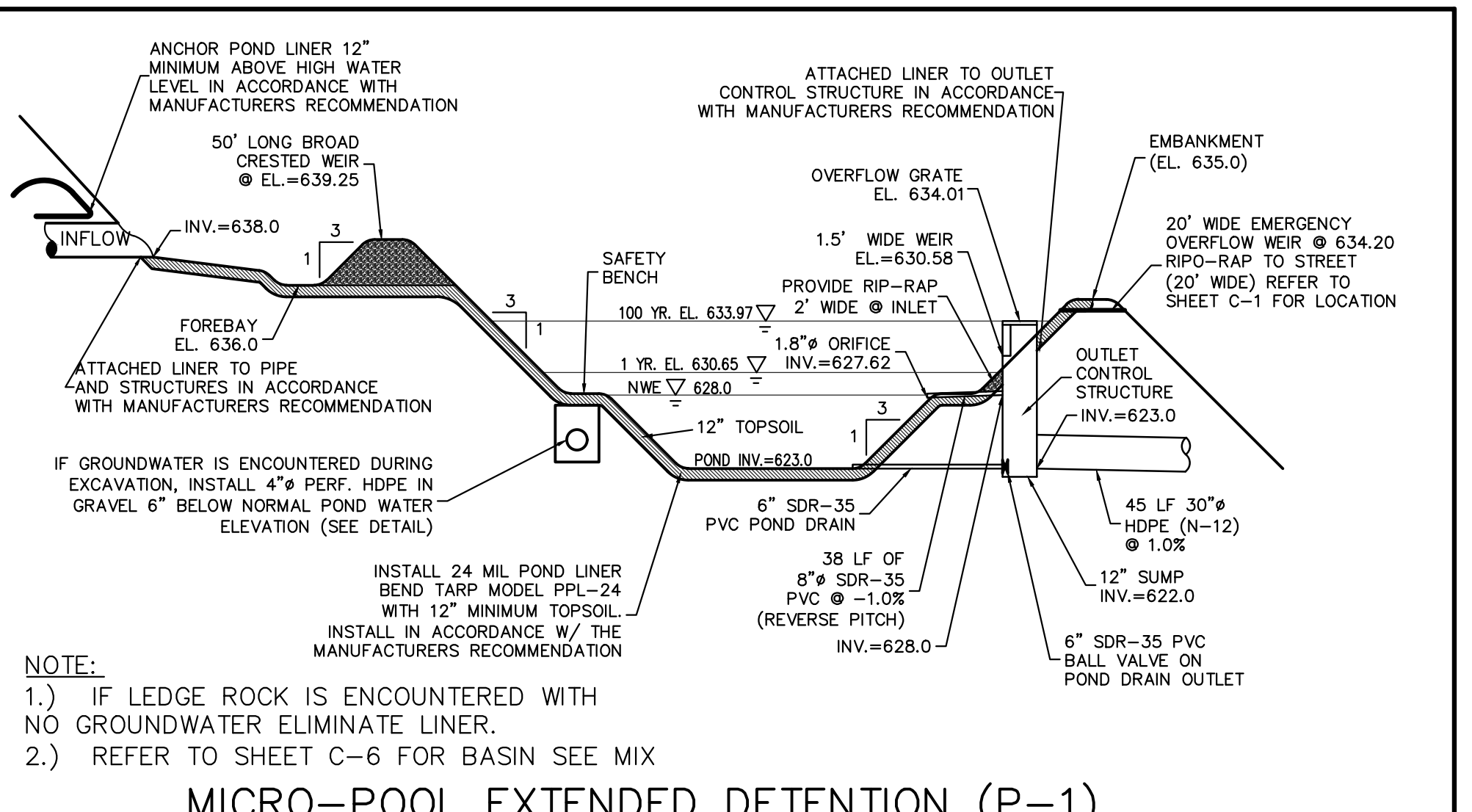
STONE LINED SWALE

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PRECAST CONCRETE DRAIN MANHOLE

NOTES:
 1. PRECAST M.H. SECTIONS SHALL CONFORM TO APPLICABLE PROVISIONS OF ASTM C76-99T.
 2. MANHOLE SECTIONS SHALL BE AS SPECIFIED IN TABLE A WALL & FOR 48" REINFORCED CONCRETE PIPE. REINFORCING SHALL BE CIRCULAR AS SPECIFIED FOR SINGLE CURTAIN.
 3. STEPS SHALL BE GALV. STEEL 3/4" DIA. INSERTED 7" MIN. OR APPROVED PLASTIC.

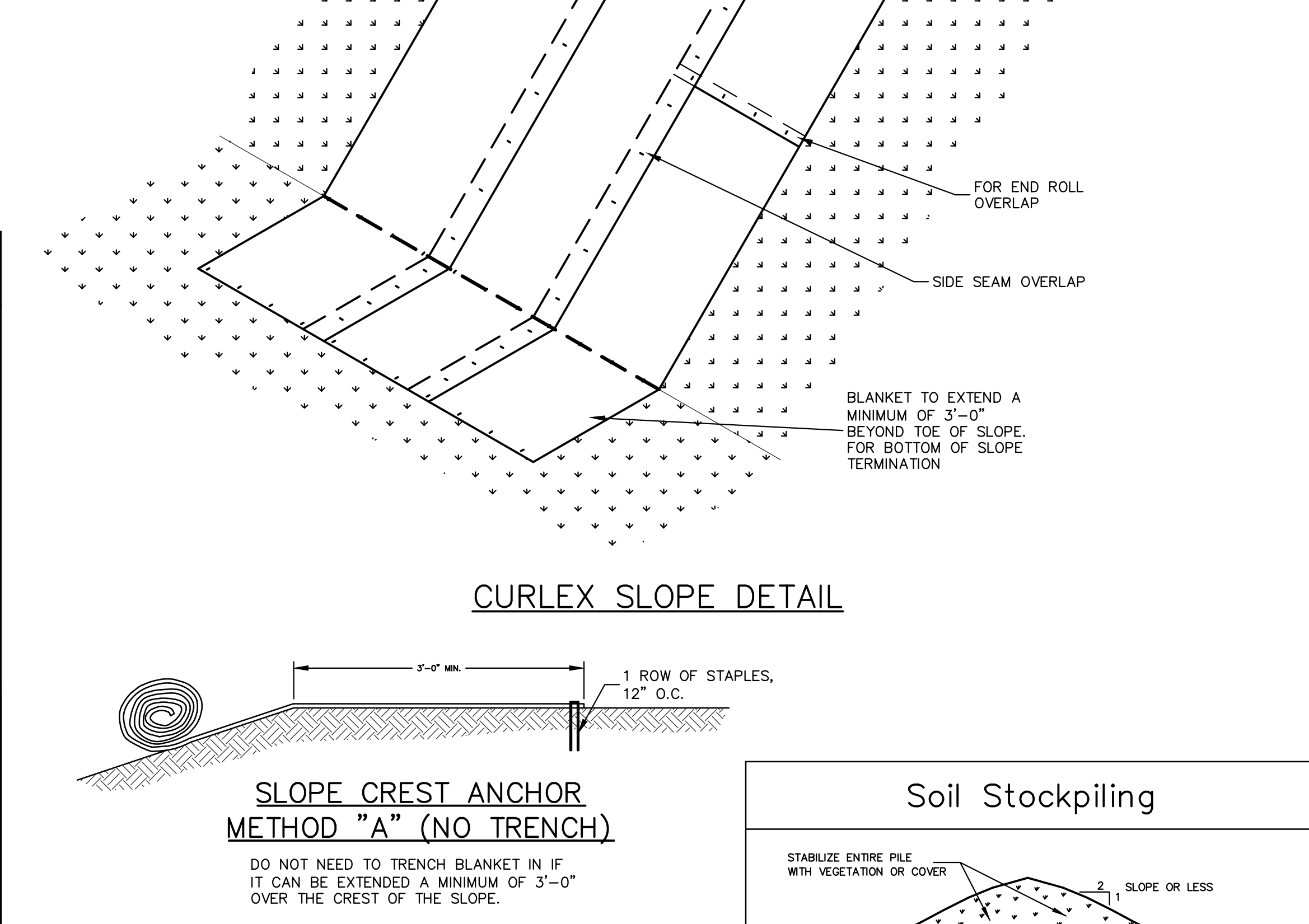
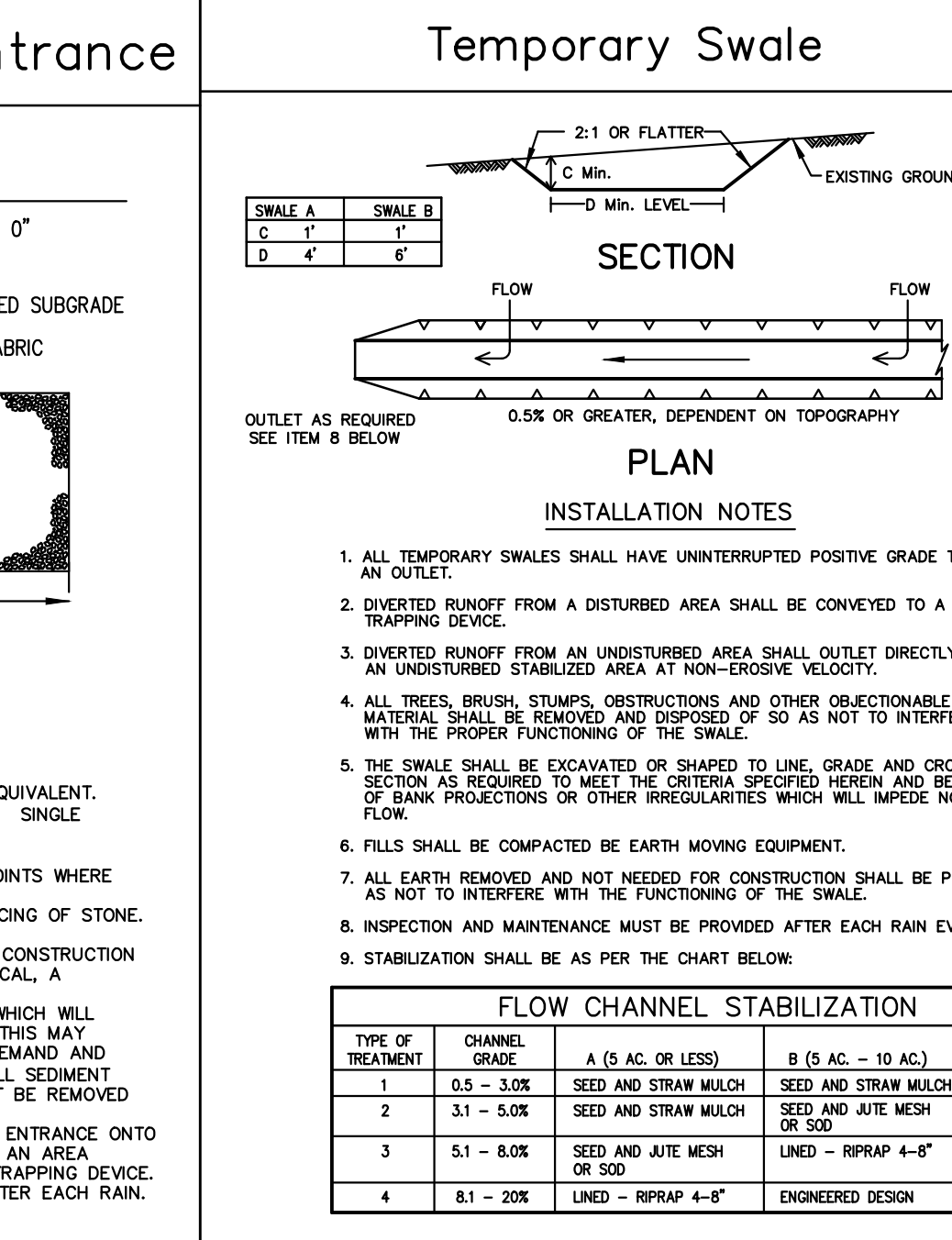
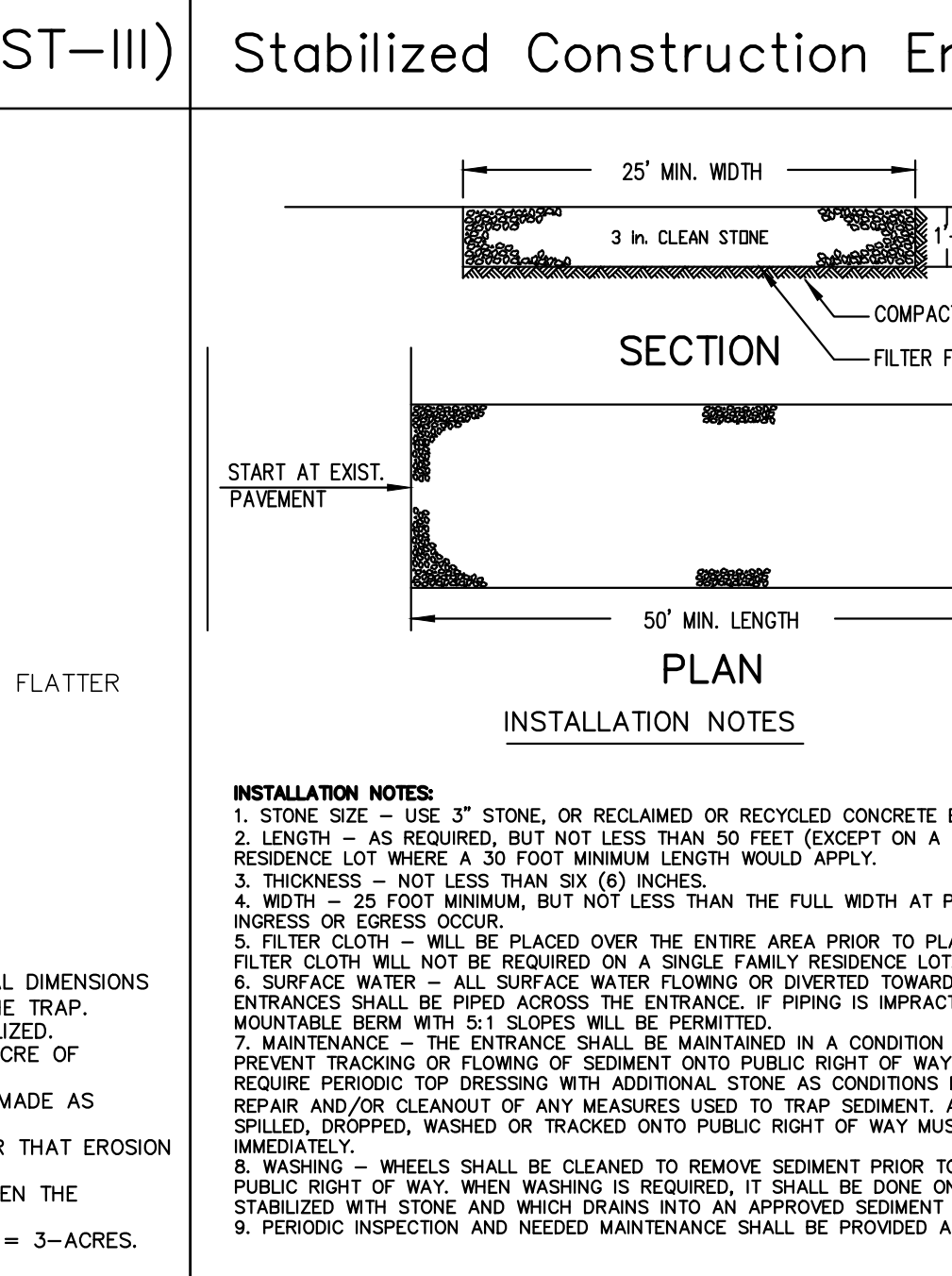
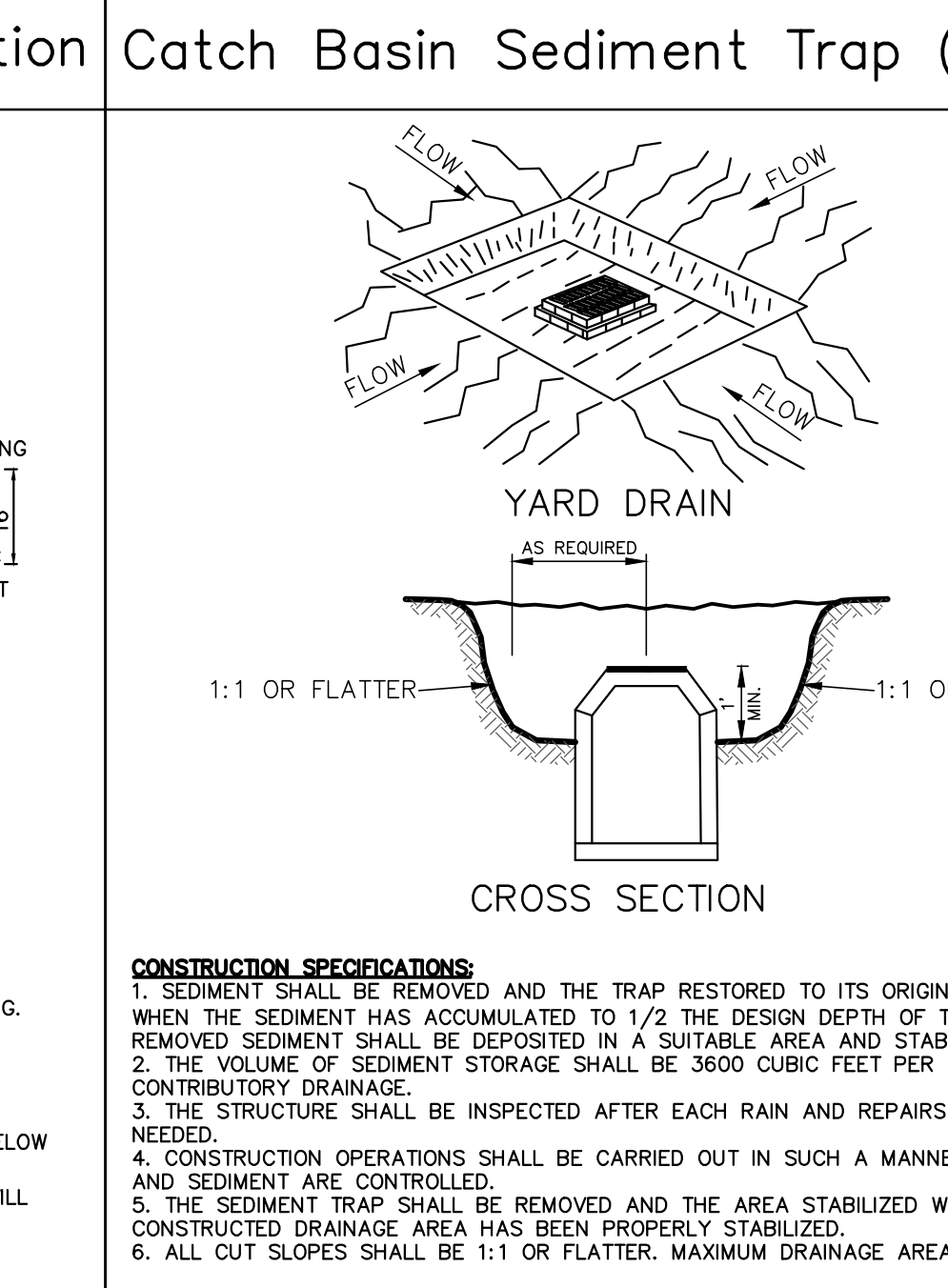
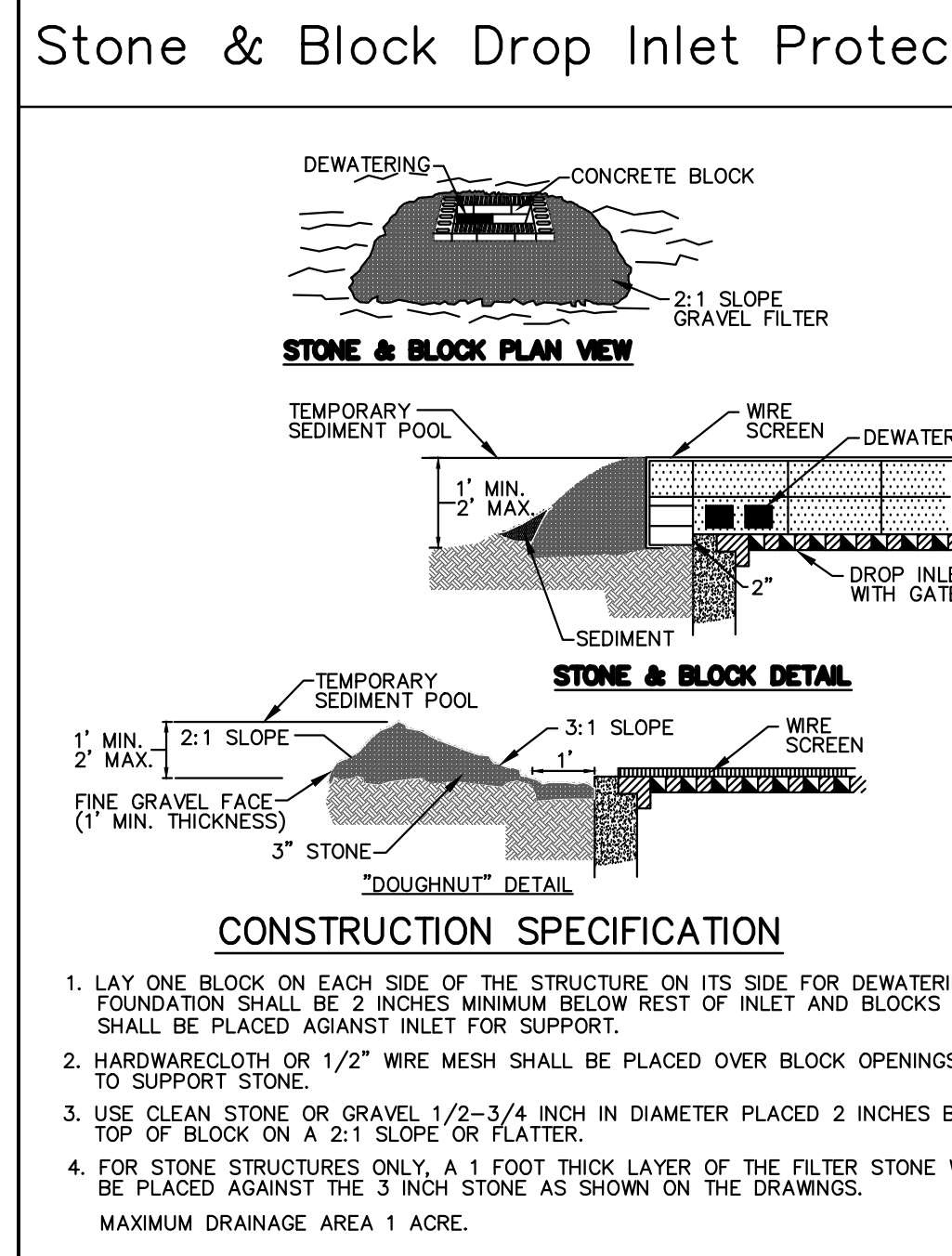
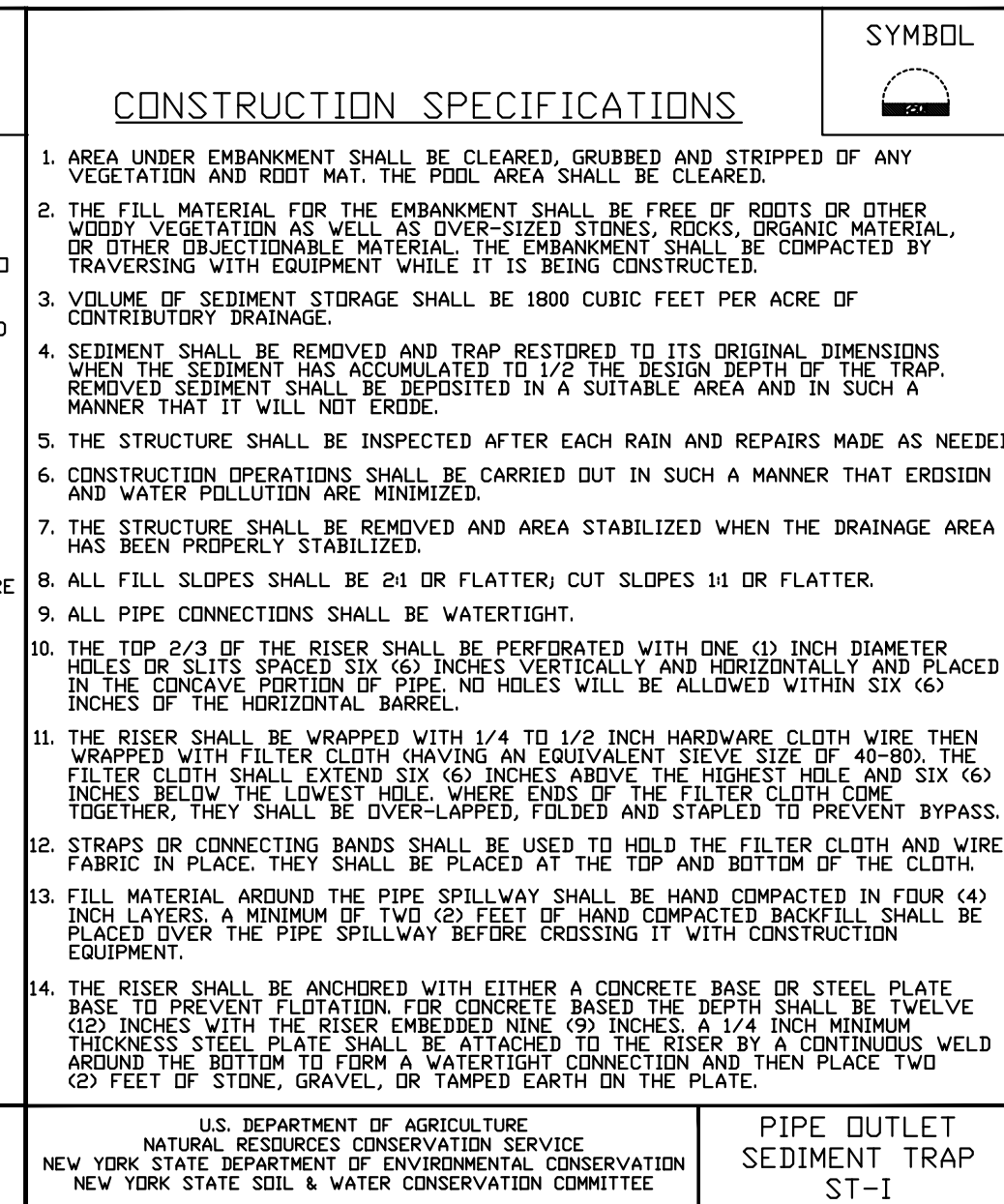
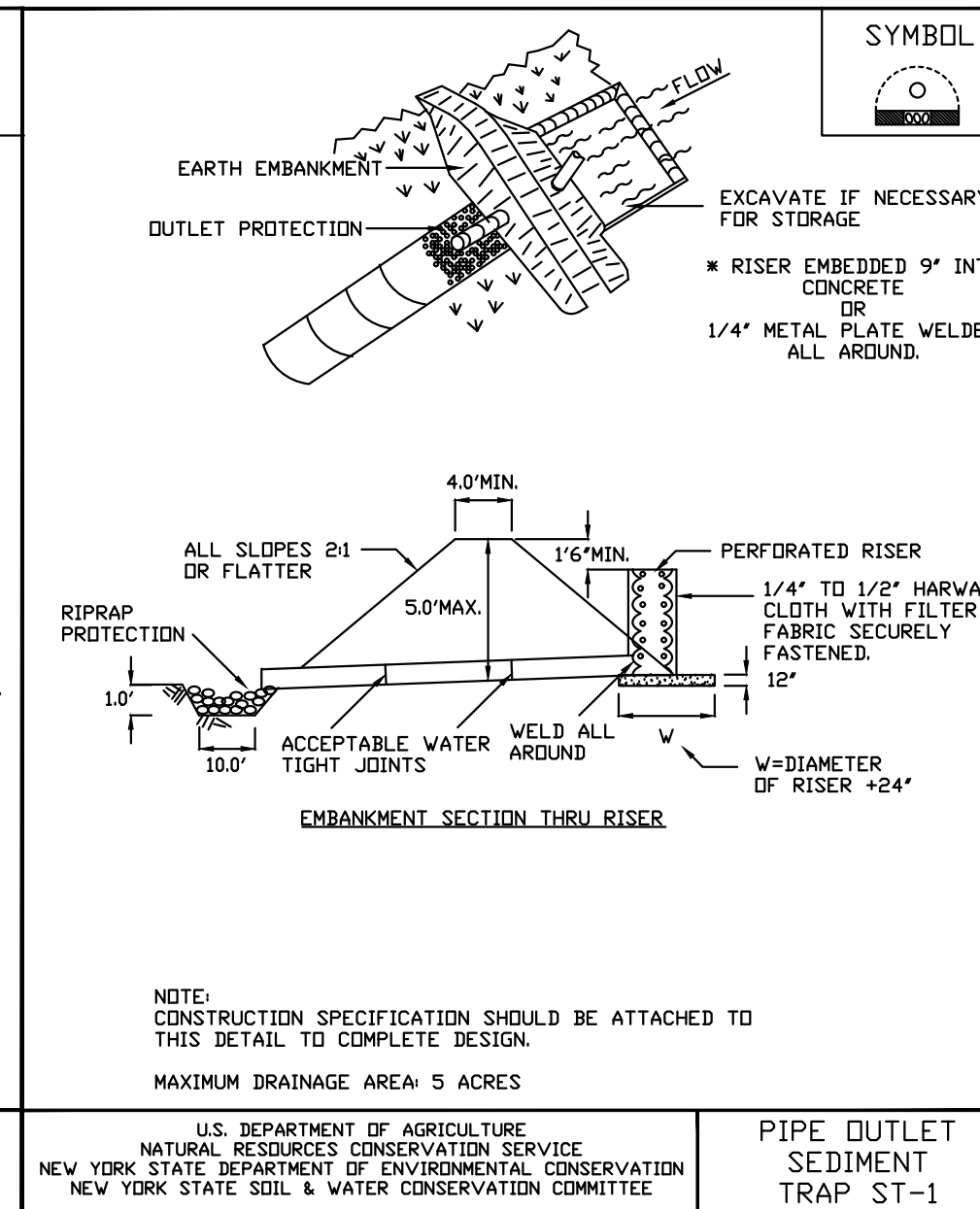
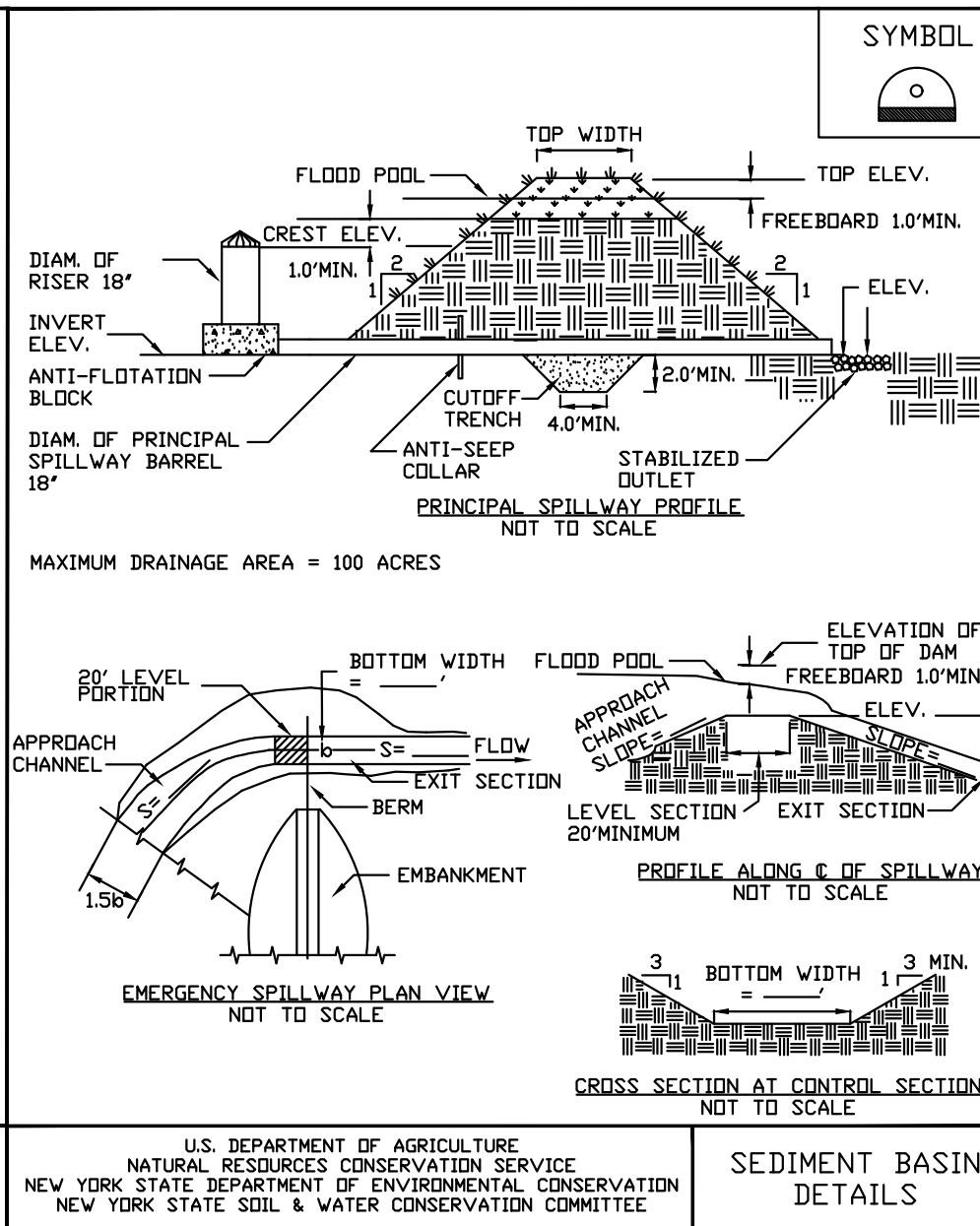
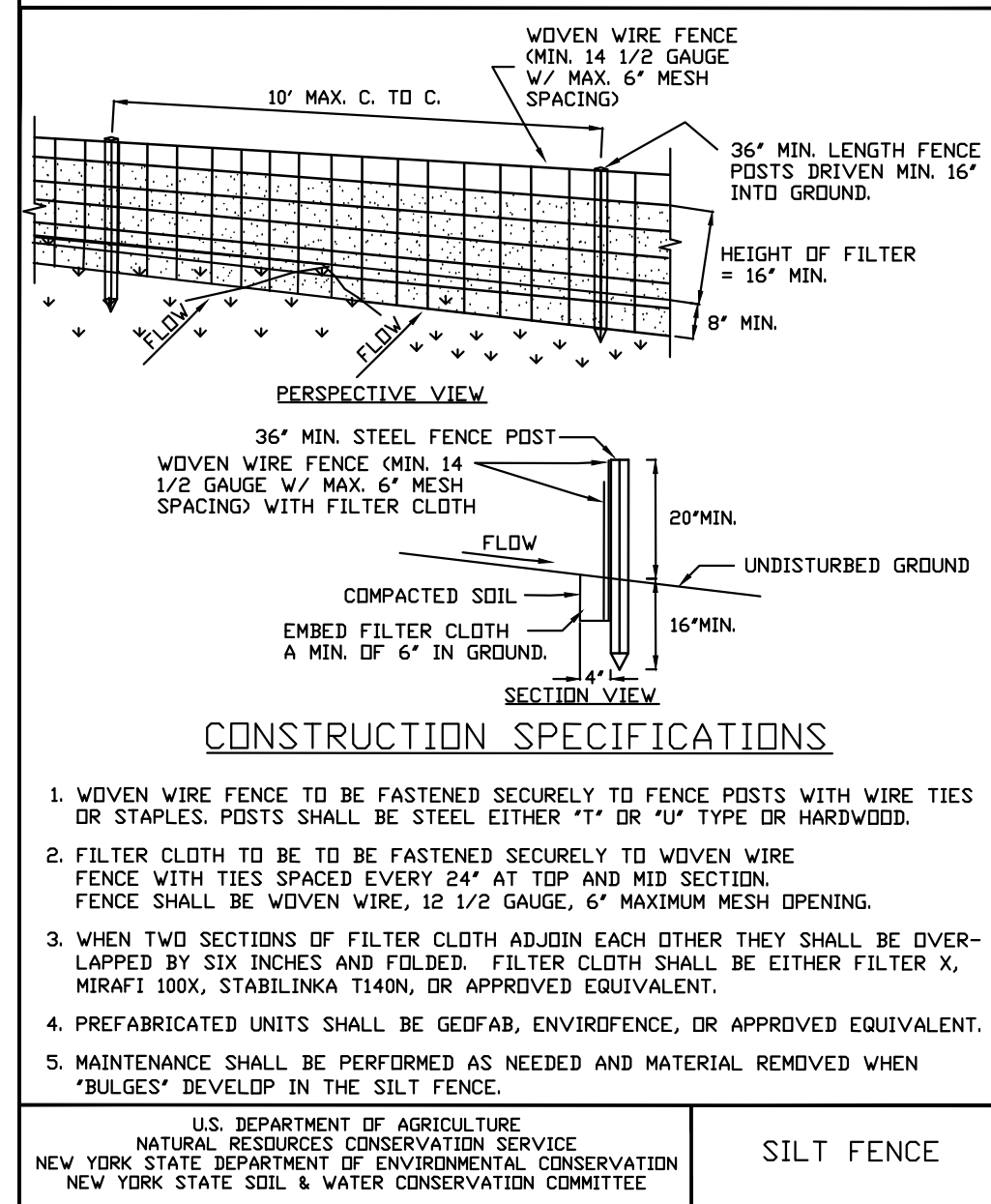
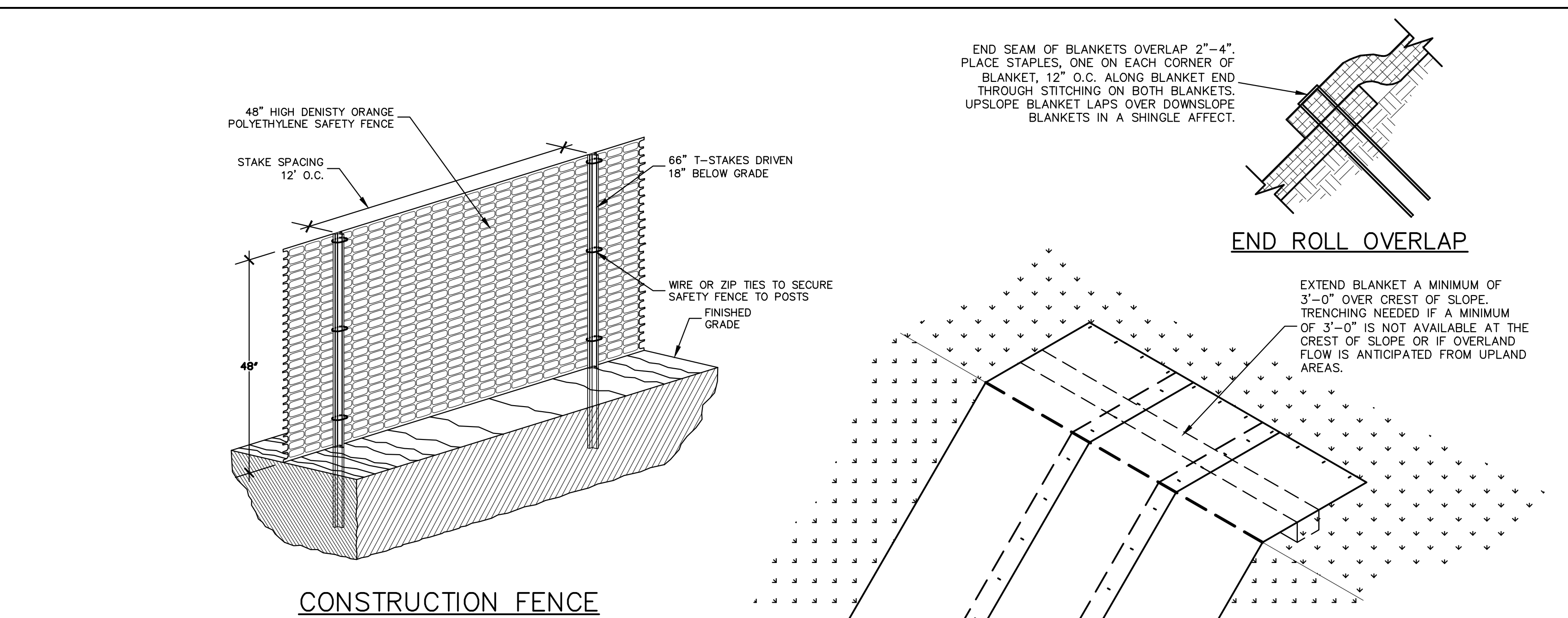
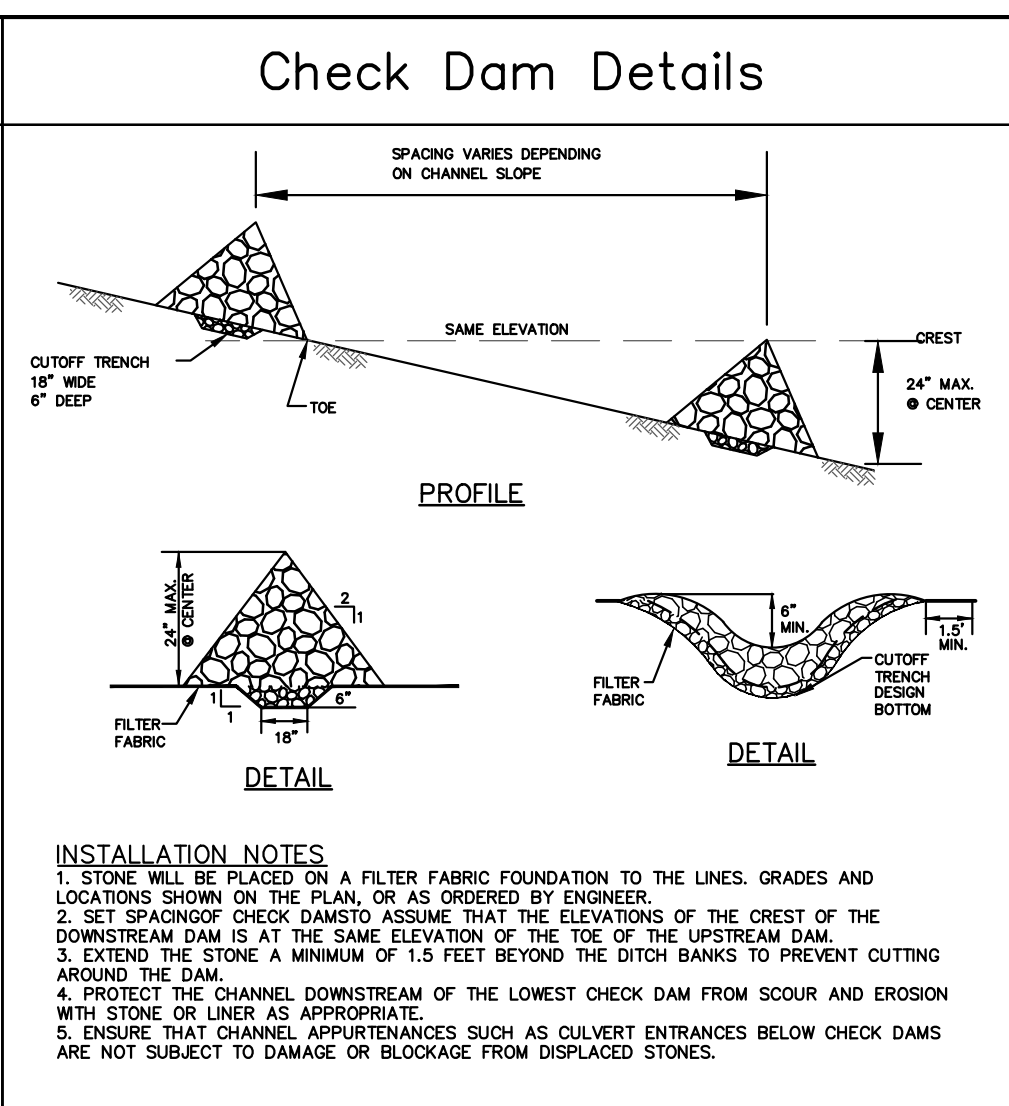
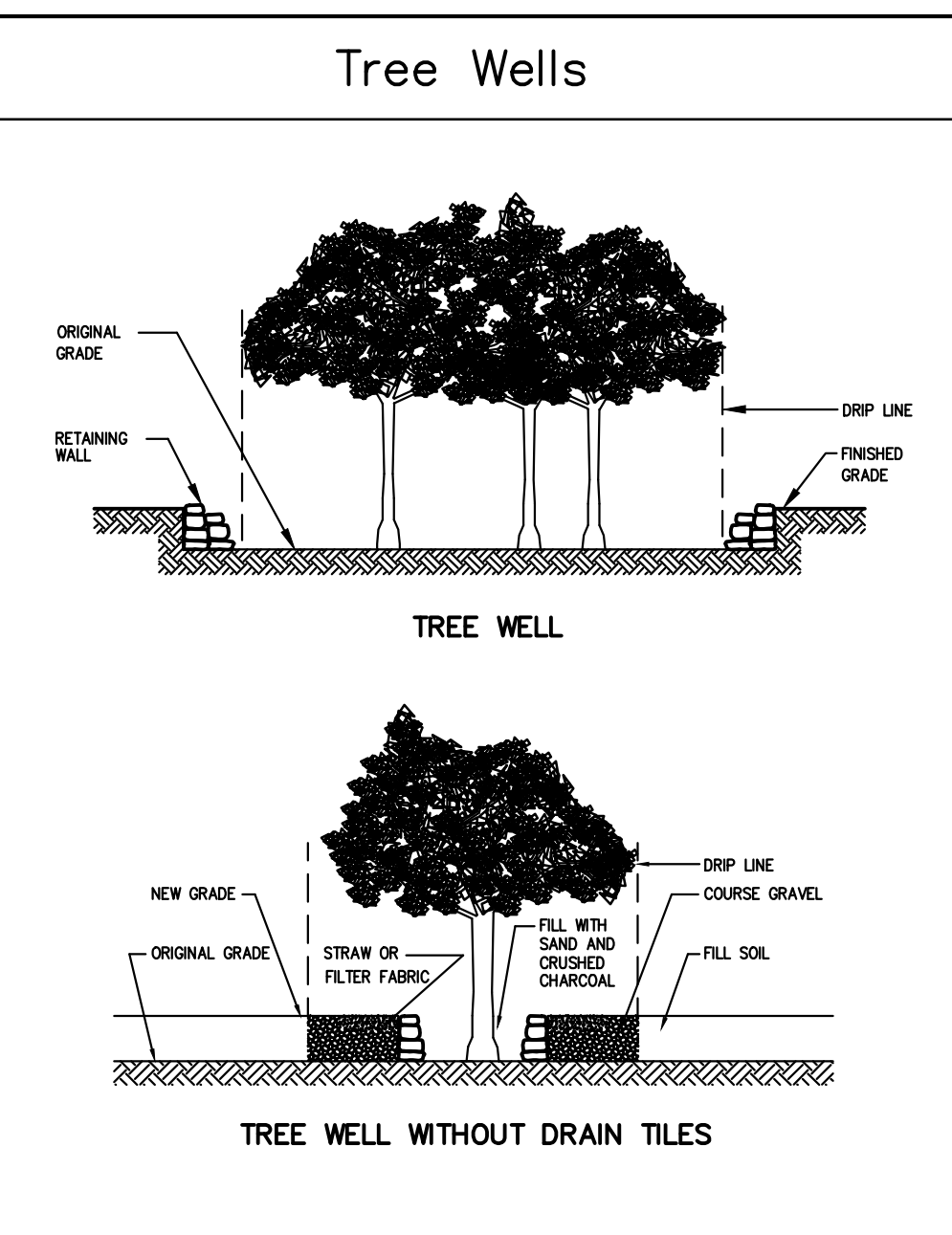
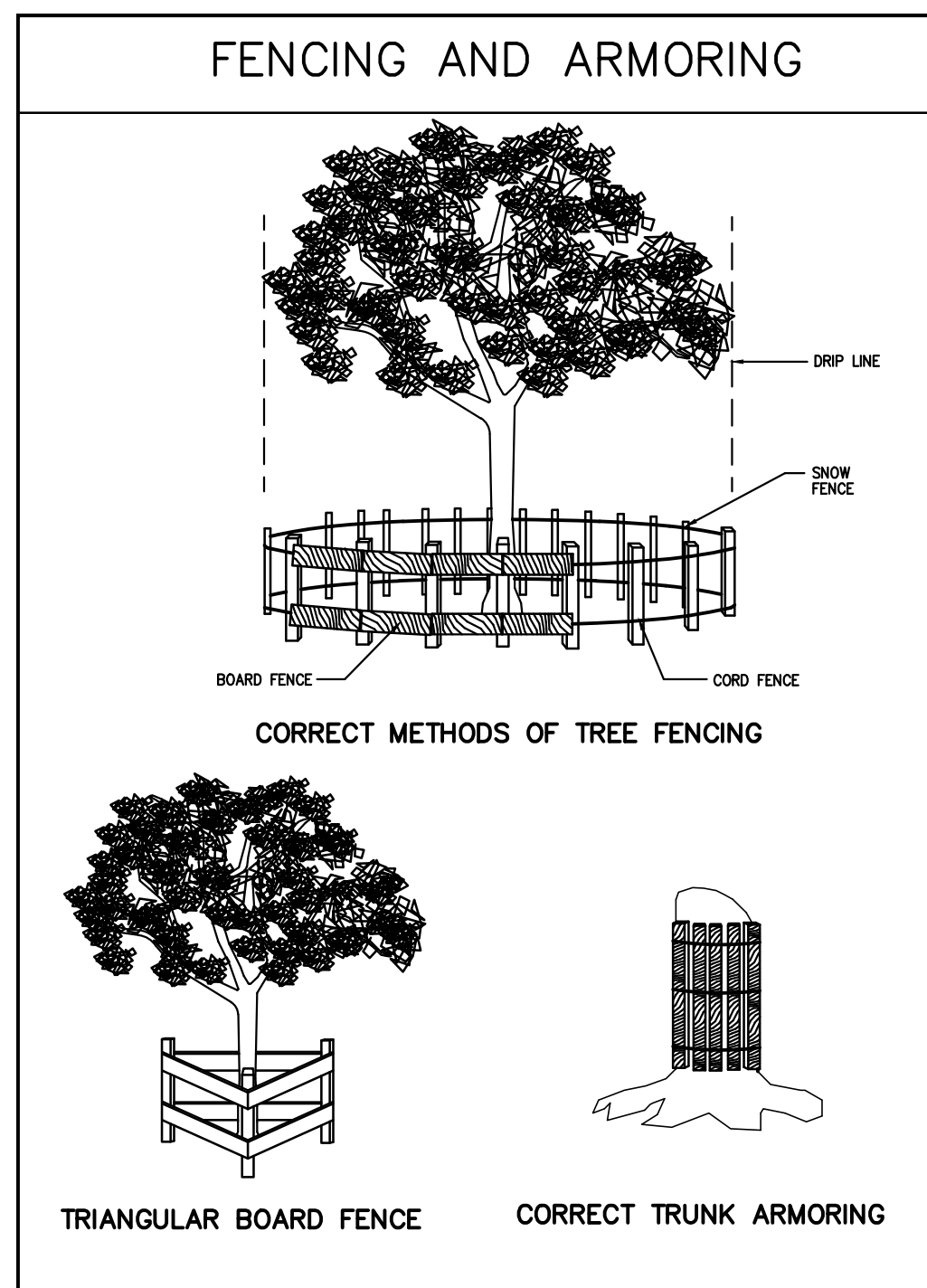


MICRO-POOL EXTENDED DETENTION (P-1)

NOTE: 1.) IF LEDGE ROCK IS ENCOUNTERED WITH NO GROUNDWATER ELIMINATE LINER.
 2.) REFER TO SHEET C-6 FOR BASIN SEE MIX
 SCALE: N.T.S.

PROJECT:	5-LOT SUBDIVISION MEXICO LANE (AKA EAGLE HILL) TOWN OF CARMEL PUTNAM COUNTY, NEW YORK			3/21/12
				1/23/12
				5/16/11
				2/11/11
				6/29/10
				4/13/10
				Rev. MS Orig: 1/20/08
				drawn by: MS chkd by: WL
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				sheet

		55 SOUTH BROADWAY	
		Tarrytown, NY 10591	
		914-909-0420	
		Fax 914-560-2086	



PROJECT: **5-LOT SUBDIVISION MEXICO LANE (AKA EAGLE HILL) TOWN OF CARMEL PUTNAM COUNTY, NEW YORK**

DETAILS

HEC HUDSON ENGINEERING & CONSULTING, P.C.

55 SOUTH BROADWAY Tarrytown, NY 10591 914-909-0420 Fax 914-560-2086

STATE OF NEW YORK MICHAEL J. FETTER LICENSED PROFESSIONAL ENGINEER No. 80687

1/23/12
2/11/11
Rev. 4/13/10
design by MS_Orig 1/20/08
down by MS_chnk by WL
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sheet

THIS PLAN NOT VALID FOR CONSTRUCTION WITHOUT ENGINEERS SEAL & SIGNATURE

CONSTRUCTION PHASE

During the construction phase of the project, a sediment and erosion control plan shall be implemented in accordance with the New York State Department of Environmental Conservation's Best Management Practices (BMP). The primary goals of the sediment and erosion control plan are to prevent the tracking of dirt and mud onto adjacent roads, to prevent mud and silt from entering into existing and proposed drainage facilities, and to protect the receiving waters from contamination during the construction.

During construction, the party responsible for implementing the temporary (during construction) Stormwater Management facilities Maintenance Program will be Dawn Holding Company, 19 Sunset Drive, Thornwood, NY 10594, (914) 741-0954. The name and contact information will be filed with the Town of Carmel, NYCDEP and the NYSDEC at the time of the preconstruction meeting.

A New York State Professional Engineer or Certified Professional in Erosion and Sediment Control (P.E. or CPESC) shall conduct an assessment of the site prior to the commencement of construction and certify in an inspection report that the appropriate erosion and sediment controls shown on the plan have been adequately installed and/or implemented to ensure overall preparedness of the site for construction. Following the commencement of construction, site inspections shall be conducted by the P.E. or CPESC at least every 7 calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater.

During each inspection, the representative shall record the following:

- On a site map, indicate the extent of all disturbed site areas and drainage pathways. Indicate site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period;
- Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;
- Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;
- Inspect all sediment control practices and record approximate degree of sediment accumulation as a percentage of the sediment storage volume;
- Inspect all erosion and sediment control practices and record all maintenance requirements. Identify any evidence of fill or gully erosion occurring on slopes and any loss of stabilizing vegetation or seeding/mulching. Document any excessive deposition of sediment or ponding water along the barrier. Record the depth of sediment within containment structures and any erosion near outlet and overflow structures.
- All identified deficiencies.

The P.E. or CPESC shall maintain a record of all inspection reports in a site logbook. The site logbook shall be maintained on-site and be made available to the Town of Carmel, NYCDEP and the NYSDEC. A summary of the site inspection activities shall be posted on a monthly basis in a publicly accessible location at the site.

The projects anticipated start date is March 2012 and the anticipated completion date is estimated to occur in late 2013.

OVERALL CONSTRUCTION SEQUENCING

The following erosion control schedule shall be utilized (REFER TO SHEETS C-8, C-9 & C-10 FOR BREAKDOWN OF AREAS):

- The construction manager shall notify the design engineer at least two (2) weeks prior to commencing site construction to schedule a pre-construction meeting with representatives from the NYSDEC, NYCDEP and the Town. The site construction may not occur prior to the preconstruction meeting.
- Install a stabilized construction entrance at the access point(s) to the site. See plan Sheet C-2 and C-5.
- Install orange construction fencing around all proposed SSDS field locations. See plan Sheet C-2 and C-5.
- Selective vegetation removal for silt fence installation. See plan Sheet C-2.
- Install silt fence down slope of all areas to be disturbed. See plan Sheet C-2 and C-5.
- Remove trees where necessary (clear & grub) for the construction of the pond. Grade stormwater pond (do not install liner), install all proposed drainage improvements from the pond to the offsite discharge point including pond outlet control structure (Contractor shall plug inlets to outlet control structure) and install temporary pipe outlet for sediment trap (Approximately 1.5-acres of disturbance). See plan Sheet C-1, C-2, C-4 and C-5. Install perforated piping around pond if ground water is encountered. See plan Sheet C-1 and C-4. No further site disturbance shall occur until the stormwater pond and sediment trap are stabilized in accordance with the NYSDEC guidelines (establishment of a three inch grass stand).
- Install 47 linear foot 27" x 21" drain culvert.
- Remove trees where necessary (clear & grub) for the construction of the road.
- Strip topsoil and stockpile at the locations specified on the plans (up gradient of erosion control measures). Temporarily stabilize topsoil stockpiles (hydroseed and install silt fence around toe of slope). See plan Sheet C-2 and C-5.
- Rough grade roadway, stone lined swales and pond maintenance road. Install sub-base and binder course for new roadway (Approximately 1.3-acres of disturbance). See plan Sheet C-1 and C-4. De-compact and aerate all common disturbed areas of the site utilizing equipment and practices outlined in the NYSDEC publication entitled, "NYSDEC-Division of Water - Deep Ripping and Decomposition". No further site disturbance shall occur until all disturbed areas associated with the construction of the road are stabilized in accordance with the NYSDEC guidelines (establishment of a three inch grass stand).
- Perform rough grading of the driveways serving lot # 2 and lot # 3 where common grading is required (Approximately 0.8-acres of disturbance). Contractor shall install subbase & binder course or stabilize with vegetation at his discretion.
- Fine grade and seed the common areas of the project site (excluding grading and work necessary for individual lots) and install landscape plantings.
- Clean stone lined swales and 27" x 21" drain culvert of accumulated silt and debris. Clean stormwater pond of accumulated silt and debris.
- When all disturbed areas have been stabilized in accordance with NYSDEC regulations, install pond liner (if required), install 12-inches of topsoil and landscape/plant pond. Remove plug(s) from outlet control structure and remove temporary pipe outlet for sediment trap.
- Remove all temporary soil erosion and sediment control measures.
- Individual lot construction may commence at this point. Refer to the following section entitled, "Typical Construction Sequencing for Individual Lots".
- Install asphalt pavement top course for the roadway.

* Soil erosion and sediment control maintenance must occur every two weeks and prior to and after every 1/2" or greater rainfall event.

TYPICAL CONSTRUCTION SEQUENCING FOR INDIVIDUAL LOTS

The following erosion control schedule shall be utilized for the development of each individual lot. The lots may be constructed in any order; however, **the total area of disturbance shall not exceed 5-acres at any given time**.

- Install sedimentation and erosion control for the lot.
- Install a stabilized construction entrance at the access point(s) to the lot.
- Selective vegetation removal for silt fence installation. See plan Sheet C-2.
- Remove trees where necessary (clear & grub) for the construction of the residence and driveway.
- Strip topsoil and stockpile at the locations specified on the plans (up gradient of erosion control measures). Temporarily stabilize topsoil stockpiles (hydroseed and install silt fence around toe of slope). See plan Sheet C-2 and C-5.
- Rough grade lot.
- Construct individual residence and SSDS for the lot.
- Construct rain gardens and pipe conveyances.
- Construct driveway for each lot.
- De-compact and aerate all disturbed areas of the lot utilizing equipment and practices outlined in the NYSDEC publication entitled, "NYSDEC-Division of Water - Deep Ripping and Decomposition".
- Fine grade and seed the lot and install landscape plantings including rain garden plantings.
- Remove all temporary soil erosion and sediment control measures after a three inch grass stand is achieved and all landscape planting areas are stabilized.

* Soil erosion and sediment control maintenance must occur every two weeks and prior to and after every 1/2" or greater rainfall event.

EROSION AND SEDIMENT CONTROL COMPONENTS

The primary aim of the soil and sediment control measures is to reduce soil erosion from areas stripped of vegetation during and after construction and to prevent silt from reaching the off-site drainage structures and downstream properties. As outlined in the Construction Sequencing schedule, the Sediment and Erosion Control Components are an integral component of the construction sequencing and will be implemented to control sedimentation and re-establish vegetation.

Planned erosion and sedimentation control practices during construction include the installation, inspection and maintenance of the inlet protection, soil stockpile areas, diversion swales, hay bales and silt fencing. General land grading practices, including land stabilization and construction sequencing are also integrated into the Sediment and Erosion Control Plan. Dust control is not expected to be a problem due to the relatively limited area of exposure, the undisturbed perimeter of trees around the project area and the relatively short time of exposure. Should excessive dust be generated, it will be controlled by sprinkling.

All proposed soil erosion and sediment control practices have been designed in accordance with the following publications:

- New York State standards and Specifications for Urban Erosion and Sediment Control, August 2005
- New York State General Permit for Stormwater Discharges, GP-0-10-001 (General permit).
- "Reducing the Impacts of Stormwater Runoff from New Development", as published by the New York State Department of Environmental Conservation (NYSDEC), second edition, April, 1993.

The proposed soil erosion and sediment control devices include the planned erosion control practices outlined below. Maintenance procedures for each erosion control practice have also been outlined below.

SILT FENCE

Silt fence (geo-textile filter cloth) shall be placed in locations depicted on the approved plans. The purpose of the silt fence is to reduce the velocity of sediment laden stormwater from small drainage areas and to intercept the transported sediment load. In general, silt fence shall be used at the toe of slopes or intermediately within slopes where obvious channel concentration of stormwater is not present.

MAINTENANCE

Silt fencing shall be inspected at a minimum of once per week and prior to and within 24 hours following a rain event 1/2" or greater. Inspections shall include ensuring that the fence material is tightly secured to the woven wire and the wire is secured to the wood posts. In addition, overlapping filter fabric shall be secured and the fabric shall be maintained a minimum of six (6) inches below grade. In the event that any "bulges" develop in the fence, that section of fence shall be replaced within 24 hours with new fence section. Any sediment build-up against the fence shall be removed within 24 hours and deposited on-site a minimum of 100 feet outside of any wetland or watercourse.

The installation of silt fencing will be maintained or replaced until the fencing is no longer necessary. Once the site is stabilized, all silt fences shall be removed. The immediate area occupied by the silt fence will be shaped to an acceptable grade and stabilized.

INLET PROTECTION

After catch basins and surface inlets have been installed, these drain inlets will receive stormwater from the roadways, driveways, and surrounding overland watersheds. In order to protect the receiving waters from sedimentation, the contractor shall install stone and block inlet protection as shown on the plans. Once installed, straw hay bales and 1/4 inch stone aggregate shall be installed around the perimeter of all catch basins and surface inlets as illustrated on the approved plans. This barrier will allow stormwater to be filtered prior to reaching the basin inlet grate. The stone barrier should have a minimum height of 1 foot and a maximum height of 2 feet. Do not use mortar. The height should be limited to prevent excess ponding and bypass flow. Recess the first course of blocks at least 2 inches below the crest opening of the storm drain for lateral support. Subsequent courses can be supported laterally if needed by placing a 2x4 inch wood stud through the block openings perpendicular to the course. The bottom row should have a few blocks oriented so flow can drain through the block to dewater the basin area. The stone should be placed just below the top of the blocks on slopes of 2:1 or flatter. Place hardware cloth of wire mesh with 1/2 inch openings over all block openings to hold stone in place.

As an optional design, the concrete blocks may be omitted and the entire structure constructed of stone, ringing the outlet ("doughnut"). The stone should be kept at a 3:1 slope toward the inlet to keep it from being washed into the inlet.

A level area 1 foot wide and four inches below the crest will further prevent wash. Stone on the slope toward the inlet should be at least 3 inches in size for stability and 1 inch or smaller away from the inlet to control flow rate. The elevation of the top of the stone crest must be maintained 6 inches lower than the ground elevation down slope from the inlet to ensure that all storm flows pass over the stone into the storm drain and not past the structure.

The barrier should be inspected after each rain event and repairs made within 24 hours. Remove sediment as necessary to provide for accurate storage volume for subsequent rains. Upon stabilization of contributing drainage area, remove all materials and any unstable soil and dispose of properly. Bring the disturbed area to proper grade, smooth, compact and stabilized in a manner appropriate to the site.

MAINTENANCE

Hay bales: The hay bales and stone aggregate shall be inspected weekly prior to and within 24 hours following a rain event 1/2" or greater. Care shall be taken to ensure that all hay bales and stone aggregate are properly located and secure and do not become displaced. The hay bales and stone aggregate shall be inspected for accumulated sediments and any accumulated sediment shall be removed from the device and deposited not less than 100 feet from wetland or watercourse.

TREE PROTECTION

All significant trees to be preserved located within the limits of disturbance and on the perimeter of the disturbance limits shall be protected from harm by erecting a 3' high (minimum) snow fence completely surrounding the tree. Snow fence should extend to the drip-line of the tree to be preserved. Trees designated to be protected shall be identified during the staking of the limits of disturbance for each construction phase.

MAINTENANCE

The snow fence shall be inspected daily to ensure that the perimeter of the fence remains at the drip-line of the tree to be preserved. Any damaged portions of the fence shall be repaired or replaced within 24 hours. Care shall also be taken to ensure that no construction equipment is driven or parked within the drip-line of the tree to be preserved.

SOIL/SHOT ROCK STOCKPILING

All soil and shot rock stripped from the construction area during grubbing and mass grading shall be stockpiled in locations shown on the plans, but in no case shall they be placed within 100' of a wetland or watercourse. The stockpiled soils shall be re-used during finish-grading to provide a suitable growing medium for plant establishment. Soil stockpiles shall be protected from erosion by vegetating the stockpile with rapidly germinating grass seed (during the May 1st - October 30th) planting season or covering the stockpile with tarpaulin the remainder of the year. Install silt fence around toe of slope.

MAINTENANCE

Sediment controls (silt fence/ hay bales) surrounding the stockpiles shall be inspected according to the recommended maintenance outline above. *All stockpiles shall be inspected for signs of erosion or problems with seed establishment weekly or tarpaulin and prior to and within 24 hours following a rain event 1/2" or greater.*

GENERAL LAND GRADING

The intent of the Erosion & Sediment Control Plan is to control disturbed areas such that soils are protected from erosion by temporary methods and, ultimately, by permanent vegetation. Where practicable, all cut and fill slopes shall be kept to a maximum slope of 2:1. In the event that a slope must exceed a 2:1 slope, it will be stabilized with stone riprap. On fill slopes, all material will be placed in layers not to exceed 12 inches in depth and adequately compacted. Diversion swales shall be constructed on the top of all fill embankments to divert any overland flows away from the fill slopes.

SURFACE STABILIZATION

All disturbed areas will be protected from erosion with the use of vegetative measures (i.e., grass seed mix, sod) hydromulch netting or hay. When activities temporarily cease during construction, soil stockpiles and exposed soil should be stabilized by seed, mulch or other appropriate measures within 7 days after construction activity has ceased, or 24 hours prior to a rain event 1/2" or greater.

All seeded areas will be re-seeded areas as necessary and mulched according to the site plan to maintain a vigorous, dense vegetative cover.

Erosion control barriers consisting of hay bales or silt fencing shall be placed around exposed areas during construction. Where exposed areas are immediately uphill from a wetland or watercourse, the erosion control barrier will consist of staked hay bales combined with silt fence or double rows of silt fencing. Any areas stripped of vegetation during construction will be vegetated and/or mulch, but in no case more than 14 days to prevent erosion of the exposed soils. And topsoil removed during construction will be temporarily stockpiled for future use in grading and landscaping.

As mentioned above, temporary vegetation will be established to protect exposed soil areas during construction. If growing conditions are not suitable for the temporary vegetation, mulch will be used to the satisfaction of the Town Engineer. Materials that may be used for mulching include straw, hay, silt, wood fiber, synthetic soil stabilizers, mulch netting, sod or hydromulch. In site areas where significant erosion potential exists (steep slopes) and where specifically directed by the Town's representative, Curlex Excelsior erosion control blankets (manufactured by American Excelsior, or approved equal) shall be installed. A permanent vegetative cover will be established upon completion of construction of those areas that have been brought to finish-grade and to remain undisturbed.

Temporary Stabilization (May 1st through October 31st planting season)

- Spring/summer or early fall, seed the area with ryegrass (annual or perennial) at 30 lbs. per acre (Approximately 0.7 lb/1000 sq. ft. or use 1 lb/1000 sq. ft.).
- Late fall or early winter, seed Certified 'Aroostook' winter rye (cereal rye) at 100 lbs. per acre (2.5 lbs/1000 sq. ft.).

Permanent Stabilization (May 1st through October 31st planting season)

- Provide minimum of four (4) inches topsoil for all new lawn areas. Top dress all existing disturbed lawn areas with two (2) inches of topsoil.
- Grass seed shall be evenly sown by mechanical seeder at a rate of 3.0-4.0 pounds per 1,000 square feet.
- Fine rake, roll and water to a depth of one inch all seeded areas.
- Apply air-dried hay or straw mulch to provide 90% coverage of surface (approximately 90 lbs. per 1,000 sq. ft.). Use small grain straw where mulch is maintained for more than three months.
- Contractor shall provide, at his own expense, protection against trespassing and other damage to lawn areas.
- Lawn seed mix shall include:**
 - General Recreation areas and lawns:
 - 65% Kentucky Bluegrass blend
 - 20% Perennial Rye
 - 15% Fine fescue
 - Sod may be used as an alternate to seeding in select areas. Slow release fertilizers will be applied by hand to horticultural plantings as part of regular horticultural maintenance program and shall be limited to a single spring application.

- Basin seed mix:** provide certified seed from crops that are a maximum of two years old and shall be free of deleterious materials and disease. Seed shall be delivered to the site in unopened bags which show certified net weight, date of germination test, supplier's name and certified guarantee of analysis including the composition, purity, germination percentages, and percent weed seed. Seed shall contain no more than one percent (1%) weed seed. Mix shall consist of 15 percent New England wet mix and 85 percent New England erosion control/restoration mix for wet sites. Grass seed shall be evenly sown by mechanical seeder at a rate of 1/2 - 1/2 pounds per 1,000 square feet. Basin seed mix shall be OBL Wetland Seed Mix (ERNMX-131) supplied by Ernst Conservation Seeds, Inc., 9006 Mercer Pike, Meadville PA 16335, (800) 873-3321, www.ernstseed.com.

CONSTRUCTION PRACTICES TO MINIMIZE STORMWATER CONTAMINATION

Adequate measures shall be taken to minimize contaminant particles arising from the discharge of solid materials, including building materials, grading operations, and the reclamation and placement of pavement, during project construction, including but not limited to:

- Building materials, garbage, and debris shall be cleaned up daily and deposited into dumpsters, which will be periodically removed from the site and appropriately disposed of.
- Dump trucks hauling material from the construction site will be covered with a tarpaulin.
- The paved street adjacent to the site entrance will be swept daily to remove excess mud, dirt, or rock tracked from the site.
- Petroleum products will be stored in tightly sealed containers that are clearly labeled.
- All vehicles on site will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage.
- All spills will be cleaned up immediately upon discovery. Spills large enough to reach the storm system will be reported to the National Response Center at 1-800-424-8802.
- Materials and equipment necessary for spill cleanup will be kept in the temporary material storage trailer onsite. Equipment will include, but not be limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, saw dust, and plastic and metal trash containers.
- All paint containers and curing compounds will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm system, but will be properly disposed according to the manufacturer's instructions.
- Sanitary waste will be collected from portable units a minimum of two times a week to avoid overflowing.
- Any asphalt substances used on-site will be applied according to the manufacturer's recommendation.
- Fertilizers will be stored in a covered shed and partially used bags will be transferred to a sealable bin to avoid spills and will be applied only in the minimum amounts recommended by the manufacturer and worked into the soil to limit exposure to stormwater.
- No disturbed area shall be left un-stabilized for longer than 14 days during the growing season.
- When erosion is likely to be a problem, grubbing operations shall be scheduled and performed such that grading operations and permanent erosion control features can follow within 24 hours thereafter.
- As work progresses, patch seeding shall be done as required on areas previously treated to maintain or establish protective cover.
- Drainage pipes and swales/ditches shall generally be constructed in a sequence from outlet to inlet in order to stabilize outlet areas and ditches before water is directed to the new installation or any portion thereof, unless conditions unique to the location warrant an alternative method.

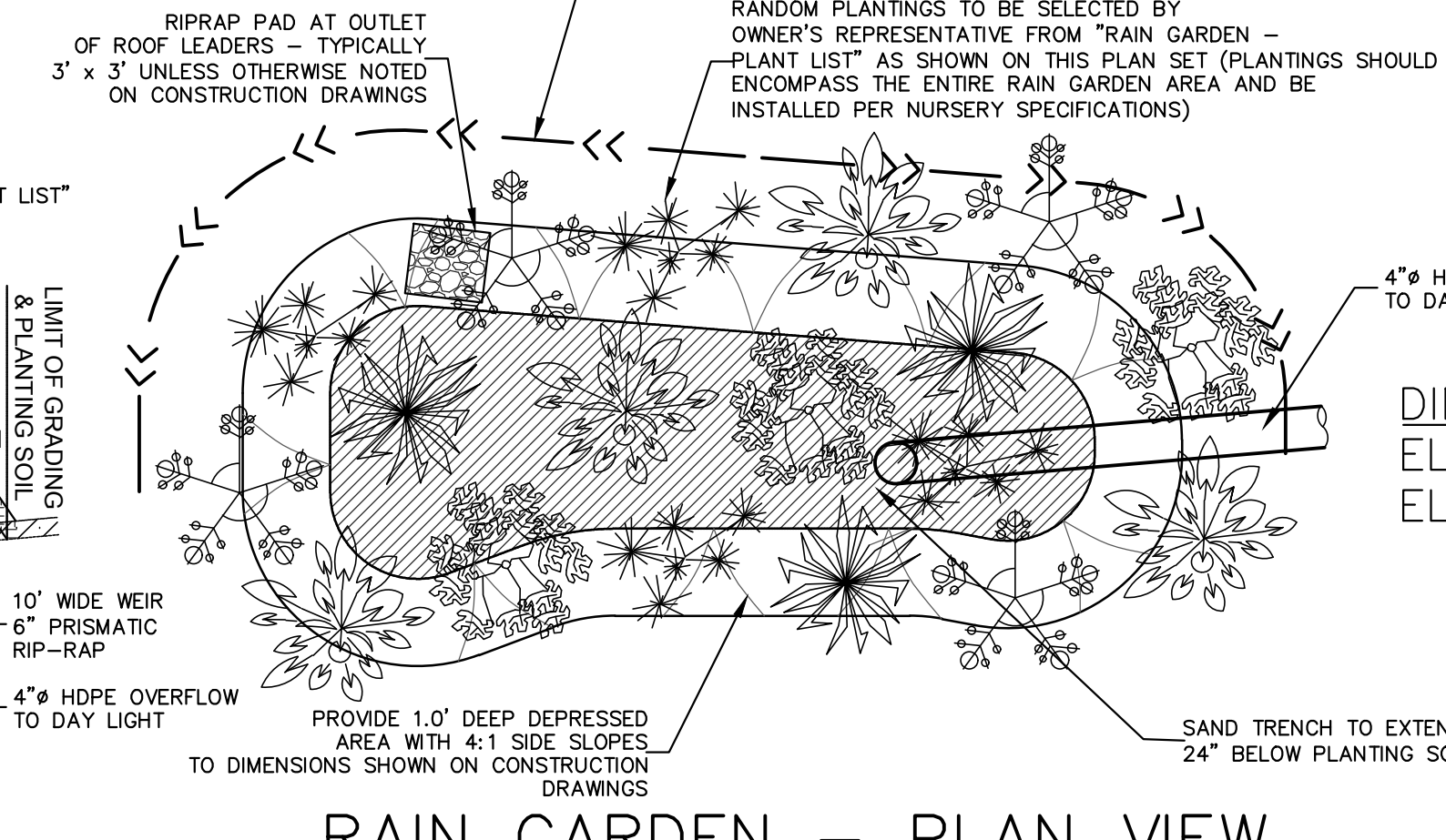
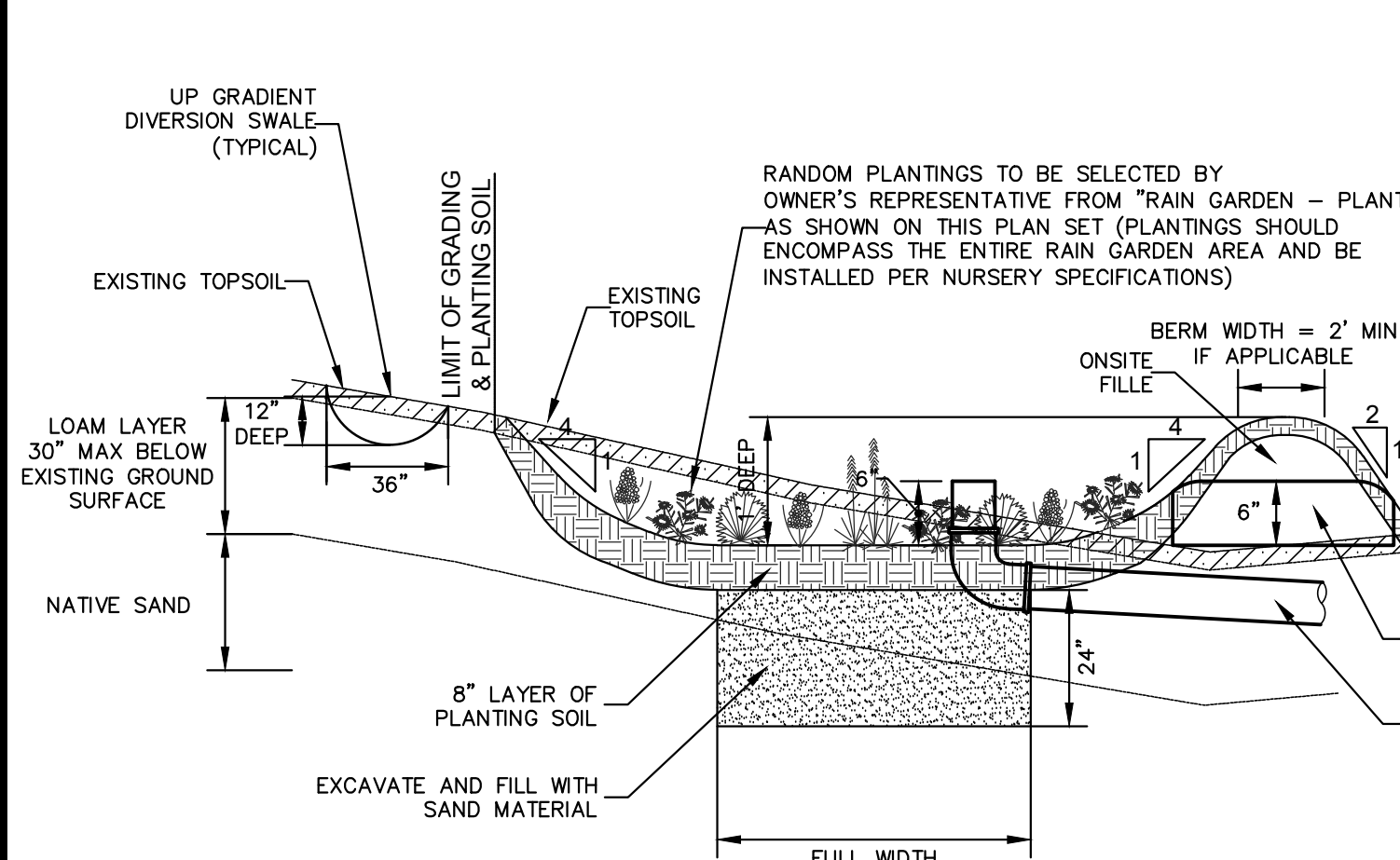
STORMWATER MANAGEMENT FACILITIES MAINTENANCE PROGRAM

The following maintenance plan has been developed to maintain the proper function of all drainage and erosion and sediment control facilities:

- The extended detention wet pond, bio-swales, swales and outlet structure will be inspected by the owner's superintendent once a week and/or within 24 hours following a rainstorm 1/2" or greater. Any repairs required shall be performed in a timely manner. All sediment removal and/or repairs will be followed within 24 hours by re-vegetation.
- Remove sediment build up in the extended detention wet pond as required, but a minimum of every two years. No machinery shall be used within the limits of the pond. Access to the basin shall be from the common driveway. Laborers with shovel and wheel barrels will be used to maintain the embankment slopes, to repair minor erosion problems and remove accumulation of silt. The use of hand labor will also minimize the disturbance of stabilized areas and the established vegetation. Mow the side slopes and bottom of the infiltration basin as necessary to maintain their appearance but not less than twice a year. Inspect basin and if necessary remove invasive woody vegetation to prevent it from becoming established. During mowing operations, litter and debris will be removed from infiltration basin and the outlet control structures.
- Minimize the use of road salt for maintenance of driveway areas.
- Parking lot and drainage inlets shall be vacuum swept twice a year, at the conclusion of the landscape season in the fall and at the conclusion of the sand and de-icing season in the spring. Catch basins and drain inlets units shall be visually inspected twice yearly and vacuumed cleaned if sediment and debris has accumulated.
- A New York State licensed Professional Engineer shall inspect the site once a year. A report by the Professional Engineer shall be submitted to the Owner and the Town of Carmel in the event deficiencies are found. In addition, the Owner shall inspect the system after each major storm event to ensure the small orifices and inlets remain open. Specific attention should be paid to the following and repairs/maintenance shall be performed within 7 days.
 - Evidence of clogging of outlet control device.
 - Erosion of the flow path through the detention facility.
 - Subsidence, erosion, cracking or tree growth on the embankments.
 - Accumulation of sediment.
- Restore plantings and re-seed any eroded areas and gullies within 7 days during planting season or stabilize with curlex mat until planting season. Drain pond to plant below water level.
- Rain Gardens - Rain gardens should be treated as a component of the landscaping, with routine maintenance provided by the homeowner or homeowners' association, including the occasional replacement of plants, mulching, weeding and thinning to maintain the desired appearance.
- The permanent maintenance program will be managed by the future homeowners upon completion of construction and acceptance of the improvements. The names and contact information will be filed with the Town of Carmel, NYCDEP and the NYSDEC.

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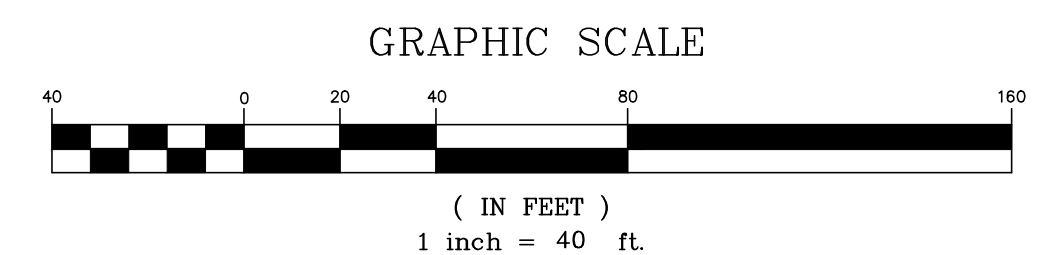
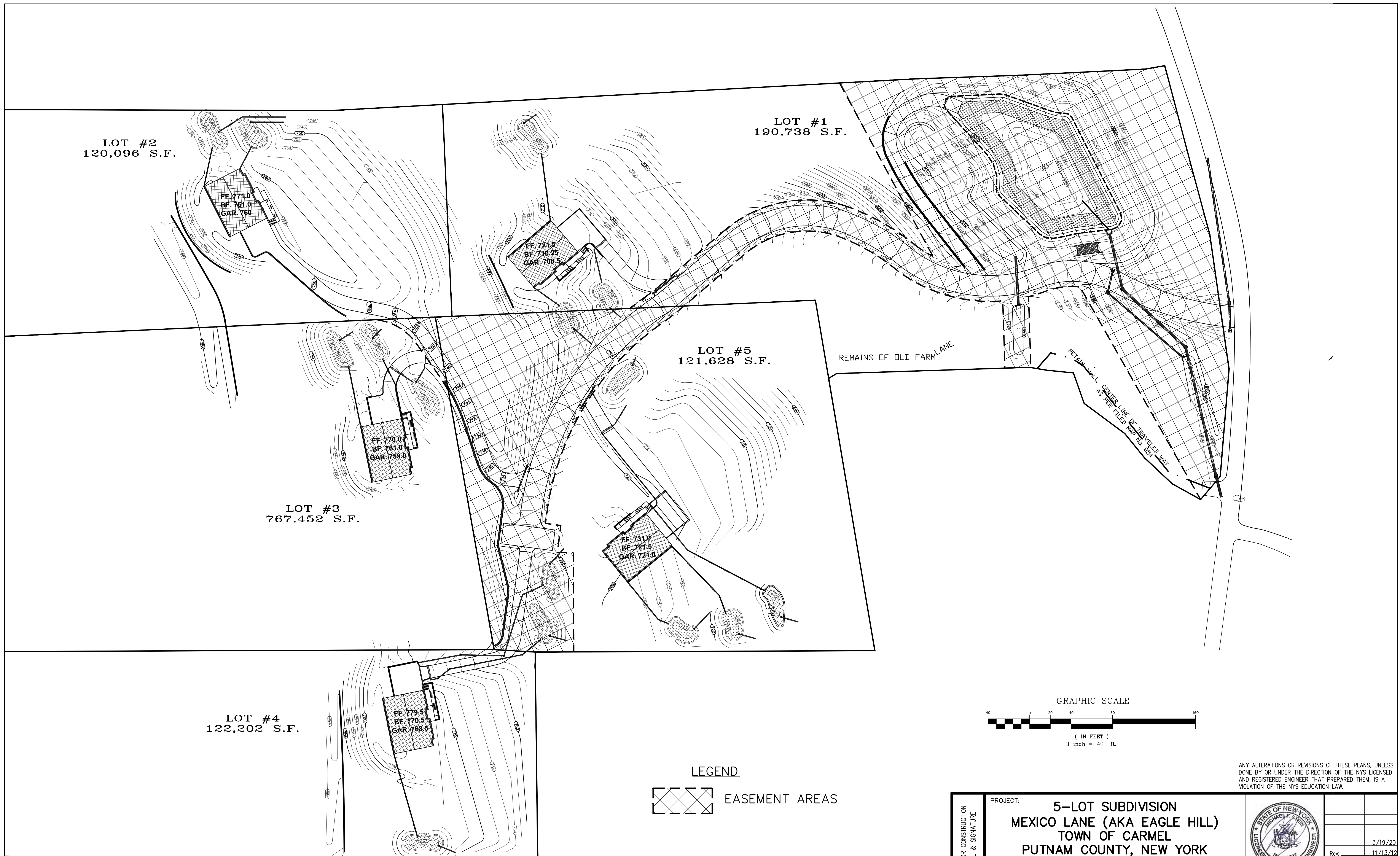
BOTANICAL NAME	COMMON NAME	INUNDATION TOLERANCE
TREES & SHRUBS		
LINDERA BENZON	COMMON SPICE BUSH	YES
SAMBUCUS CANADENSIS	ELDERBERRY	YES
PYRUS ARBUTIFOLIA	RED CHOKO BERRY	YES
AMELANCHIER CANADENSIS	SHADOWBUSH, SERVICEBERRY	YES
CORNUS AMOMIUM	SILKY DOGWOOD	YES
ALNUS RUGOSA	SPECKLED ALDER	YES
ROSA PALUSTRIC	SWAMP ROSE	IRREGULAR, SEASONAL OR REGULARLY SATURATED
ILEX VERTICILLATA	WINTERBERRY	YES
HERBACEOUS PLANTS		
PELTANDRA VIRGINICA	ARROWHEAD, DUCK POTATO	UP TO 1'
SAFFITARIA LATIFOLIA	ARROWHEAD, DUCK POTATO	UP TO 1'
ANDROPOGON GERARDI	BIG BLUESTEM	IRREGULAR OR SEASONAL INUNDATION
ANDROPOGON GLOMERATUS	BUSHY BEARGRASS	UP TO 1'
LOBELIA CARDINALIS	CARDINAL FLOWER	SOME TOLERATES SATURATION UP TO 100% OF SEASON
TYPHA SP.	CATTAIL	UP TO 1'
GLYCERIA STRATA	FOWL MANNAGRASS	IRREGULAR OR SEASONAL INUNDATION
SPARGANIUM EURYCARPUM	GIANT BURREED	REGULAR TO PERMANENTLY INUNDATED UP TO 1'
HIBISCLUS MOSCHELITOS	MARSH HIBISCLUS	UP TO 3"
PONTEFERA CORDATA	PICKERELWEED	UP TO 1'
AGROSTIS ALBA	REEDTOP	UP TO 25% OF THE SEASON
LEERSIA ORYZOIDES	RICE CUTGRASS	UP TO 3"
CAREX SPP.	SEDGES	UP TO 3"
DESCHAMPIA CAESPITOSA	TUFTED HAIRGRASS	REGULAR TO IRREGULAR INUNDATION
SCIRPUS VALIDUS	SOFT-STEM BULRUSH	UP TO 1'
POLYGONUM SPP.	SMARTWEED	UP TO 1'
JUNCUS EFFLUSUS	SOFT RUSH	UP TO 3"
PANICUM VIRGATUM	SWITCH GRASS	UP TO 3"
AGORUS CALAMUS	SWEET FLAG	UP TO 3"
SCIRPUS CYPERINUS	WOOL GRASS	IRREGULARLY TO SEASONALLY INUNDATED
-	ERNST CONSERVATION SEED ERNST 128	SEASONALLY FLOODED



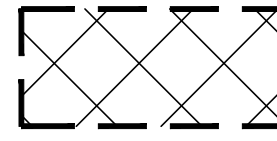
RAIN GARDEN - CROSS SECTION

RAIN GARDEN - PLAN VIEW


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LEGEND

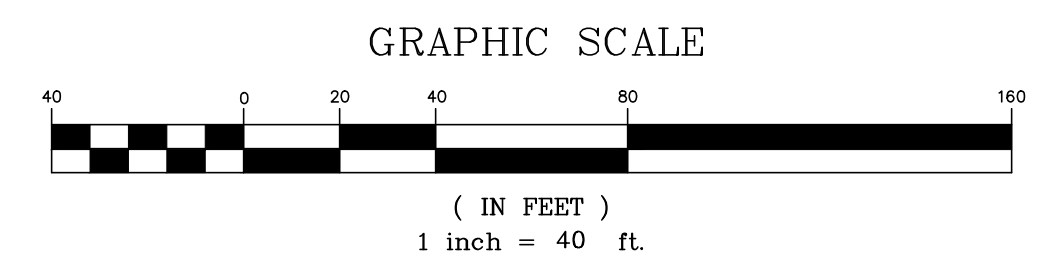
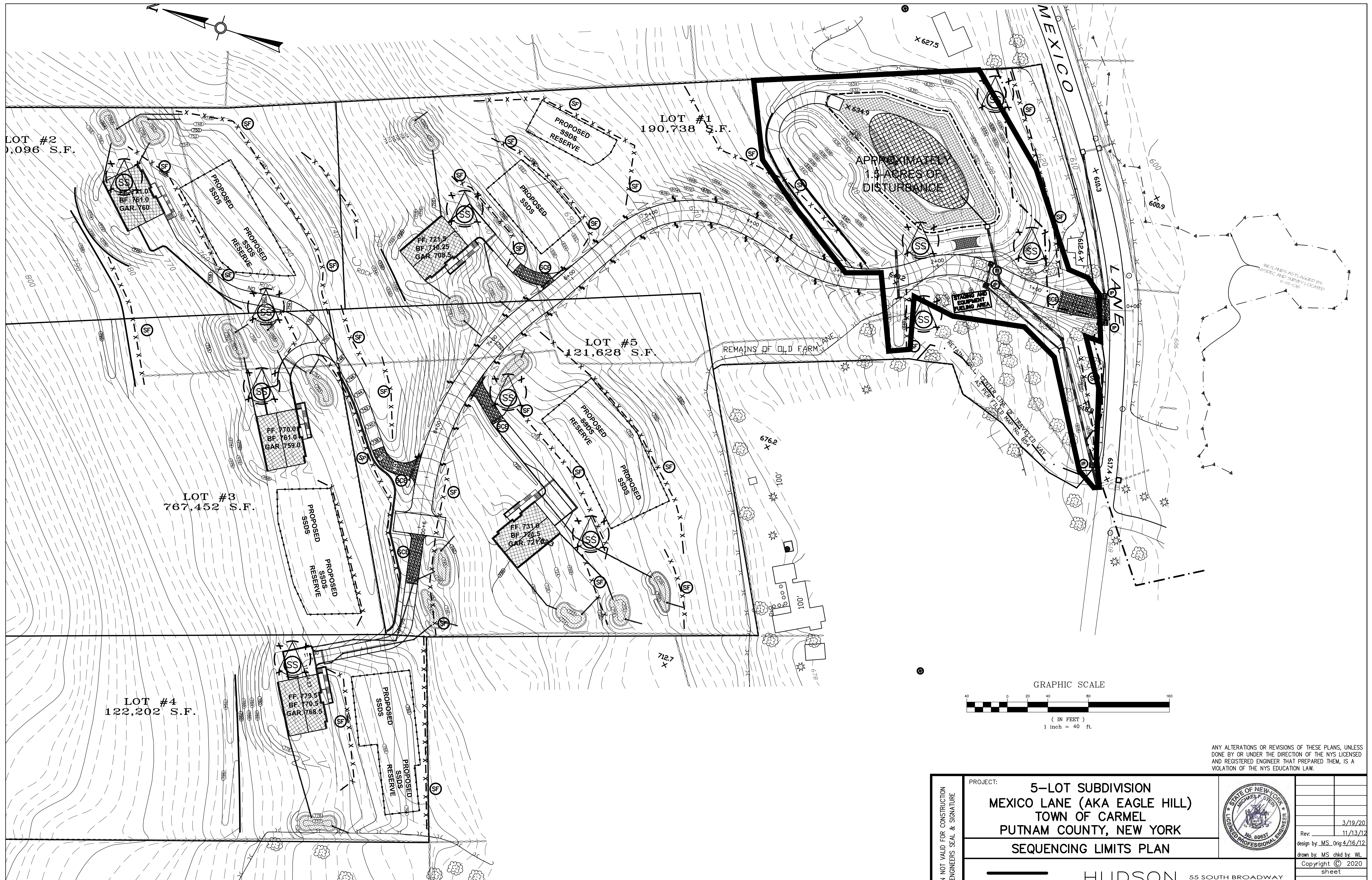
 EASEMENT AREAS

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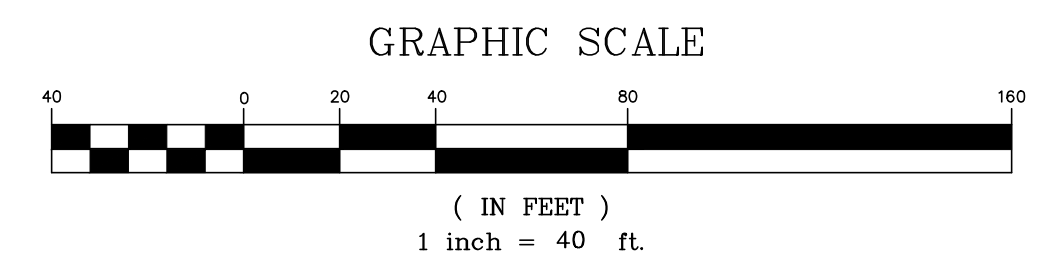
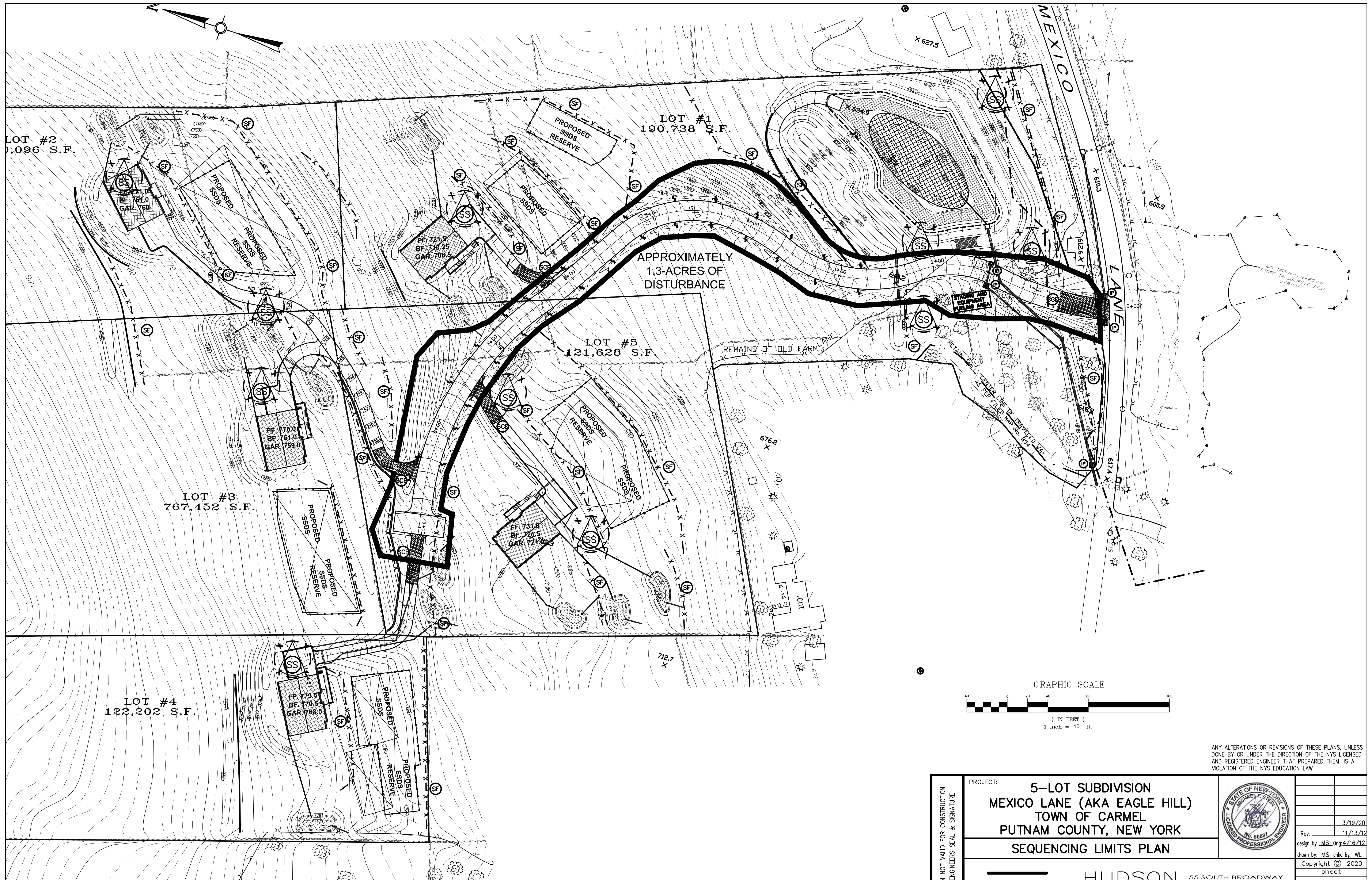
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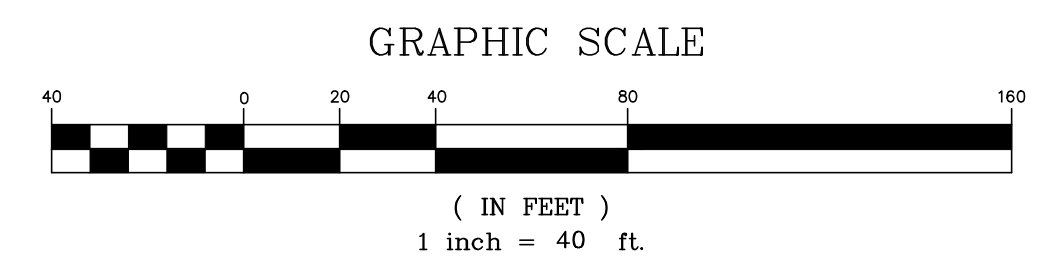
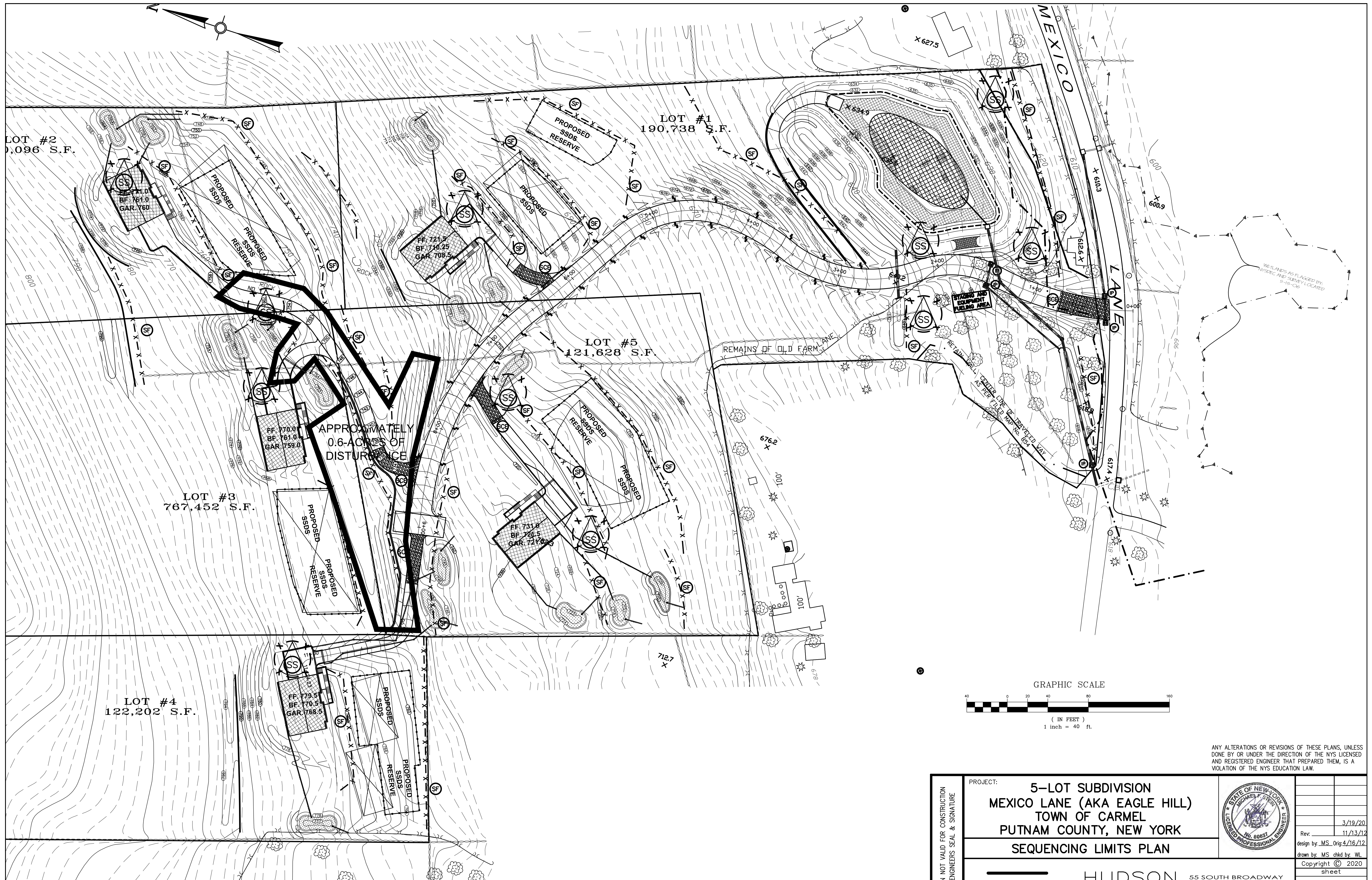
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