

CRAIG PAEPRER  
*Chairman*

ANTHONY GIANNICO  
*Vice Chairman*

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

**TOWN OF CARMEL**  
**PLANNING BOARD**



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

MICHAEL CARNAZZA  
*Director of Code  
Enforcement*

RICHARD FRANZETTI, P.E.  
*Town Engineer*

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

**PLANNING BOARD AGENDA**  
**MAY 26, 2021 – 7:00 P.M.**

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

**RESOLUTION**

1. Carmel Fire Department – 94 Gleneida Ave, Carmel      44.14-1-24      4/29/21      Amended Site Plan

**SITE PLAN**

2. DPL Realty LLC – 102 Gleneida Ave, Carmel      44.14-1-22      5/14/21      Residential Site Plan

**SUBDIVISION**

3. Swee, David & Debra – 30 Hitchcock Hill Road      53.-2-79.1      3/18/21      2 Lot Subdivision

**MISCELLANEOUS**

4. Minutes – 04/28/21 & 05/13/21



May 17, 2021

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

RE: 102 Gleneida Ave  
Town of Carmel  
TM# ~~44.14-1-22~~  
44.14-1-22

Dear Chairman Paepfer and Members of the Board:

Please find enclosed the following plans and documents in support of an application for site plan approval for the above referenced project:

- Site Plans, revised May 14, 2021. (5 copies)
- Alternative Parking Plan, dated May 14, 2021. (5 copies)
- Water & Sewer Report, dated May 14, 2021. (5 copies)

In response to comments from Michael Carnazza, we offer the following:

1. The general scope of the project and the necessity of a use variance are accurate.
2. Regarding the potential area variances:
  - a. The width of the lot is a pre-existing condition, which predates zoning. The applicant will pursue the variance as noted.
  - b. It was suggested that the request for the parking space dimensional variance be avoided, and that the applicant simply add more parking area to absorb the size of the proposed spaces, per the town requirements.

We have provided an Alternative Parking Plan, showing the additional parking area to accommodate the larger parking spaces, per the town requirements. While this alternative is feasible from a constructability standpoint, the applicant feels that it is an unnecessary burden, and less desirable in several ways including:

- i. The existing size of the parking spaces in the subject lot have been historically adequate. There have been no operational or safety issues based on the spaces being 9' wide in stead of 10' wide.
- ii. To construct the additional parking area would unnecessarily require the removal of at least 10 trees greater than 6" DBH, and approximately 5 more less than 6" DBH.

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3 Garrett Place, Carmel, New York 10512 (845) 225-9690 Fax (845) 225-9717  
[www.insite-eng.com](http://www.insite-eng.com)

- iii. As a regulated MS4, the Town and the applicant have a responsibility to reduce the amount of impervious surfaces where possible. The unnecessary addition of asphalt to simply meet zoning required dimensions would do the opposite.
3. The area adjacent to the proposed amenity area is the parking lot for the law offices in the neighboring building with a buffer of trees in between.

In response to comments from Richard Franzetti, PE, we offer the following:

1. The requirement for the project's referral to the Putnam County Planning is acknowledged.
2. The area of disturbance has been provided. If the parking variance is granted the total disturbance would be 3,400 square feet and if the applicant were to pursue the alternative plan with zoning compliant parking dimensions, the would be approximately and additional 1,000sf of site disturbance.
3. A Water & Sewer report has been provided.
4. A note has been added to sheet SP-1 that a all sidewalks, manholes and guiderails should be installed.
5. A note has been added to sheet SP-1 that all plantings are to be verified by the Town of Carmel Wetland Inspector.
6. A note has been added to sheet SP-1 that all plantings are to be installed per §128 of the Town of Carmel Code.
7. A Lighting Plan will be provided with a future submission. The applicant's intention is for any proposed building mounted or pole mounted lighting to be dark sky compliant, full cutoff, LED fixtures, with no light spill across the property lines.
8. A Sight Distance Figure has been added to sheet SP-1. Gleneida Avenue is relatively flat and straight in this area and the sight distances well exceed the NYSDOT prescribed minimums for 30 mile per hour roads.
  - a. Maneuvering plans have been shown on sheet SP-1 for a passenger vehicle and refuse truck.
  - b. Turning radii have been added to sheet SP-1.

In response to comments received from Cleary Consulting we offer the following responses:

1. The description the proposed project is accurate.
2. The necessity of a use variance is acknowledged, and the applicant would request that the Board refer the project to the ZBA.
3. The requirement for additional parking spaces for the new mix of uses is acknowledged and the required number of spaces have been provided.
4. The applicant is seeking a variance only for the spaces in the existing parking areas. The three proposed spaces are designed to the Town standard dimensions. An

Alternative Plan has been provided which adds parking area to accommodate the larger spaces. See the response above regarding the applicant's stance on adding pavement to meet the Town standard for the existing parking areas.

5. The applicant does not seek to designate spaces for the office and residential uses, other than the reserved accessible spaces, as there is ample parking for both uses, the overlap time of the residential and office uses will be minimal and designating spaces will unnecessarily create a management issue.
6. The proposed patios and surrounding open space on the north side of the building are over 1,200 SF, which exceeds the requirement for 300 sf per unit for multifamily residential uses. The area provides multiple areas for outdoor passive recreation and is screened both from the parking lot, and the neighboring property.
7. Tenants will be responsible for the removal of their own refuse to the provided dumpster for collection. It is the applicant's strong preference that the refuse enclosure be positioned as shown in the plan for the following reasons:
  - a. Putting the dumpster adjacent to the building or amenity area would be undesirable for reasons of appearance and potential odors.
  - b. As shown in the Vehicle Maneuvering Plan on sheet SP-1, it is the best place for maneuverability for the collection truck. It is this office's experience, that refuse enclosures need to be designed so that collection trucks can access dumpsters squarely. To put it anywhere else on the site would create more challenging approach for the collection vehicle.
  - c. This location is approximately 150' from the main residential doors, which is not an uncommon or exceptionally long distance to a refuse enclosure for a typical multifamily residential development, and the benefits of siting it further from the building and amenity area outweigh the somewhat longer distance to the dumpster.
8. A Lighting Plan will be provided with a future submission. The applicant's intention is for any proposed building mounted or pole mounted lighting to be dark sky compliant, full cutoff, LED fixtures, with no light spill across the property lines.
9. There are no anticipated changes to utility services. See the attached Water and Sewer Report for details on the anticipated changes in flow for these utilities based on the proposed mix of uses.
10. The small amount of additional impervious created by the new parking area, hammer head at the end of the parking lot, and refuse enclosure will be drained to three proposed infiltration trenches which have been added to the plan. The trenches will more than account for the small increase in impervious surfaces.

Please place the project on the May 26, 2021 Planning Board agenda for a discussion of the project with the Board. 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.

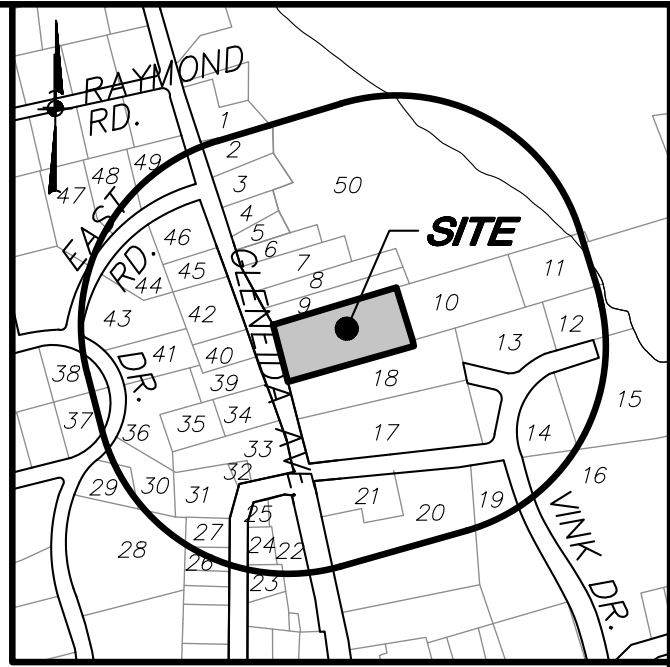
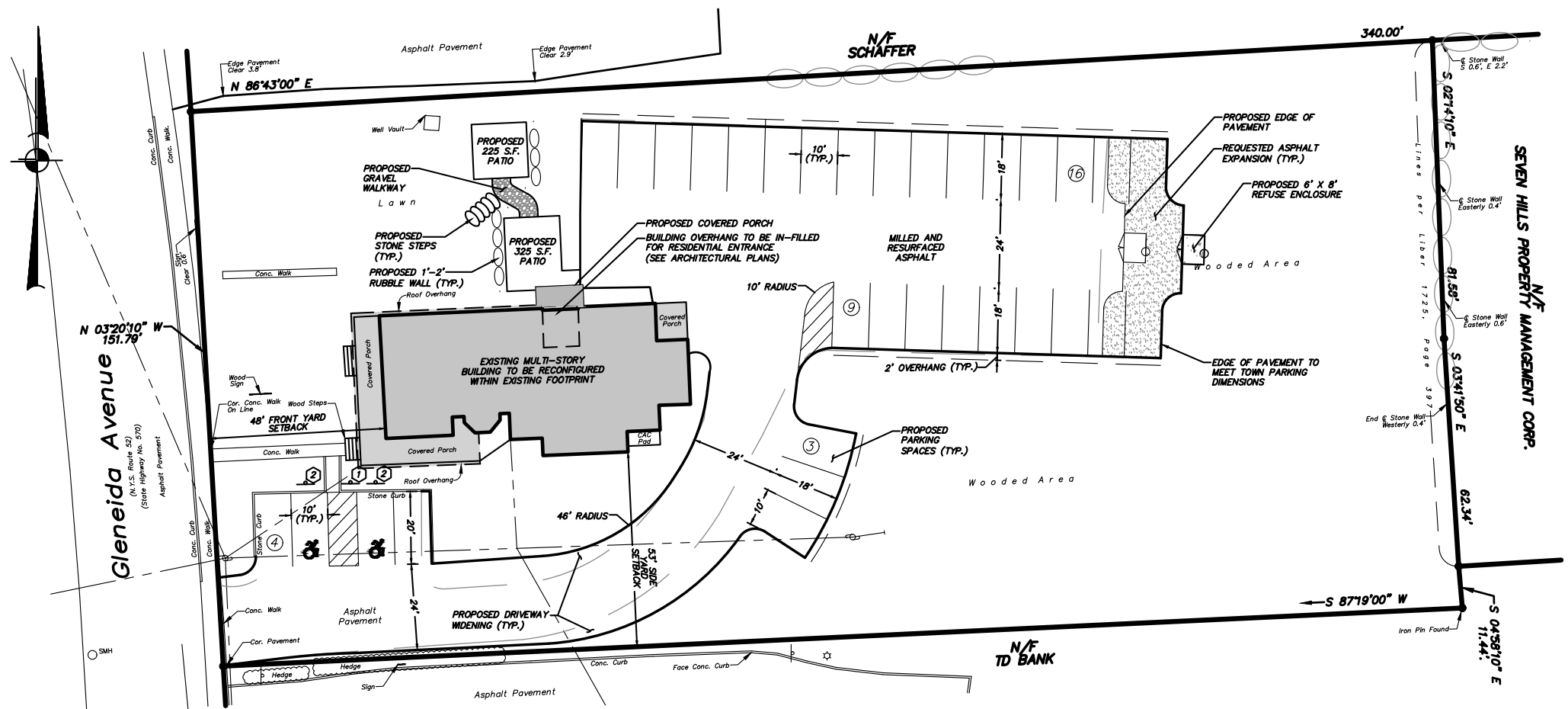
By:

  
\_\_\_\_\_  
Jeffrey J. Contelmo, PE  
Senior Principal Engineer

JJC/adt

Enclosures (All via email only)

cc: Dave Daniels, Esq.  
Bill McGuinness  
Carmel Fire Department



LOCATION MAP SCALE: 1" = 500'±

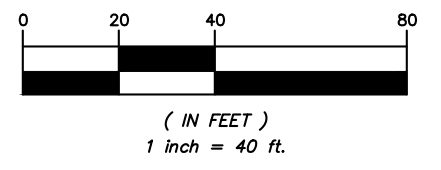
**OWNER/APPLICANT:** DPL Realty, LLC  
 102 Gleneida Avenue  
 Carmel, NY 10512

**SITE DATA:** Zone: C-Commercial  
 Total Acreage 1.2 AC  
 Tax Map No.: 41.4-1-22

**GENERAL NOTES:**

- Boundary and site information shown hereon is taken from a survey entitled, "Survey of Property Prepared for DPL Realty, LLC," by Insite Engineering Surveying & Landscape Architecture, P.C., dated December 29, 2015.

**SITE PLAN**  
 GRAPHIC SCALE



ADDITIONAL IMPERVIOUS TO MEET TOWN REQUIRED PAVING DIMENSIONS (910± SF)

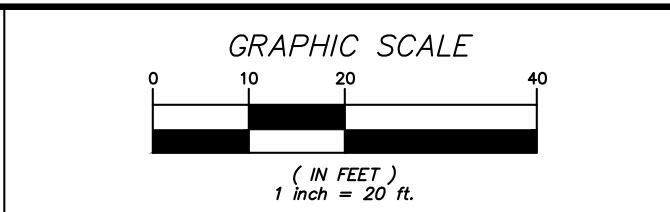
LEGEND	
	EXISTING PROPERTY LINE
	EXISTING BUILDING WITH ROOF OVERHANG
	EXISTING STONE WALL
	EXISTING CONCRETE CURB
	EXISTING DROP IN CONCRETE CURB
	EXISTING UTILITY POLE w/ guy & overhead wires
	EXISTING SIGN
	EXISTING HEDGE ROW
	EXISTING NUMBER OF PARKING STALLS
	PROPOSED RUBBLE WALL
	PROPOSED EDGE OF PAVEMENT
	EXISTING PAINTED HANDICAP PARKING SYMBOL
	EXISTING STRIPED ISLAND
	PROPOSED # OF STALLS TO BE STRIPED
	PROPOSED SINGLE POLE SIGN
	PROPOSED STONE STEPS

**PROJECT:**  
 DPL REALTY LLC.  
 102 GLENEIDA AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

**DRAWING:**  
 ALTERNATIVE PARKING PLAN

**PREPARED BY:**

**INSITE**  
 ENGINEERING, SURVEYING &  
 LANDSCAPE ARCHITECTURE, P.C.  
 3 Garrett Place • Carmel, New York 10512  
 Phone (845) 225-9690 • Fax (845) 225-9717  
 www.insite-eng.com



**DATE:** 5-14-21  
**SCALE:** 1" = 40'  
**PROJECT NO.:** 21125.100  
**FIGURE:** APP-1

Z:\E\21125100 DPL, Gleneida Avenue\Misc Drawing Files\Alternative\ASP-1.dwg, 5/17/2021 8:23:38 AM, athyberg, 1:1



## **WATER & WASTEWATER ENGINEERING REPORT**

**For**

**DPL Realty LLC.  
102 Gleneida Avenue  
Carmel, New York**

**May 17, 2021**

Prepared By  
Insite Engineering, Surveying & Landscape Architecture, P.C.  
3 Garrett Place  
Carmel, New York 10512

## 1.0 INTRODUCTION

The proposed project is located at 102 Gleneida Avenue in the Town of Carmel, New York. The 1.2± acre property is identified as Tax Map Number 41.4-1-22. The property is currently developed as an existing office building with associated driveway and parking lot. The project proposes to convert the second and third floors of the office space to four (4) residential apartment units (6 bedrooms total). Associated with this action would be the addition of three parking spaces to meet the requirement for residential use, and the creation of an outdoor amenity area for potential tenants.

The development is in the Town of Carmel Water and Sewer Districts. Water is currently provided by an existing water service connection to the Carmel Water District #2 watermain in Gleneida Avenue (size to be determined). Sewer is currently provided by Carmel Sewer District #2, with an assumed 4" service connection to the existing main in Gleneida Avenue.

## 2.0 PROJECT DESIGN FLOWS

Design maximum daily wastewater flows for the proposed development are based on the hydraulic loading rates given in the New York State Department of Environmental Conservation (NYSDEC) publication *Design Standards for Intermediate Sized Wastewater Treatment Works – 2014* (DEC 14). The design maximum daily water use is a conservative design flow on which the water infrastructure will be designed. This value does not represent the average daily flow which is expected to be substantially less.

The following table calculates the hydraulic loading rates and the design flow rates (gallons per day or gpd) for the development. The hydraulic loading rate for General Office shown below has been reduced to account for water saving plumbing fixtures.

**Table 1: Development Design Maximum Daily Flow Rate**

<b>Proposed Use</b>	<b>Hydraulic Loading Rate</b>	<b>Design Maximum Daily Flow (gpd)</b>
General Office – 12 employees	12 gpd/employee	144
Residential– 6 bedrooms	110 gpd/bedroom	660
<b>Total</b>		<b>804</b>

Historically, the building has been used as office space with up to 24 employees and older plumbing fixtures. This equates to a maximum daily flow of 360 gpd as shown in the calculation below.

### Design Maximum Daily Flow

$$24 \text{ employees} * (15 \text{ gpd/employee}) = 360 \text{ gallons per day (gpd)}$$

The peak hourly flow is calculated using a peaking factor that is based on the population of the subject development. A peaking factor of four will be used for the development based on Figure 1 from Recommended Standards for Wastewater Facilities.

### Peak Hourly Domestic Flow

$$804 \text{ gpd} \div (24 \text{ hr/day}) \div (60 \text{ min/hr}) = 0.6 \text{ gallons per minute (gpm)}$$

$$\text{Peak Hourly Flow} = 0.6 \text{ gpm} \times 4 = 2.4 \text{ gpm}$$



### **3.0 EXISTING WATER CONNECTION TO CARMEL WATER DISTRICT #2**

Based on review of existing mapping, the property is located within the Town of Carmel's Water District #2. The water service connection for the existing building connects to the watermain in Gleneida Avenue. The size of the existing water main in Gleneida Avenue will be determined and provided in the final engineering report.

The existing service line combines fire and domestic services for the building. The final fire sprinkler flow demands, and the size of the water service line shall be determined and provided as part of the final engineering report.

### **4.0 EXISTING WASTEWATER CONNECTION TO CARMEL SEWER DISTRICT #2**

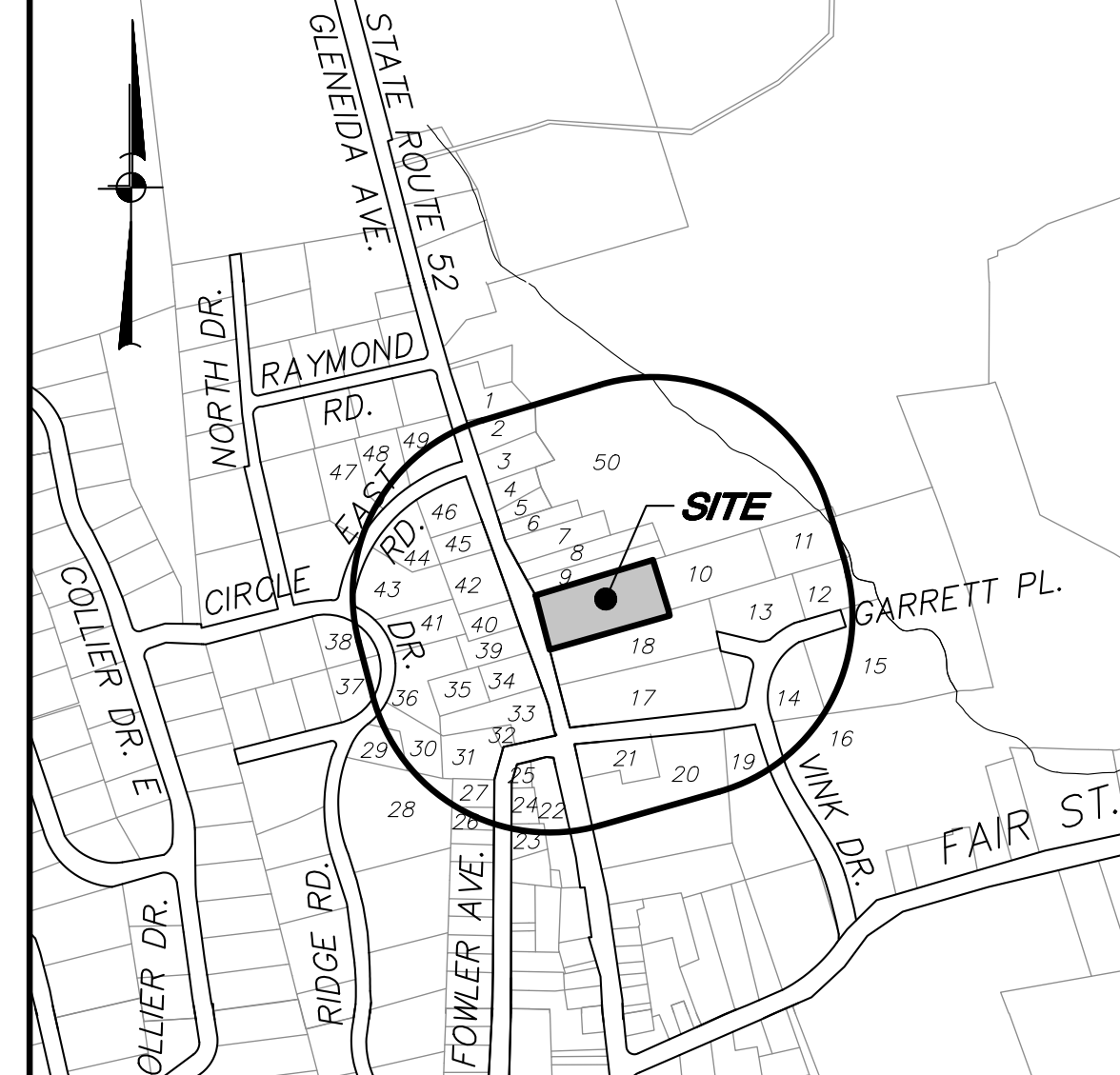
Wastewater flow from the building is currently conveyed by a sewer service line. The existing sewer service line connects to an existing main in Gleneida Avenue. The size and characteristics of the existing sewer service line and main in Gleneida Avenue will be determined and provided as part of the final engineering report.

The service connection has been assumed to be installed with a 4" diameter pipe. The maximum capacity for a 4" diameter ductile iron pipe is 260 gpm. Therefore, all the existing service has the necessary capacity to pass the maximum daily flow noted above.

**500' ADJOINERS:**

**TOWN OF CARMEL:**

1. P & R Estate Corp.
2. Cole Irrevocable Living Trust
3. Rodolfo A Roque
4. Susan P Alm
5. Marcel Carillo
6. Lola Galvin
7. Joyce McClasson
8. Rick Montes
9. Edward M Schaffer
10. Seven Hills Property Management
11. Michael Yodice
12. John Mitchell
13. Carmel Vol Ambulance Corp
14. Harmon Holdings Ltd
15. Harmon Holdings Ltd
16. Main Woodland Trail
17. Carmel Fire Department Inc
18. MSB Hudson-United Bank
19. Main Woodland Trail
20. Kelley Cemetery Inc
21. 80 Gleneida Ave Corp
22. Mt Carmel Baptist Church
23. Longview Realty Corp
24. James Wise
25. Mary T Kipp
26. JRP Associates LLC
27. Maria Siguenca
28. Yaccato Doss
29. Allan J Eyring
30. Michelle Hicks
31. 8ND Fowler Property, LLC
32. David Radovich
33. Fowler Ave Corp
34. 91 Gleneida LLC
35. Richard McClasson
36. William Rippey
37. Josephine Alessi
38. Eleanor Violis
39. Gileno Enterprises LLC
40. 91 Gleneida Ave Corp
41. James P McGuire
42. 99 Gleneida Ave Corp
43. Carla D Taylor & Dennis A Hammond
44. Phillip F & Julie A Ford
45. Wayne and Dean Ryder
46. 105 Gleneida Ave Corp
47. Angela C Gold
48. Dana & Sheryl J Kapel
49. Christopher A DeMaria, Lisa M Brown, Jason A & Tiffany Guzikow
50. Rt 52 Housing Devel Fund Co



LOCATION MAP SCALE: 1" = 500'±

**OWNER/APPLICANT:**

DPL Realty, LLC  
102 Gleneida Avenue  
Carmel, NY 10512

**SITE DATA:**

Zone: C-Commercial  
Total Acreage 1.2 AC  
Tax Map No.: 41.4-1-22

**GENERAL NOTES:**

1. Boundary and site information shown hereon is taken from a survey entitled, "Survey of Property Prepared for DPL Realty, LLC," by Insite Engineering Surveying & Landscape Architecture, P.C., dated December 29, 2015.
2. The applicant seeks to create four apartments in the 2nd and 3rd floors of the existing building. As residential uses are not permitted in the C-Commercial zone, a variance is required.
3. All sidewalks, manholes and gutters should be installed per §128 of the Town of Carmel Code.
4. All plantings shall be verified by the Town of Carmel Wetland Inspector.
5. All plantings shall be installed per §142 of the Town of Carmel Code.

**PARKING REQUIREMENTS:**

- Existing Office Use - 1 space / 200 S.F. @ 4,600 S.F.± = 23 spaces required
  - Proposed Residential Use - 2 spaces / unit @ 4 units = 8 spaces required
- Total Spaces Required = 31 spaces required  
Total Spaces Provided = 31 spaces provided

**ZONE REQUIREMENTS  
TOWN OF CARMEL  
C-COMMERCIAL ZONE**

	REQUIRED/ PERMITTED	PROPOSED
Minimum Lot Area:	40,000 s.f.	1.2 AC ± (52,052 s.f. ±)
Minimum Lot Width:	200'	152'±
Minimum Lot Depth:	200'	340'
Minimum Front Yard:	40'	48'
Minimum Side Yard:	25'	53'
Minimum Rear Yard:	30'	207'
Maximum Permitted Height:	60'	<60'
Minimum Required Floor Area:	5,000 s.f.	8,970 s.f.±
Maximum Permitted Coverage of Lot by Buildings:	40%	7%

- \* Pre-existing nonconforming condition.
- \*\* Proposed mixed use office and apartments. Variance required for residential use in Commercial Zone.
- \*\*\* Variance Required for 9' wide parking spaces.

**PLANT LIST**

QTY.	KEY SYMBOL	BOTANICAL/COMMON NAME	SIZE	ROOT
12	JV	<b>EVERGREEN TREES</b> Juniperus virginia / Eastern Redcedar	8'-10' HT.	B&B
8	AA	<b>SHRUBS</b> Aronia arbutifolia / Red Chokeberry		#3 CONT./6' O.C.
7	RA	Rhododendron atlanticum / Deciduous Azalea		#3 CONT./6' O.C.
26	AO	<b>PERENNIALS/GROUND COVERS</b> Aquilegia canadensis / Columbine		#1 CONT./18" O.C.

NO.	DATE	REVISION	COMMENTS	BY
1	5-14-21		REVISED PER PLANNING BOARD COMMENTS	ADT

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

3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT: **DPL REALTY LLC.**  
102 GLENEIDA AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **SITE PLAN**

PROJECT NUMBER	21125.100	PROJECT MANAGER	J.J.C.	DRAWING NO.		SHEET	
DATE	04-14-21	DRAWN BY	E.R.A.				
SCALE	AS SHOWN	CHECKED BY	A.D.T.				

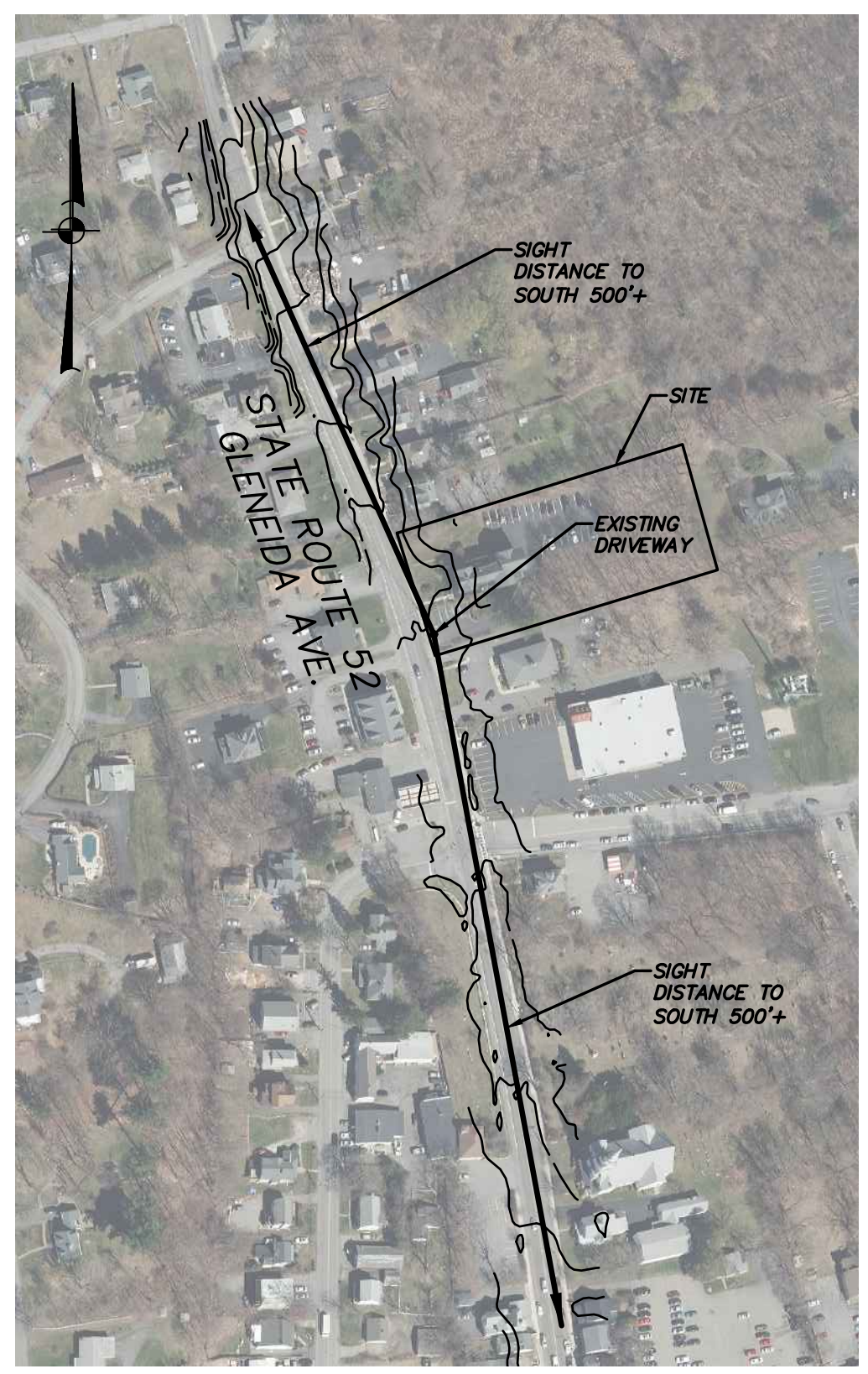
SP-1 / 2

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING BUILDING WITH ROOF OVERHANG
- EXISTING STONE WALL
- EXISTING CONCRETE CURB
- EXISTING DROP IN CONCRETE CURB
- EXISTING UTILITY POLE w/ guy & overhead wires
- EXISTING SIGN
- EXISTING HEDGE ROW
- EXISTING NUMBER OF PARKING STALLS
- PROPOSED RUBBLE WALL
- PROPOSED EDGE OF PAVEMENT
- EXISTING PAINTED HANDICAP PARKING SYMBOL
- EXISTING STRIPED ISLAND
- PROPOSED # OF STALLS TO BE STRIPED
- PROPOSED SINGLE POLE SIGN
- PROPOSED STONE STEPS
- PROPOSED LANDSCAPING
- PROPOSED SILT FENCE

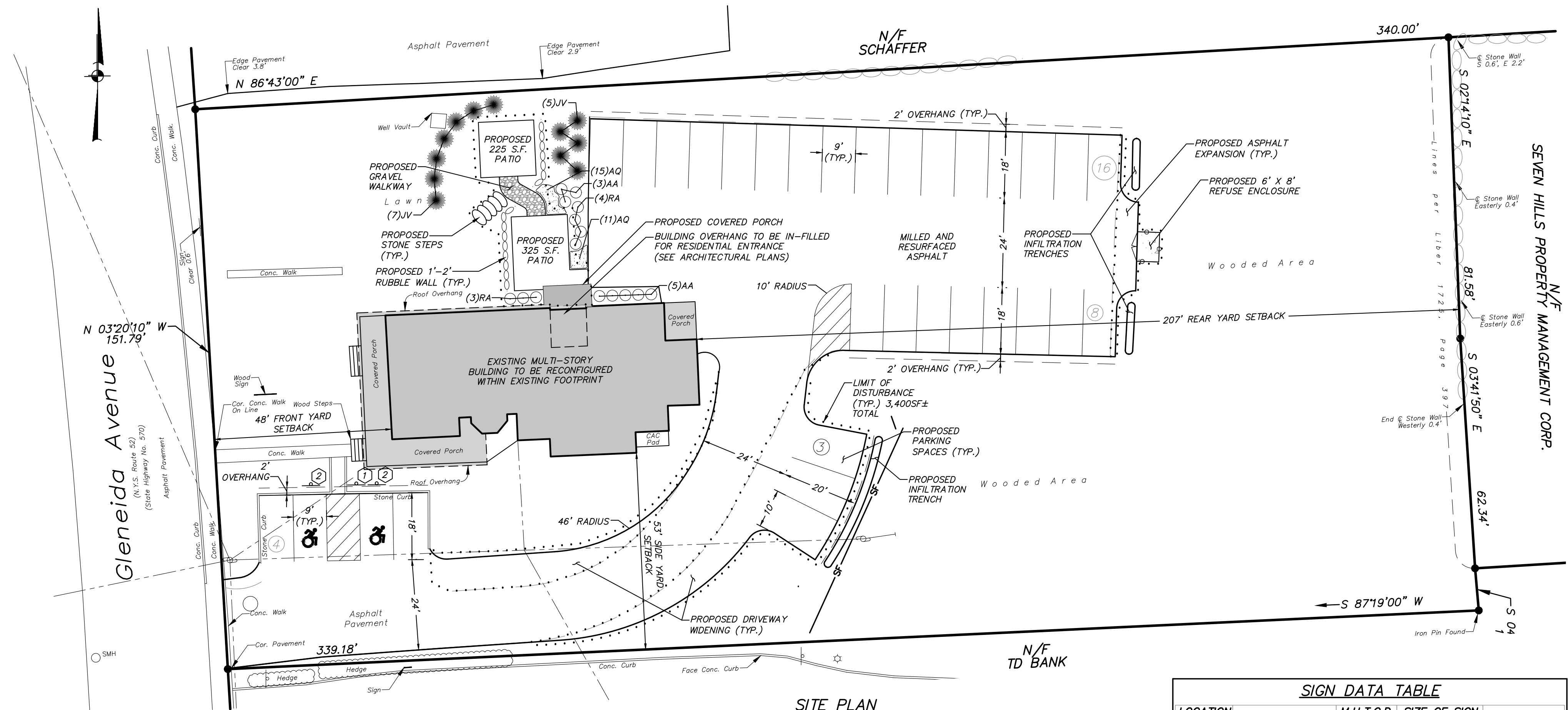
**SIGN DATA TABLE**

LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1	NO PARKING ANY TIME	R7-1	12" x 18"	Red on White
2	RESERVED PARKING	R7-8	12" x 18"	Blue on White



**SIGHT DISTANCE**

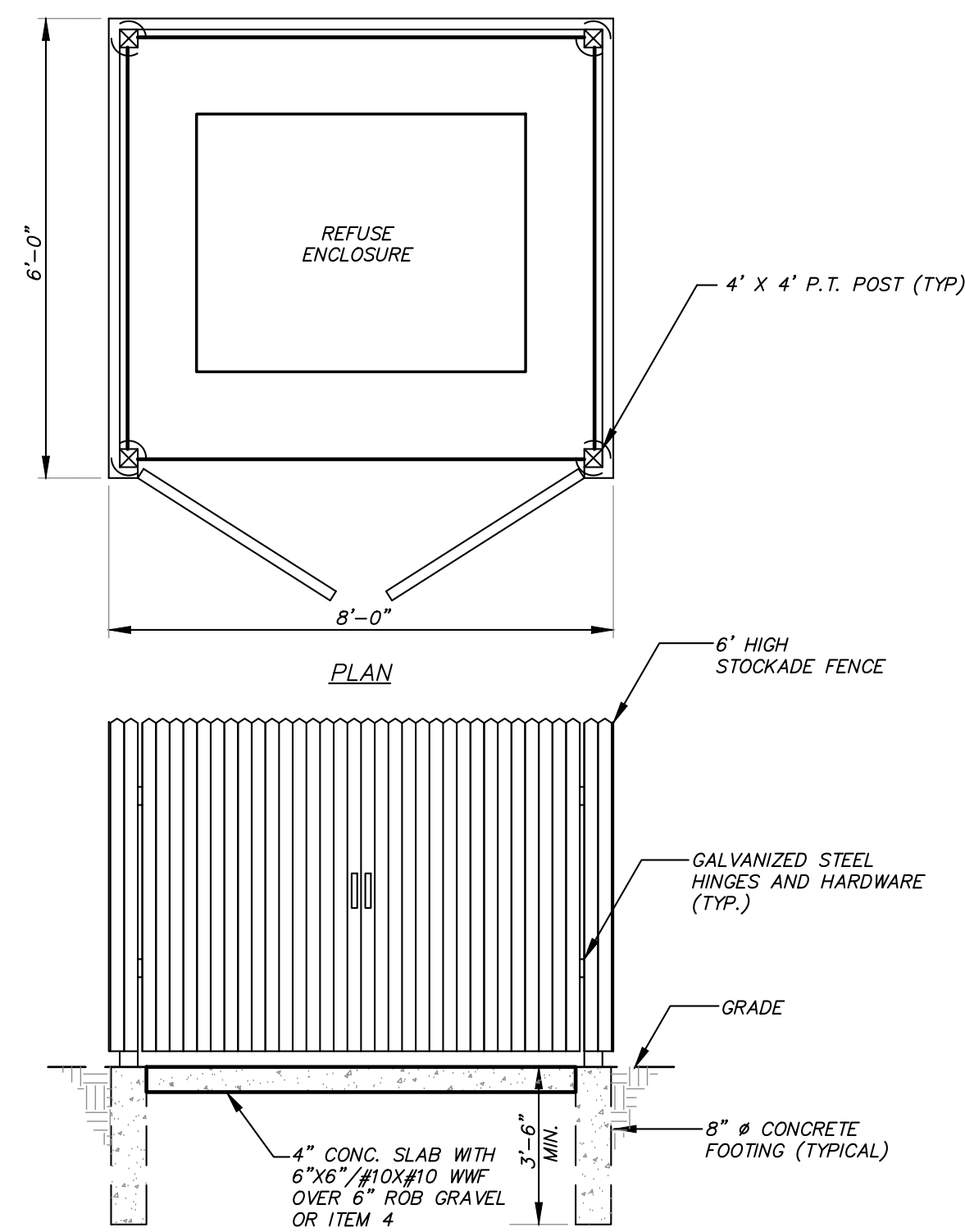
GRAPHIC SCALE  
( IN FEET )  
1 inch = 200 ft.



**SITE PLAN**

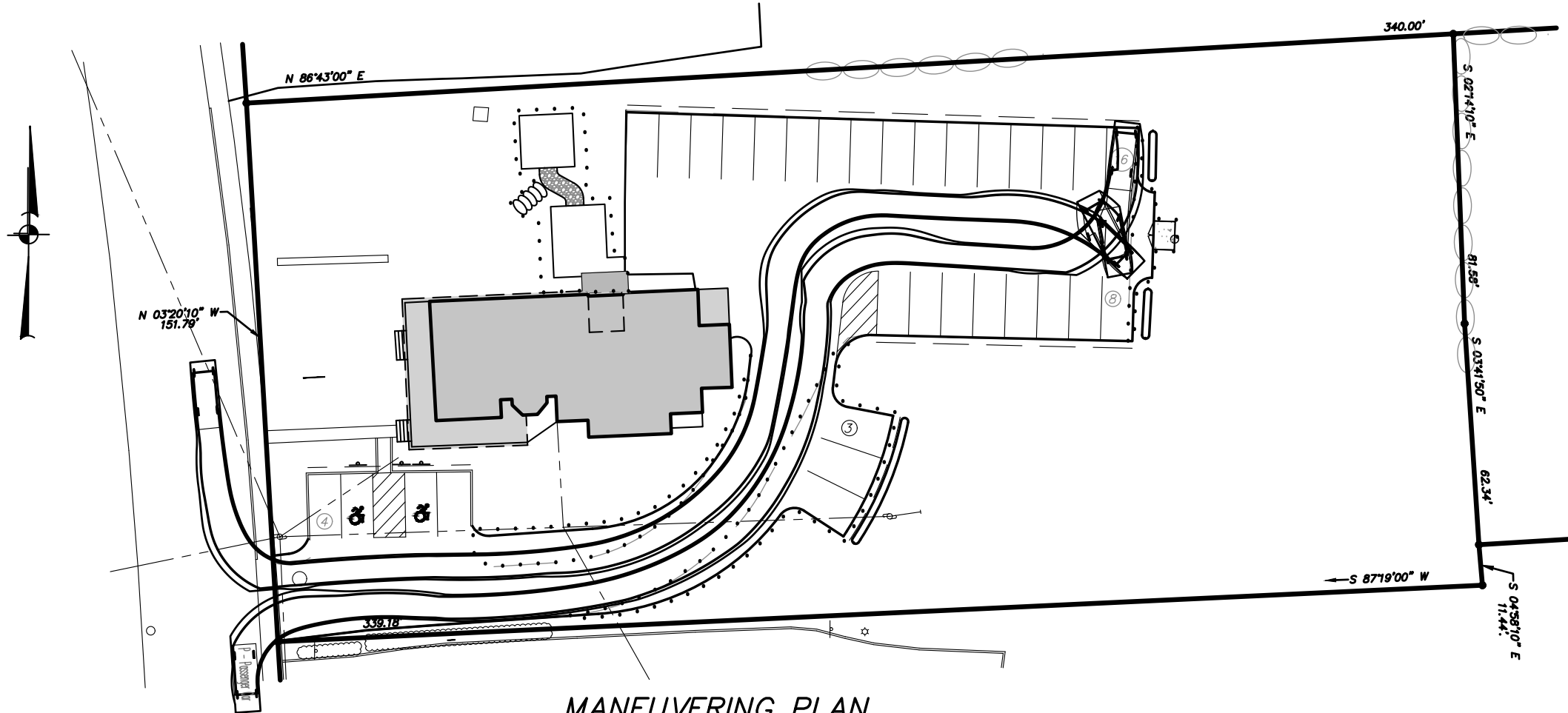
GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.



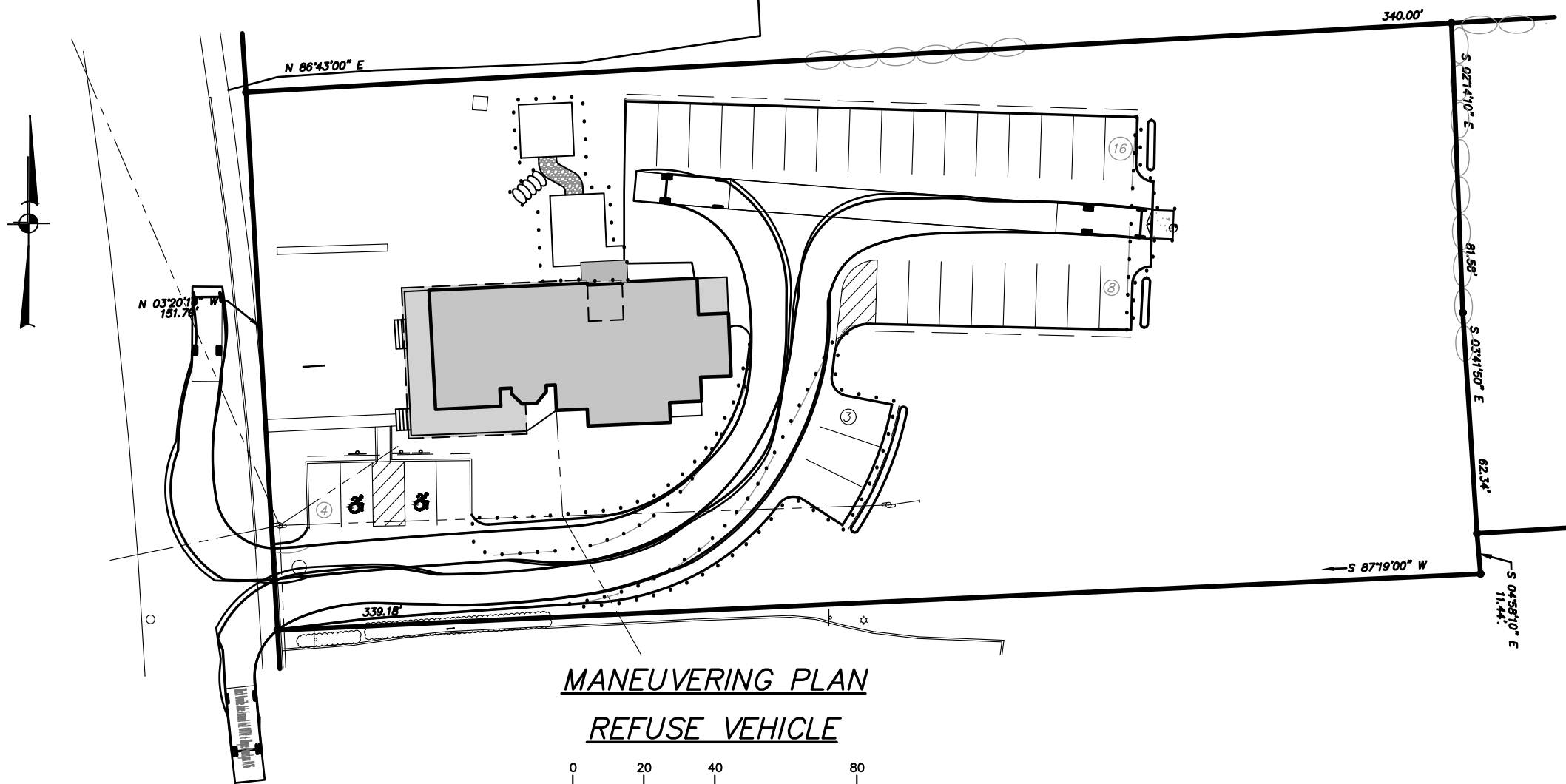
NOTE: CHECK WITH REFUSE HAULER PRIOR TO INSTALLATION OF REFUSE ENCLOSURE FOR DIMENSIONS.

REFUSE ENCLOSURE DETAIL (N.T.S.)



MANEUVERING PLAN PASSENGER VEHICLE

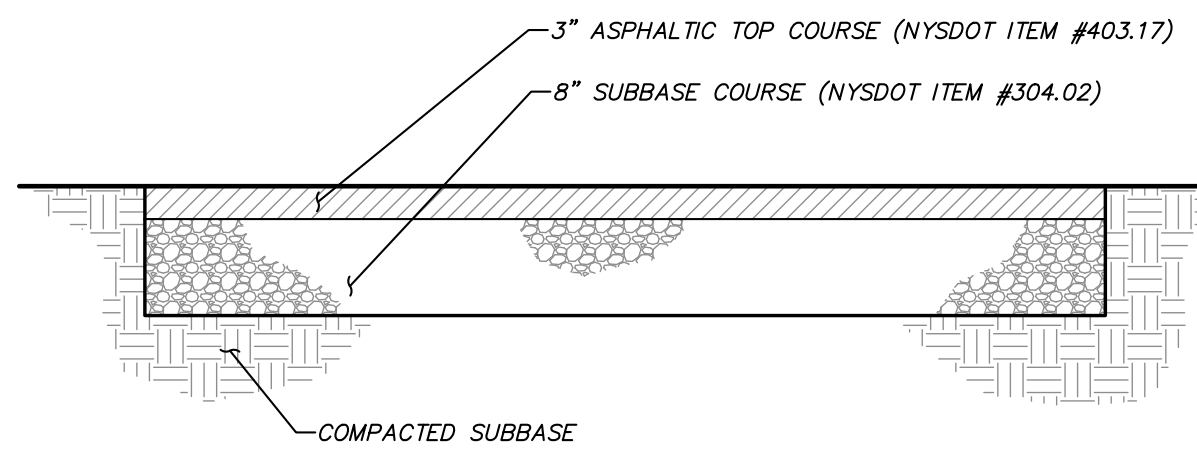
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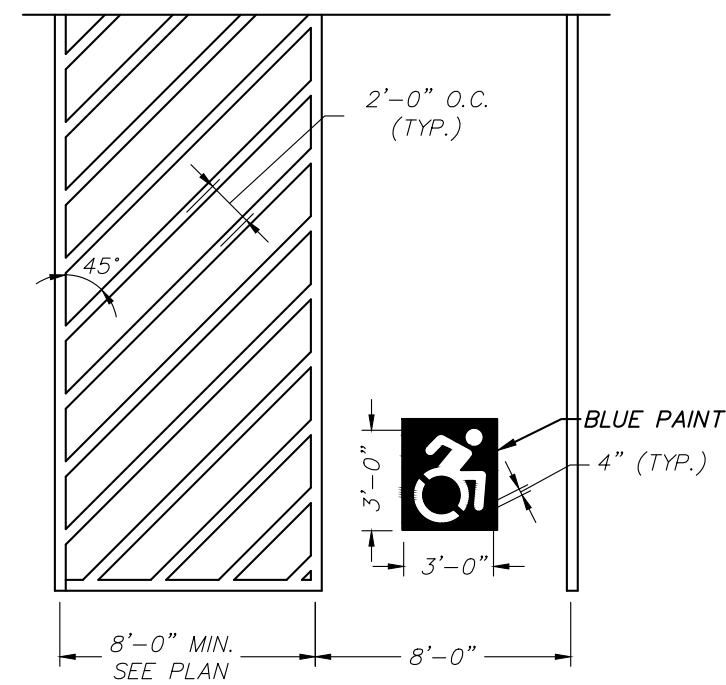
MANEUVERING PLAN REFUSE VEHICLE

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( IN FEET )  
1 inch = 40 ft.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

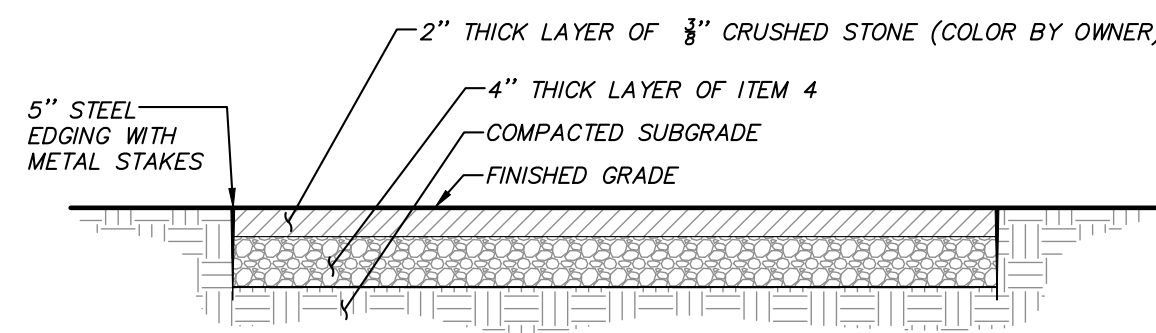


ASPHALT DRIVEWAY PAVEMENT DETAIL (N.T.S.)



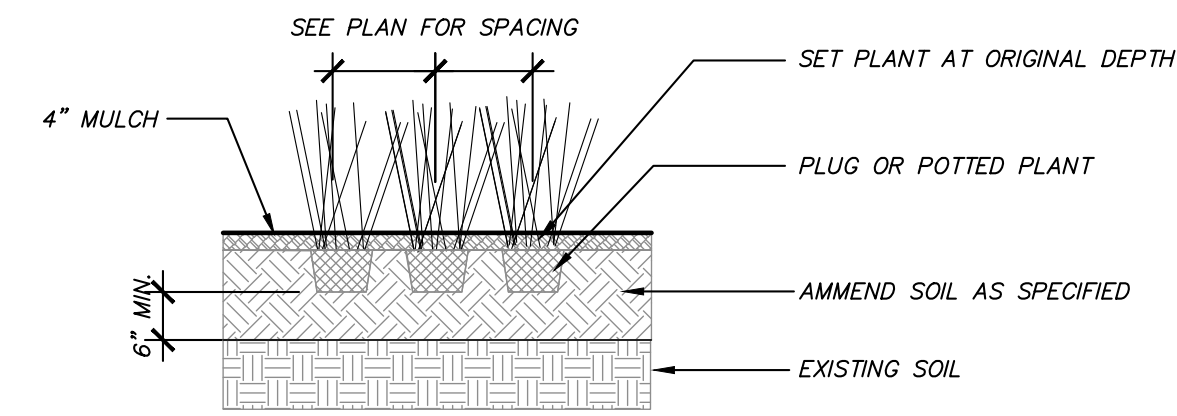
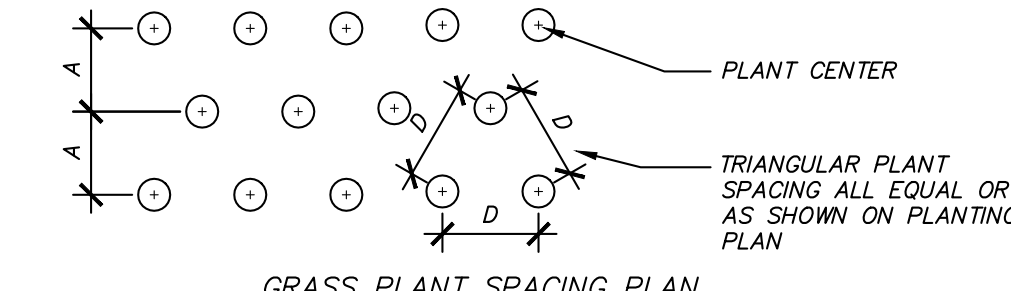
PAINTED NYS ACCESSIBLE PARKING DETAIL (N.T.S.)

NOTE: ALL HANDICAP STRIPING SHALL BE 4" WIDE BLUE PAINT.

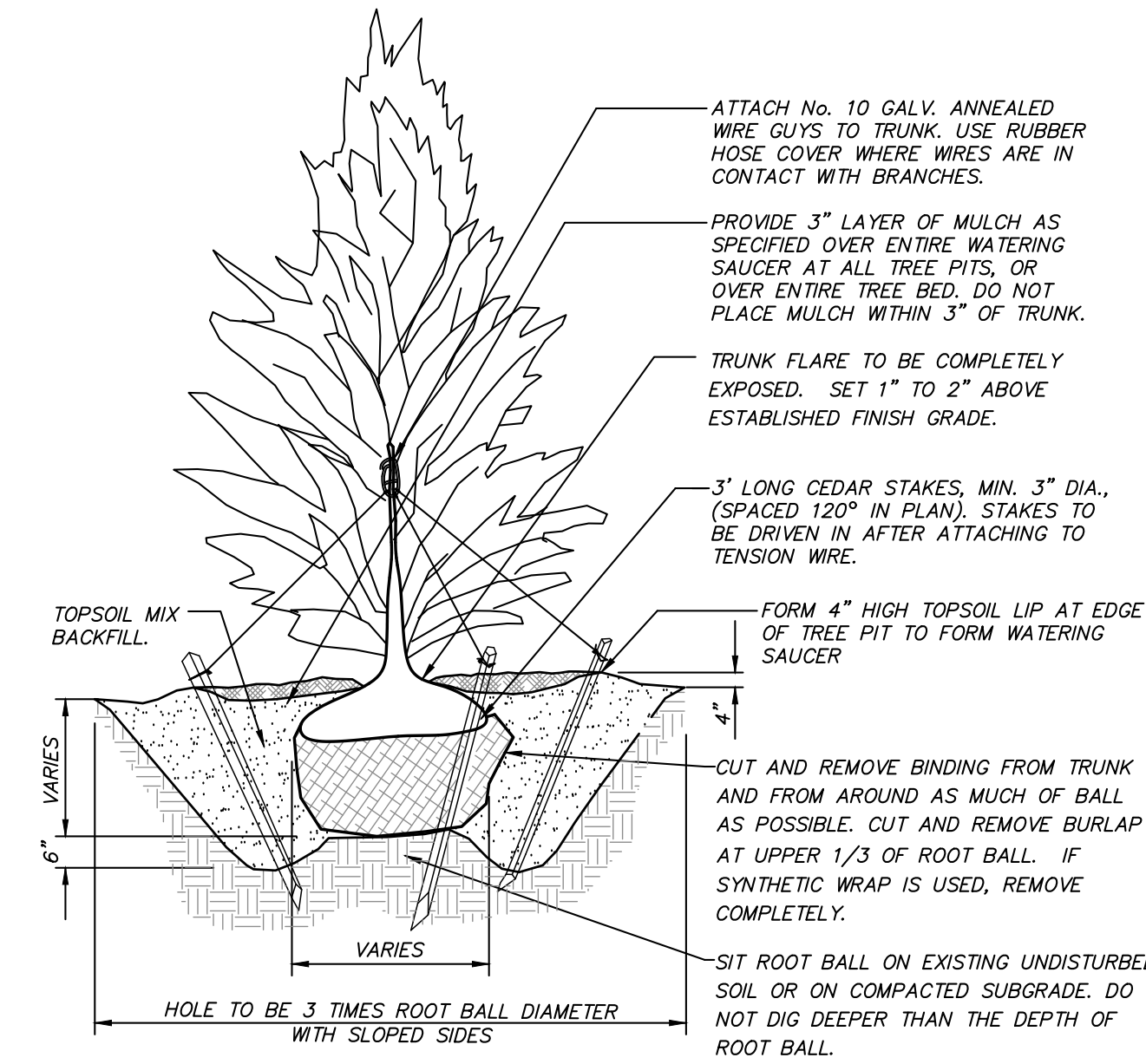
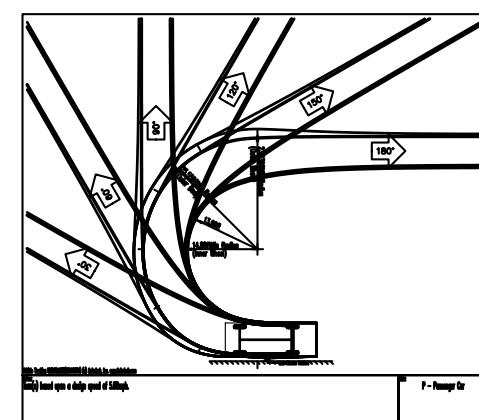


GRAVEL WALKWAY DETAIL (N.T.S.)

SPACING "D"	ROW "A"	PLANTS PER SQ. FT.	NOTES:
24" O.C.	20.8"	0.29	PLANT QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS PER SQ. FT. FOR REQUIRED SPACING
18" O.C.	15.6"	0.50	
12" O.C.	10.4"	1.15	
10" O.C.	8.7"	1.66	
8" O.C.	6.9"	2.60	

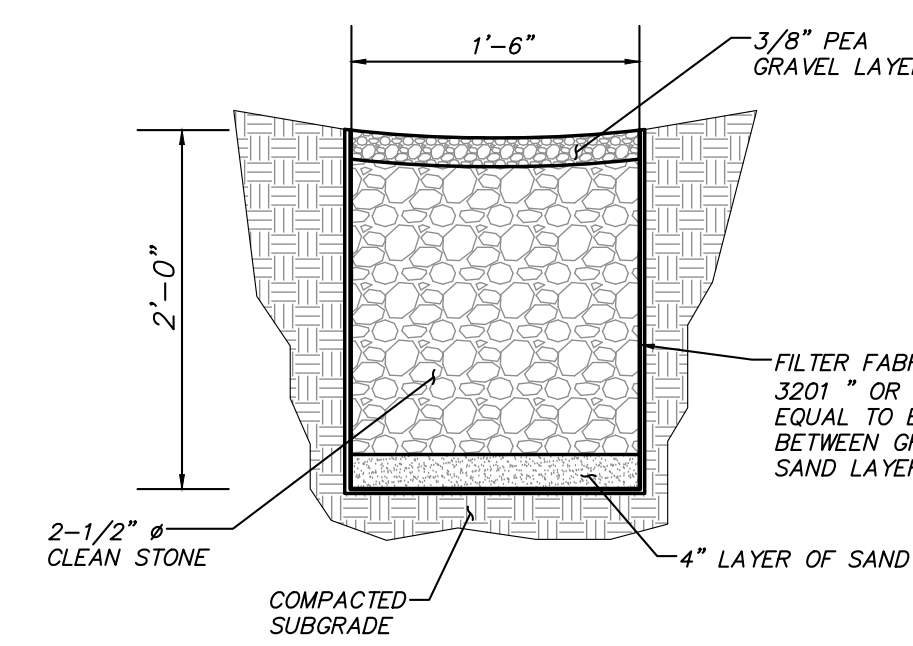
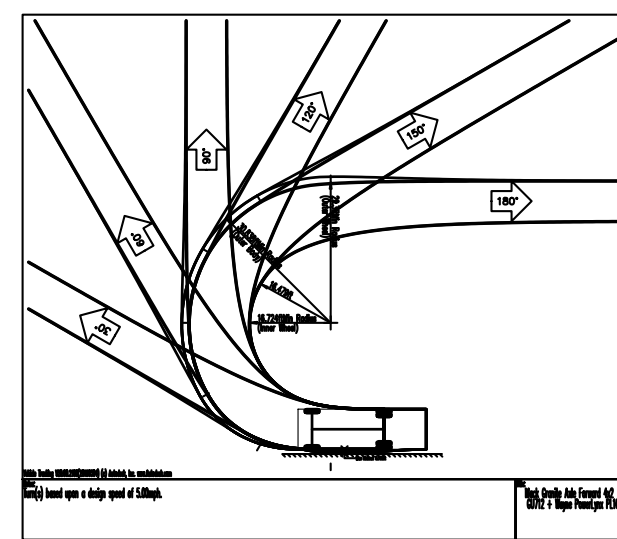


PERENNIAL / ORNAMENTAL GRASS PLANTING DETAIL (N.T.S.)



NOTE: PROVIDE STAKING AND CUYING FOR TREES PLANTED ON SLOPES GREATER THAN 3H:1V. IN EXPOSED, WINDY AREAS AND AS SPECIFIED BY LANDSCAPE ARCHITECT. GUY WIRES AND STAKES SHALL BE REMOVED WITHIN TWELVE MONTHS OF PLANTING.

EVERGREEN TREE PLANTING DETAIL (N.T.S.)



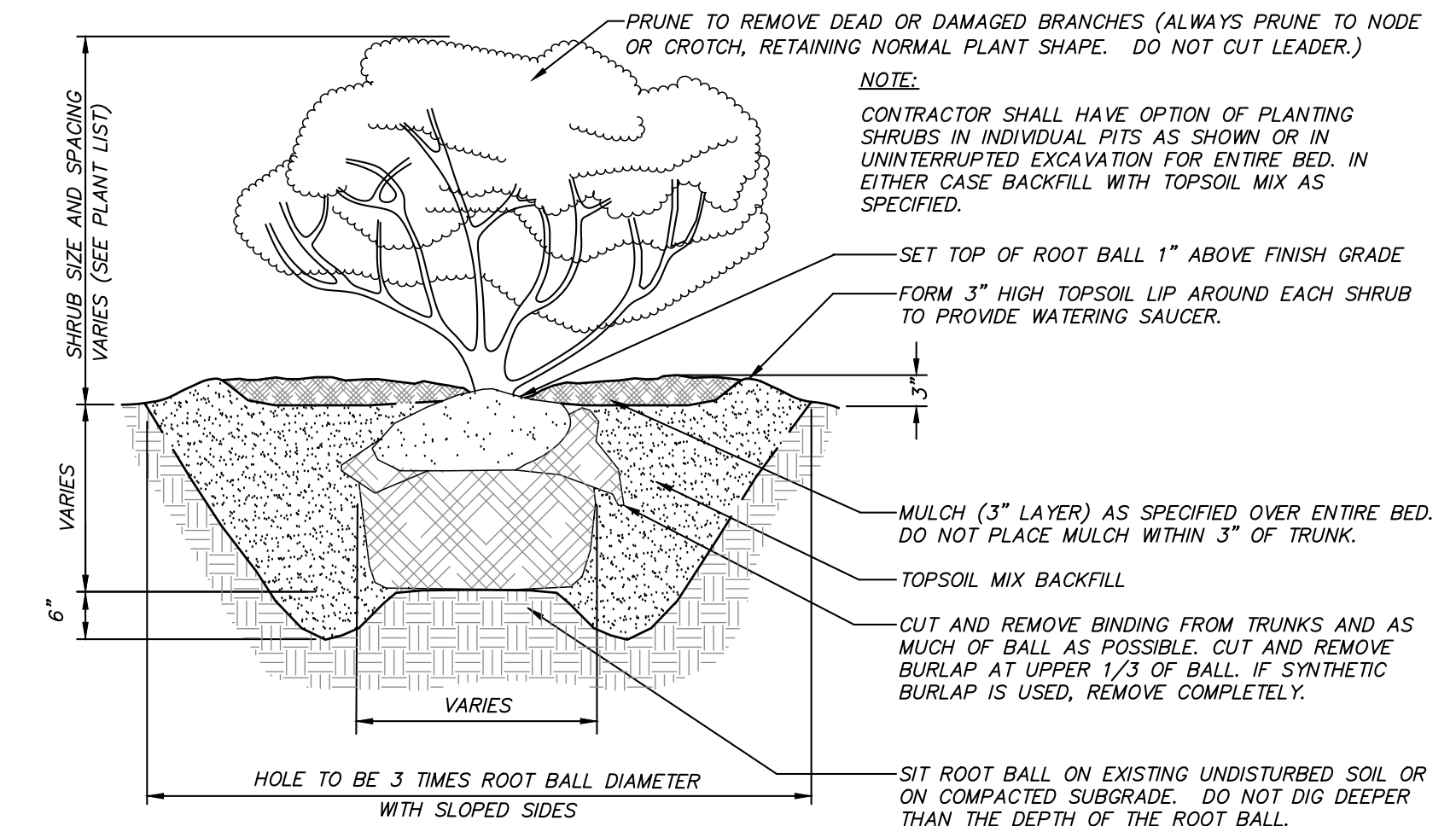
NOTE: 1. INFILTRATION TRENCH LENGTH PER PLAN. 2. THE INFILTRATION TRENCH SHALL BE CORDONED OFF WITH SILT FENCE AND CONSTRUCTION FENCE DURING CONSTRUCTION RELATED ACTIVITIES. ONLY UPON STABILIZATION OF CONTRIBUTING AREAS SHALL THE TRENCH BE INSTALLED.

INFILTRATION TRENCH DETAIL (N.T.S.)

**EROSION & SEDIMENT CONTROL NOTES:**

- The owner's field representative (O.F.R.) will be responsible for the implementation and maintenance of erosion and sediment control measures on this site prior to and during construction.
- All construction activities involving the removal or disposition of soil are to be provided with appropriate protective measures to minimize erosion and contain sediment disposition within. Minimum soil erosion and sediment control measures shall be implemented as shown on the plans and shall be installed in accordance with "New York Standards and Specifications For Erosion and Sediment Control," latest edition.
- Wherever feasible, natural vegetation should be retained and protected. Disturbance shall be minimized in the areas required to perform construction.
- When land is exposed during development, the exposure shall be kept to the shortest practical period of time. In the areas where soil disturbance activity has temporarily or permanently ceased, the application of soil stabilization measures must be initiated by the end of the next business day and completed within fourteen (14) days from the date the current soil disturbance activity ceased. Disturbance shall be minimized to the areas required to perform construction.
- Silt fence shall be installed as shown on the plans prior to beginning any clearing, grubbing or earthwork.
- All topsoil to be stripped from the area being developed shall be stockpiled and immediately seeded for temporary stabilization. Ryegrass (annual or perennial) at a rate of 30 lbs. per acre shall be used for temporary seeding in spring, summer or early fall. Aristook Winter Rye (cereal rye) shall be used for temporary seeding in late fall and winter.
- Any disturbed areas not subject to further disturbance or construction traffic, permanent or temporary, shall have soil stabilization measures initiated for permanent vegetation cover in combination with a suitable mulch within 1 business day of final grading. All seeded areas to receive a minimum 4" topsoil (from stockpile area) and be seeded and mulched as follows:
  - Seed mixture to be planted between March 21 and May 20, or between August 15 and October 15 or as directed by project representative at a rate of 100 pounds per acre in the following proportions:
 

Kentucky Bluegrass	20%
Crested Red Fescue	40%
Perennial Ryegrass	20%
Annual Ryegrass	20%
  - Mulch: Salt hay or small grain straw applied at a rate of 90 lbs./1000 S.F. or 2 tons/acre, to be applied and anchored according to "New York Standards and Specification For Erosion and Sediment Control," latest edition.
- Grass seed mix may be applied by either mechanical or hydroseeding methods. Seeding shall be performed in accordance with the current edition of the "NYS DOT Standard Specification Construction and Materials, Section 610-3.02, Method No. 1". Hydroseeding shall be performed using materials and methods as approved by the site engineer.
- Paved roadways shall be kept clean at all times.
- The site shall at all times be graded and maintained such that all stormwater runoff is diverted to soil erosion and sediment control facilities.
- Stormwater from disturbed areas must be passed through erosion control barriers before discharge beyond disturbed areas or discharged into other drainage systems.
- Erosion and sediment control measures shall be inspected and maintained on a daily basis by the O.F.R. Any failure of erosion and sediment control measures shall be immediately repaired by the contractor and inspected for approval by the O.F.R. and/or site engineer.
- Dust shall be controlled by sprinkling or other approved methods as necessary, or as directed by the O.F.R.
- Cut and fills shall not endanger adjoining property, nor divert water onto the property of others.
- All fills shall be placed and compacted in 6" lifts to provide stability of material and to prevent settlement.
- The O.F.R. shall inspect downstream conditions for evidence of sedimentation on a weekly basis and after rainstorms.
- As warranted by field conditions, special additional erosion and sediment control measures, as specified by the site engineer and/or the Town Engineer shall be installed by the contractor.
- Erosion and sediment control measures shall remain in place until all disturbed areas are suitably stabilized.



SHRUB PLANTING DETAIL (N.T.S.)

NO.	DATE	REVISION	REVISED PER PLANNING BOARD COMMENTS	ADT BY
1	5-14-21			

PROJECT: **DPL REALTY LLC.**  
102 GLENEDA AVENUE, TOWN OF CARMEL, PUTNAM COUNTY, NEW YORK

DRAWING: **DETAILS**

3 Garrett Place  
Carmel, NY 10512  
(845) 225-9690  
(845) 225-9717 fax  
www.insite-eng.com

PROJECT NUMBER	21125.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	04-14-21	DRAWN BY	E.R.A.	D-1	2
SCALE	AS SHOWN	CHECKED BY	A.D.T.		

Swee, David + Debra

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.

N/A

N/A

\$1000.00

Planning Board Secretary; Date 5/11/21

Town Engineer; Date 5/10/2021



# TOWN OF CARMEL SUBDIVISION APPLICATION



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

SITE IDENTIFICATION INFORMATION		
Application Name: <b>SWEET 2 LOT SUBDIVISION</b>	Application # <b>21-0006</b>	Date Submitted: <b>5/10/21</b>
Site Address: No. <b>30</b> Street: <b>HITCHCOCK HILL</b> Hamlet: <b>MATTOPAC</b>		
Property Location: (Identify landmarks, distance from intersections, etc.) <b>NESIDE OF HITCHCOCK HILL ROAD IN VICINITY OF MEXICO LA.</b>		
Town of Carmel Tax Map Designation: Section <b>53</b> Block <b>2</b> Lot(s) <b>79.1</b>	Zoning Designation of Site: <b>R</b>	
Property Deed Recorded in County Clerk's Office Date <b>8/20/10</b> Liber <b>1859</b> Page <b>307</b>	Liens, Mortgages or other Encumbrances Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Existing Easements Relating to the Site <input checked="" type="checkbox"/> No Yes Describe and attach copies:	Are Easements Proposed? <input checked="" type="checkbox"/> No Yes Describe and attach copies:	
Have Property Owners within a 500' Radius of the Site Been Identified? <input checked="" type="checkbox"/> Yes No Attached List to this Application Form		
APPLICANT/OWNER INFORMATION		
Property Owner: #1 <b>DEBRA SWEE</b>	Phone #: <b>845 216 9308</b> Fax#:	Email: <b>dhsvzb@yahoo.com</b>
Owners Address: No. <b>33</b> Street: <b>HITCHCOCK HILL RD</b> Town: <b>CARMEL</b> State: <b>NY</b> Zip: <b>10541</b>		
Applicant (if different than owner): <b>OWNER #2</b> <b>DAVID SWEE</b>	Phone #: <b>732 236 5399</b> Fax#:	Email: <b>swee@rutgers.edu</b>
Applicant Address (if different than owner): <b>ADDRESS OWNER #2</b> No. <b>19</b> Street: <b>LAMBIANCE PARK</b> Town: <b>HIGHLAND PARK</b> State: <b>NJ</b> Zip: <b>08904</b>		
Individual/ Firm Responsible for Preparing Site Plan: <b>JOHN KARZELL, JR., P.E.</b>	Phone #: Fax# <b>845 721 6455</b>	Email: <b>JACK4911@YAHOO.COM</b>
Address: No. <b>121</b> Street: <b>CUSHMAN ROAD</b> Town: <b>PATTERSON</b> State: <b>NY</b> Zip: <b>12563</b>		
Other Representatives: <b>NIA</b>	Phone #: Fax#:	Email:
Owners Address: No. Street: Town: State: Zip:		
PROJECT DESCRIPTION		
Describe the project, proposed use and operation thereof:  <b>TWO LOT SUBDIVISION OF A 29 ACRE PROPERTY, LOT # 1 5.575 AC WITH AN EXISTING SINGLE FAMILY HOUSE DETACHED GARAGE, POOL AND OUT BUILDINGS. LOT # 2 IS PROPOSED AS A 24 ACRE VACANT LOT. THIS SUBD. IS "NON JURISDICTIONAL" WITH RESPECT TO HEALTH DEPT-APPROVAL</b>		

**TOWN OF CARMEL SUBDIVISION APPLICATION**

PROJECT INFORMATION			
Size of existing parcel to be subdivided:			
Acres: <u>29.605</u>		Square Feet: <u>1,289,304</u>	
Major Subdivision <input type="checkbox"/>		Minor Subdivision <input checked="" type="checkbox"/>	
Number of proposed lots: <u>2</u>		Size of proposed lots: <u>5.5 AC &amp; 24 AC</u>	
Conventional Subdivision <input checked="" type="checkbox"/>		Cluster Subdivision <input type="checkbox"/>	
Will a 10% open space set aside be provided? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>		If no, will a payment in-lieu be provided? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Will all new lots have frontage on a mapped street? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		If not, how will this deficiency be addressed?	
Is the site served by the following public utility infrastructure:			
▪ Sanitary Sewer		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
If Yes:		▶ Does approval exist to connect to sewer main? Yes: <input type="checkbox"/> No: <input type="checkbox"/> ▶ Is this an in-district connection? _____ Out-of district connection? _____ ▶ What is the total sewer capacity at time of application? _____ ▶ What is your anticipated average and maximum daily flow _____	
For Town of Carmel Town Engineer			
▶ What is the sewer capacity		<u>NA</u> <u>5/10/2021</u>	
▪ Water Supply		Yes: <input type="checkbox"/> No: <input type="checkbox"/>	
If Yes:		▶ Does approval exist to connect to water main? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> ▶ What is the total water capacity at time of application? _____ ▶ What is your anticipated average and maximum daily demand _____	
▪ Storm Sewer		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
▪ Electric Service		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
▪ Gas Service		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
▪ Telephone/Cable Lines		Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Is a homeowners association proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
What is the predominant soil type(s) on the site? <u>SANDY LOAM</u>		What is the approximate depth to water table? <u>GREATER THAN 7 FT</u>	
Site slope categories: 0-15% <input type="checkbox"/> 15-25% <input type="checkbox"/> 25-35% <input type="checkbox"/> >35% <input type="checkbox"/>			
Estimated quantity of excavation:		Cut (C.Y.) <u>0</u> Fill (C.Y.) <u>0</u>	
Is Blasting Proposed Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> Unknown: <input type="checkbox"/>			
Is the site located on a designated Critical Environmental Area? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>			
Does a curb cut exist on the site? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>		Are new curb cuts proposed? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
What is the sight distance? Left <u>EX'</u> Right <u>EX'</u>			
Is the site located within 500' of:			
▪ The boundary of an adjoining city, town or village		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
▪ The boundary of a state or county park, recreation area or road right-of-way		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	
▪ A county drainage channel line.		Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>	

**TOWN OF CARMEL SUBDIVISION APPLICATION**

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

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

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

Does the site contain freshwater wetlands? Yes:  No:

Jurisdiction: NYSDEC:  Town of Carmel:   
*If present, the wetlands must be delineated in the field by a Wetland Professional, and survey located on the Site Plan.*

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

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

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

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

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

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

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

What is the estimated time of construction for the project?  
 UNKNOWN

**ZONING COMPLIANCE INFORMATION**

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area SF	120,000		242891	1046713			
Lot Coverage %	15		2	4			
Lot Width FT	200		200+	200++			
Front Yard FT	40		45	220			
Side Yard (minimum of 1) FT	25		115	125			
Side Yard (total of both) FT							
Rear Yard FT	40		40++	703			
Habitable Floor Area SF							
Height FT	35		435	435			

*(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:

**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.

Debra Swice Applicants Name                      Debra Swice Applicants Signature  
 Sworn before me this 8<sup>th</sup> day of April 2021  
Erik W. Neuberger  
 Notary Public

**ERIK W. NEUBERGER**  
 Notary Public, State of New York  
 Reg. No. 01NE6389647  
 Qualified in Dutchess County  
 Commission Expires April 1, 2023

**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?  
 UNKNOWN

**ZONING COMPLIANCE INFORMATION**

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area SF	120,000		42891	1046713			
Lot Coverage %	15		2	1			
Lot Width FT	200		200+	200+			
Front Yard FT	40		45	220			
Side Yard (minimum of 1) FT	25		115	125			
Side Yard (total of both) FT							
Rear Yard FT	40		40+	703			
Habitable Floor Area SF							
Height FT	35		35	35			

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

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

**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.

David Sweet      David Sweet  
 Applicants Name      Applicants Signature

Sworn before me this 15 day of April 2021

Jeannette Giordano  
 Notary Public

**JEANNETTE GIORDANO**  
 Notary Public  
 State of New Jersey  
 My Commission Expires May 22, 2023  
 I.D.# 2434258





# 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

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



# TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



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



# TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



Requirement Data	To Be Completed by the Applicant	Waived by the Town
2 Dimensions exactly with reference to monuments, bearings, distances in feet, radii, points of curvature and tangency of property lines, lot widths and depths and square feet of each lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Location of all proposed setback lines on each lot, with corner and irregular-shaped lots identified as to front, side and rear yards.	N <input checked="" type="checkbox"/> A	<input type="checkbox"/>
4 Location of all existing and proposed monuments.	N <input checked="" type="checkbox"/> A	<input type="checkbox"/>
5 All existing streets and streams within the subdivision and within 200 feet of the boundaries thereof, the width of the right-of-way of each street and existing public easements and municipal boundaries within 200 feet of the subdivision.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6 All proposed public easements or rights-of-way and the purposes thereof and proposed streets, identifying right-of-way width and names.	<input checked="" type="checkbox"/> none	<input type="checkbox"/>
7 All parcels proposed for open space/recreation use, with a statement of the purpose of each.	N <input checked="" type="checkbox"/> A	<input type="checkbox"/>
8 Construction plat, which shall include, in addition to the above: final first-floor elevations of dwellings and outside grades at their corner; proposed curb elevations at all lot corners; all existing structures, including a note indicating those to be removed and yard dimensions of those to remain; plans and profiles and proposed improvements and utility layouts; paving widths and locations, section and profiles; sidewalk widths and locations and sections; road alignment, complete with stations, center line curve data and existing and finished contours of the road and all regraded areas; details of manholes, catch basins, headwalls and any other required structure; locations of all street trees, lights and signs; maximum anticipated extent of the areas of cuts and fills where grade	N <input checked="" type="checkbox"/> A  no construction proposed	<input type="checkbox"/>



# TOWN OF CARMEL SUBDIVISION COMPLETENESS CERTIFICATION FORM



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

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

I, John Karell, Jr. 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:

Debra Sauer  
 Signature Applicant

4/15/21  
 Date

X David Swick  
 Signature - Owner

4/13/24  
 Date





TOWN OF CARMEL  
**SUBDIVISION COMPLETENESS  
CERTIFICATION FORM**



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

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

Rose Lombetta  
Signature - Planning Board Secretary

5/11/21  
Date

[Signature]  
Signature - Town Engineer

5/10/2021  
Date

# Short Environmental Assessment Form

## Part 1 - Project Information


### Instructions for Completing

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

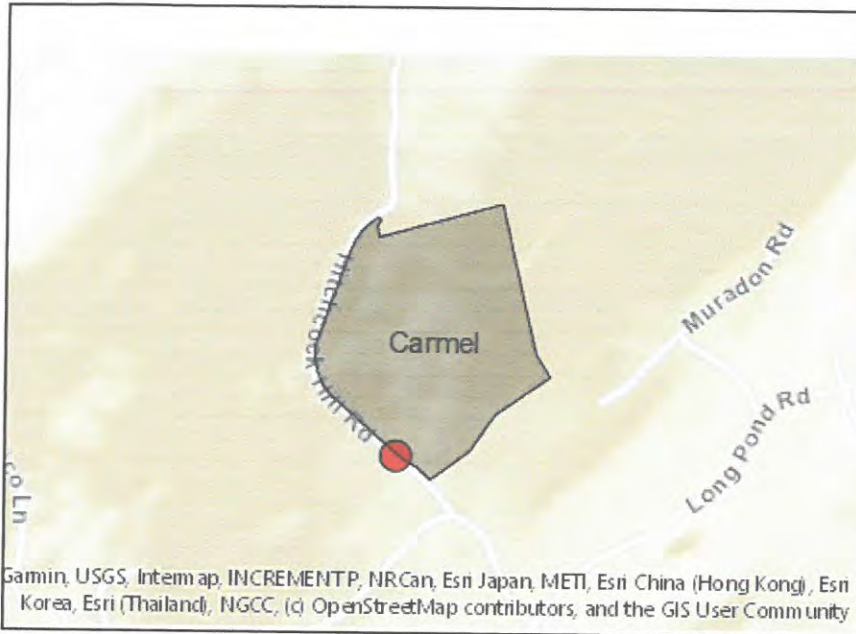
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project: Swee Two Lot Subdivision				
Project Location (describe, and attach a location map): Hitchcock Hill Road, Mahopac, NY				
Brief Description of Proposed Action: Two lot subdivision of a 29 acre lot, lot 1 with existing house, pool, garage and outbuildings with 5.5 acres and lot # 2 a vacant lot with 24 acres.				
Name of Applicant or Sponsor: DAVID AND DEBRA SWEE		Telephone: 845 216 9308 E-Mail: dhsvzb@yahoo.com		
Address: 33 HITCHCOCK HILL ROAD				
City/PO: MAHOPAC		State: NY	Zip Code: 10541	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" 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: Health Department Non Jurisdictional Subdivision Approval since both lots exceed 5 acres in size.			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		29.5 acres		
b. Total acreage to be physically disturbed?		0 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		29.5 acres		
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

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

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



Garmin, USGS, Interm ap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

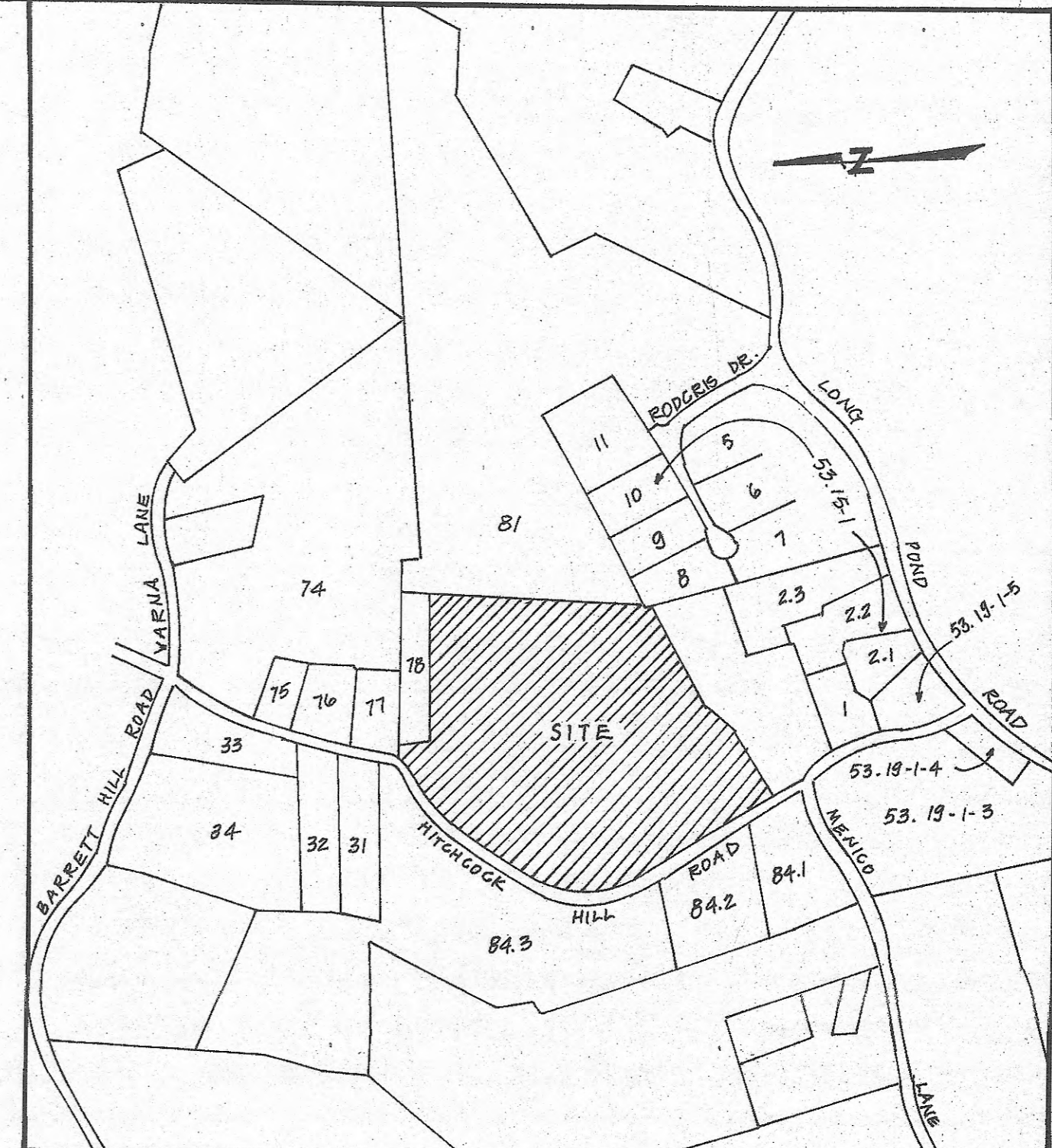
Garmin, USGS, Interm ap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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



500' ADJOINERS

- 79.2 N/F SWEE
- 84.1 N/F LINDA
- 84.2 N/F SWEE AND PFAPFENBACK
- 84.3 N/F JAB BUILDERS, INC.
- 31 N/F PANDOLPHI
- 32 N/F PRATNICKI
- 34 N/F REXHEPI
- 35 N/F MONTWILLO
- 74 N/F SNYDER
- 75 N/F DAGNONE
- 76 N/F DELLUGOIA
- 77 N/F ILLIGASCH
- 78 N/F JACOBS
- 81 N/F PERRICONE
- 53.15-1-10 N/F EBERHARDT
- 53.15-1-9 N/F GREGCO
- 53.15-1-8 N/F LEBLANC
- 53.15-1-5 N/F MASON
- 53.15-1-6 N/F HAFNER
- 53.15-1-7 N/F VASCONCELLOS
- 53.15-1-2.3 N/F PACIULLO
- 53.15-1-2.2 N/F DEMASCIO
- 53.15-1-2.1 N/F CAREY
- 53.15-1-1 N/F CAREY
- 53.15-1-3 N/F VONKLEECK
- 53.15-1-4 N/F KEANEY
- 53.15-1-5 N/F HERMAN



AREA MAP SCALE: 1"=800'

OWNER/APPLICANT  
 DEBRA SWEE  
 33 HITCHCOCK HILL ROAD  
 MAHOPAC, NEW YORK 10941

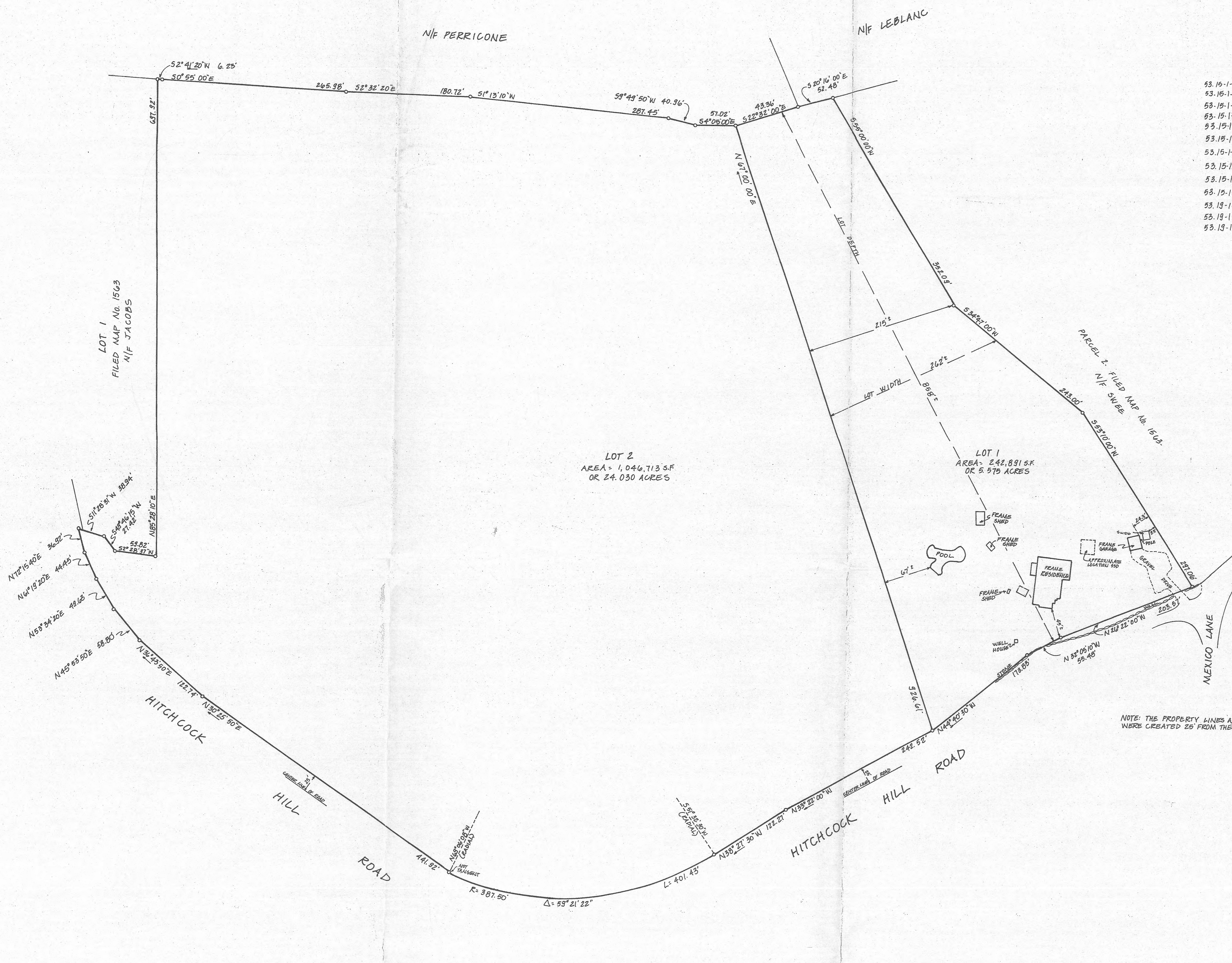
SITE DATA:  
 TAX MAP NO: 53-2-79.1  
 ZONE: R  
 TOTAL AREA: 24,030  
 USE: RESIDENTIAL


RESIDENTIAL ZONE REQUIREMENTS

	REQUIRED	LOT 1	PROVIDED	LOT 2 (VACANT LOT)
MINIMUM LOT AREA:	120,000 S.F.	242,891 S.F.	1,046,713 S.F.	
MINIMUM LOT DEPTH:	200'	>> 200'	772.00'	
MINIMUM LOT WIDTH:	200'	390.0'	772.00'	
MINIMUM ROAD FRONTAGE:	100'	432.58'	>> 100'	
MINIMUM SETBACKS:				
PRINCIPAL BLDG: FRONT YARD:	40'	40'	226'	
SIDE YARD:	20'	115'	125'	
REAR YARD:	40'	40'	763'	
ACCESSORY BLDG: FRONT YARD:	40'	85'	N/A	
SIDE YARD:	20'	24.3'	N/A	
REAR YARD:	20'	20'	N/A	
MAXIMUM BUILDING HEIGHT:	35'	< 35'	43'	
MAXIMUM LOT COVERAGE:	15%	2%	4.1%	

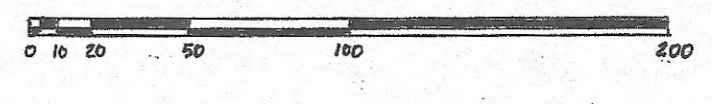
LAND SURVEY NOTES:

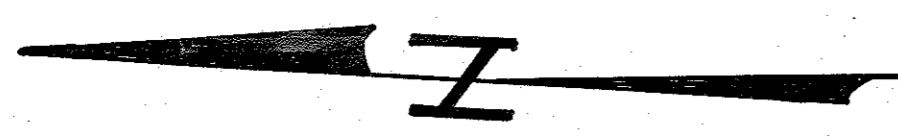
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1205, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS HEREON, IF ANY EXIST, ARE NOT CERTIFIED.
- THE SUBSURFACE INFORMATION SHOWN HEREON IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS AND SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE ANY FURTHER EXCAVATION.
- ALL STRUCTURES SHOWN HEREON CURRENTLY EXIST.



<b>TOWN OF CARMEL PLANNING BOARD APPROVAL</b> APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF CARMEL, NEW YORK ON THE _____ DAY OF _____, 2001. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF _____ BY: CHAIRMAN: _____ SECRETARY: _____ THIS MAP MUST BE FILED IN THE COUNTY CLERK'S OFFICE WITHIN _____ DAYS OF THIS APPROVAL IS NULL AND VOID.		<b>PUTNAM COUNTY DEPARTMENT OF HEALTH NON-JURISDICTIONAL APPROVAL STATEMENT</b> THIS IS TO CERTIFY THE DIVISION OF LAND AS REPRESENTED ON THIS MAP DOES NOT FALL WITHIN THE DEFINITION OF SUBDIVISION AS SET FORTH IN SECTION 1105 OF THE PUBLIC HEALTH LAW, AND SECTION 1117 OF THE PUBLIC HEALTH LAW, AND THEREFORE IS NOT APPLICABLE. THIS MAP, IN ANY MANNER, DOES NOT CONVEY THE APPROVAL OF THE PUTNAM COUNTY DEPARTMENT OF HEALTH. APPROVAL OF THIS MAP IS NOT REQUIRED, BUT ALL OTHER PROVISIONS OF THE PUTNAM COUNTY SANITARY CODE APPLY. BY: _____ DATE: _____ DIRECTOR, ENVIRONMENTAL HEALTH SERVICES		<b>CERTIFICATION BY PUTNAM COUNTY COMMISSIONER OF FINANCE</b> THE COMMISSIONER OF FINANCE HEREBY CERTIFIES THAT ALL TOWN, COUNTY AND VILLAGE REAL PROPERTY TAXES FURNISHED TO THIS OFFICE FOR COLLECTION AS OF _____ AND FOR THE PARCELS OR PARCELS DESCRIBED AS: _____ 53-2-79.1 SIGNED: _____ COMMISSIONER OF FINANCE	
<b>PROFESSIONAL ENGINEER</b> 		<b>LAND SURVEYOR</b> LAND SURVEYOR'S CERTIFICATION I, DAVID L. OPEHL, THE SURVEYOR WHO MADE THIS MAP, DO HEREBY CERTIFY THAT THE SURVEY UPON WHICH THIS MAP IS BASED WAS COMPLETED JANUARY 15, 2001 AND THIS MAP COMPLETED: _____ _____ NEW YORK STATE LICENSED LAND SURVEYOR NO. 050074		<b>CONSENT TO FILE</b> THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGAL EFFECTS, AND HEREBY CONSENT TO ALL ITS SAID TERMS AND CONDITIONS AS SET FORTH HEREON, AND TO THE FILING OF THIS MAP IN THE OFFICE OF THE CLERK OF THE COUNTY OF PUTNAM. SIGNED THIS _____ DAY OF _____ BY: _____ BY: _____	
		<b>CERTIFICATION BY REAL PROPERTY TAX DEPT.</b> TO REAL PROPERTY TAX DEPARTMENT: PLEASE CERTIFY THAT THE FOLLOWING TAX MAP NUMBER 53-2-79.1 IN THE TOWN OF CARMEL IS THE CORRECT TAX MAP NUMBER FOR THE ATTACHED SUBDIVISION MAP. _____ DIRECTOR OF REAL PROPERTY TAXES			

SUBDIVISION PLAT  
 PREPARED FOR  
**DAVID & DEBRA SWEE**  
 BEING PARCEL 1 AS SHOWN ON A CERTAIN MAP ENTITLED "FINAL PLAN KNOWN AS THE SWEE SUBDIVISION, ETC." SAID MAP FILED IN THE PUTNAM COUNTY CLERK'S OFFICE, JULY 13, 2001 AS MAP NUMBER 1503-A.  
 SITUATE IN THE  
 TOWN OF CARMEL  
 PUTNAM COUNTY, NEW YORK  
 SCALE: 1"=60'





N/F PERRICONE

N/F LEBLANC

52° 41' 20" W 6.25'  
50° 55' 00" E 265.98'  
52° 32' 20" E 180.72'  
51° 13' 10" W 57.02'  
54° 06' 00" E 40.96'  
52° 32' 00" E 43.36'  
52° 16' 00" E 52.48'

LOT 1  
FILED MAP NO. 1503  
N/F JACOBS

AREA = 1,289,604 S.F.  
OR 29.605 ACRES

N72° 15' 40" E 36.92'  
N64° 19' 20" E 44.45'  
N59° 34' 20" E 48.68'  
N45° 53' 50" E 58.80'  
N36° 43' 30" E 122.74'  
N30° 25' 50" E 122.74'

HITCHCOCK HILL ROAD

HILL ROAD

ROAD

L = 401.43'  
R = 387.50'  
Δ = 59° 21' 22"

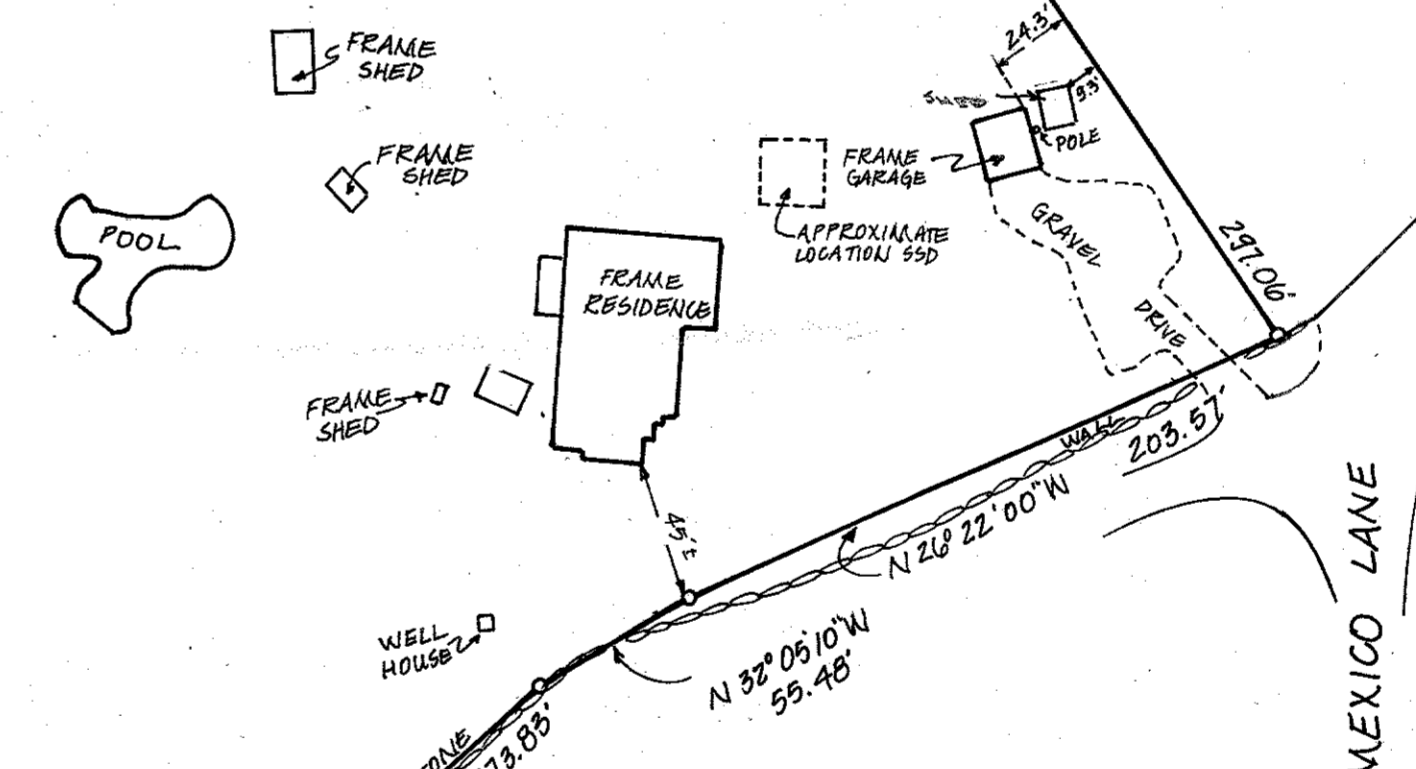
5.5" x 2.5" (CENTRAL)  
NOT TANGENT

HITCHCOCK HILL ROAD  
242.52'  
N44° 22' 30" W  
N33° 22' 00" W  
N36° 21' 30" W 122.27'  
N38° 21' 30" W 122.27'

SITE DATA:  
TAX MAP NO: 53.-2-79.1  
ZONE: R  
TOTAL AREA: 29.605  
USE: RESIDENTIAL

LAND SURVEY NOTES:

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 1209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
2. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS HEREON, IF ANY EXIST, ARE NOT CERTIFIED.
3. THE SUBSURFACE INFORMATION SHOWN HEREON IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS AND SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE ANY FUTURE EXCAVATION.
4. ALL STRUCTURES SHOWN HEREON CURRENTLY EXIST.



Certifications indicated hereon signify that this survey was prepared in accordance with the existing code of practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors. Said certifications shall be valid only to the party for whom the survey was prepared, and on that party's behalf to the title company, governmental agency and/or lending institution listed hereon, and to the assignees of the lending institution, for mortgage purposes for said party for whom this survey was prepared. Certifications are not transferable to additional institutions or subsequent owners.

Only copies from the original of this survey map bearing the signature and an original of this Land Surveyor's indel or his embossed seal shall be considered to be true and valid copies.

In addition unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's Seal is a violation of Section 1209, sub-division 2, of the New York State Education Law.

The location of underground improvements or encroachments hereon, if any exist, are not certified.

Certified to: DAVID & DEBRA SWEE

Field survey performed: JANUARY 29, 2021  
and map prepared: FEBRUARY 6, 2021

*David L. Odell*

David L. Odell, P.L.S., N.Y. State Licensed Land Surveyor (No. 060074)

NOTE: THE PROPERTY LINES ALONG HITCHCOCK HILL ROAD SHOWN HEREON WERE CREATED 25' FROM THE CENTERLINE OF PAVEMENT OF SAID ROAD.

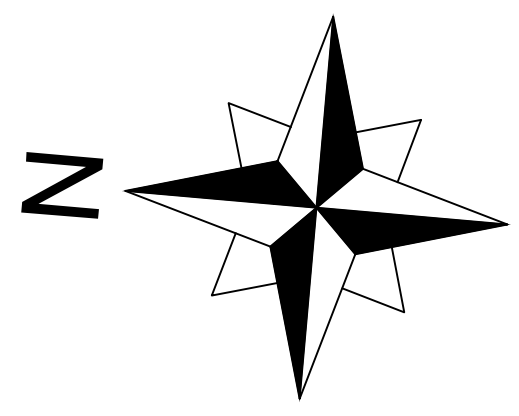
SURVEY OF PROPERTY  
PREPARED FOR  
DAVID & DEBRA SWEE

BEING PARCEL 1 AS SHOWN ON A CERTAIN MAP ENTITLED, "FINAL PLAN KNOWN AS THE SWEE SUBDIVISION, ETC.", SAID MAP FILED IN THE PUTNAM COUNTY CLERK'S OFFICE, JULY 13, 2001 AS MAP NUMBER 1503-A.

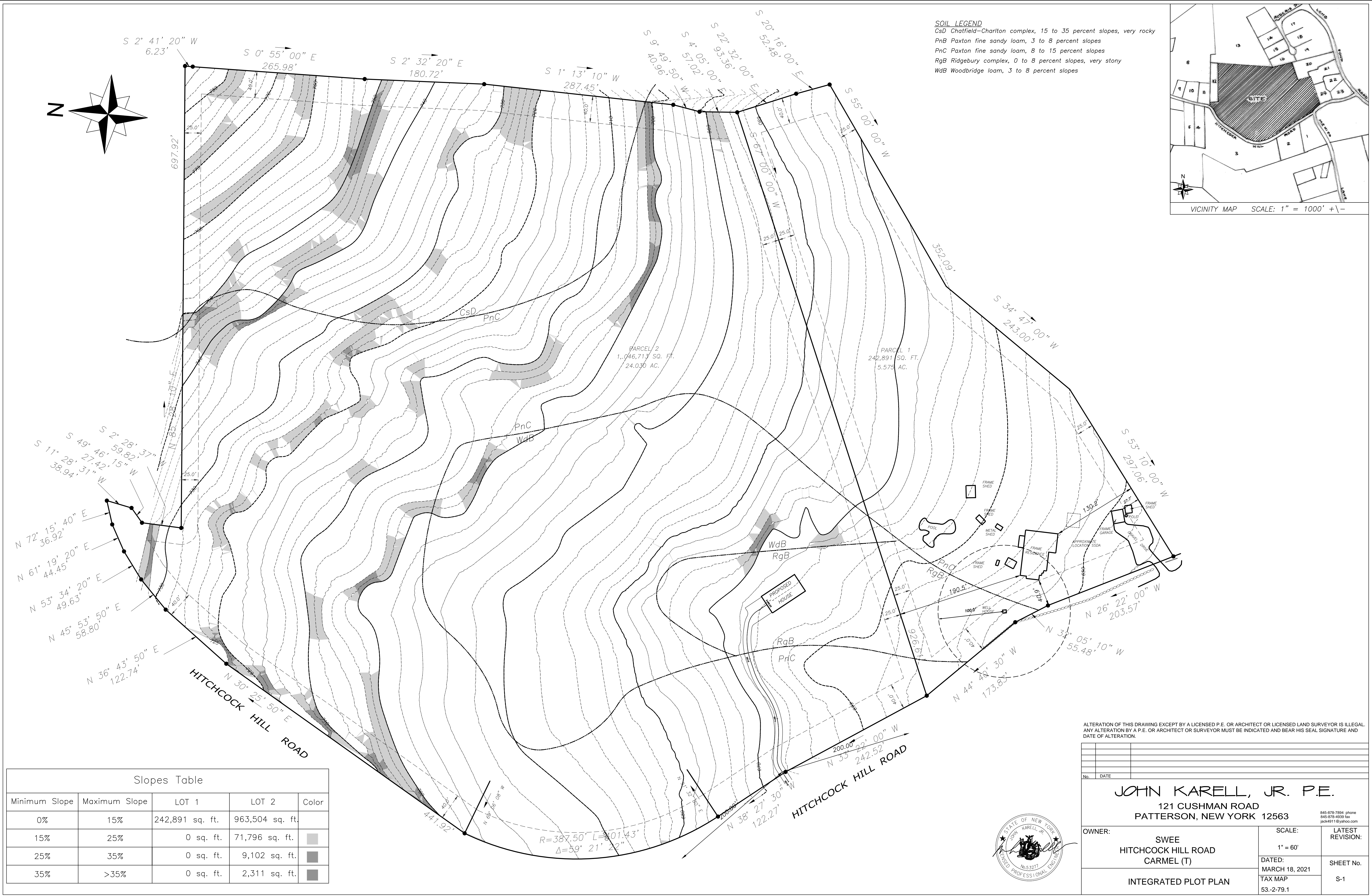
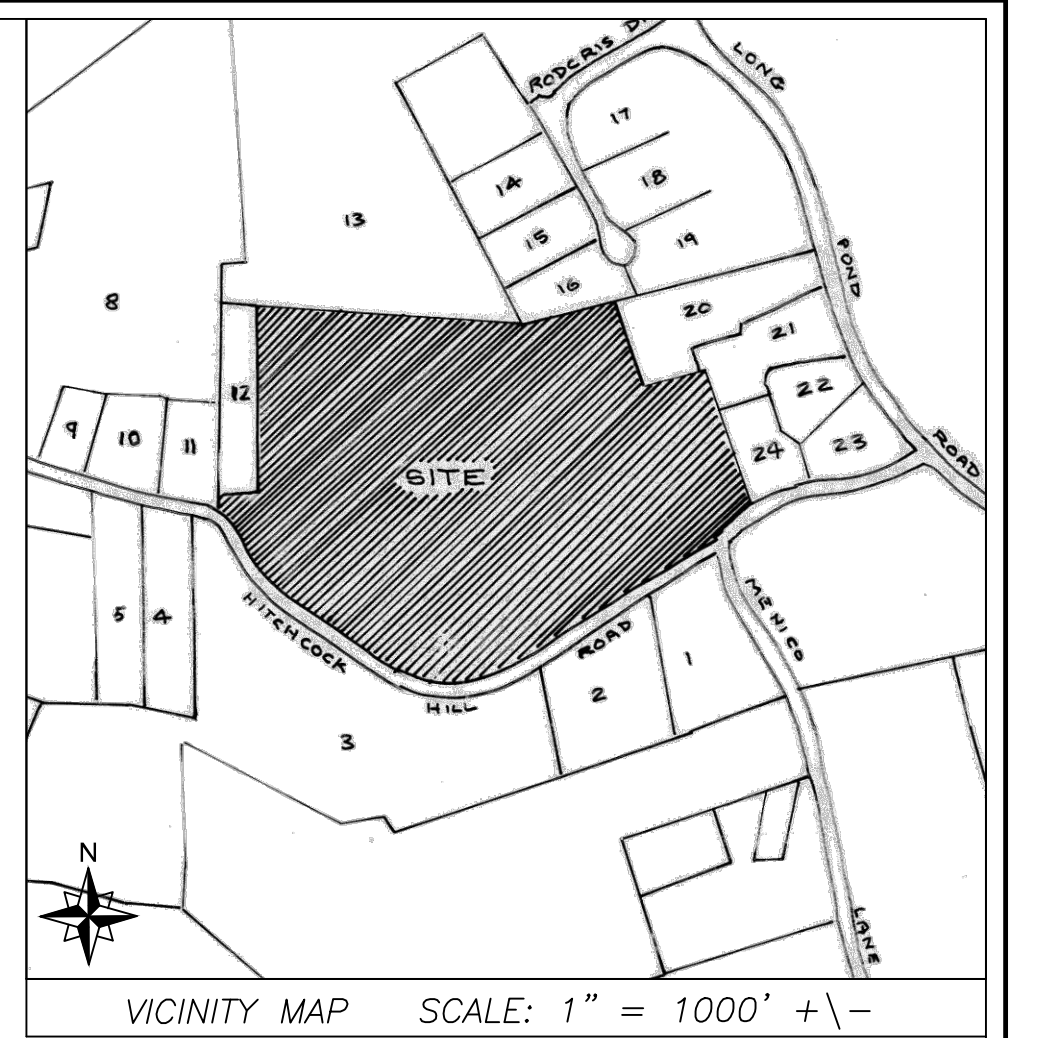
SITUATE IN THE  
TOWN OF CARMEL  
PUTNAM COUNTY, NEW YORK

SCALE: 1" = 60'





**SOIL LEGEND**  
 CsD Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky  
 PnB Paxton fine sandy loam, 3 to 8 percent slopes  
 PnC Paxton fine sandy loam, 8 to 15 percent slopes  
 RgB Ridgebury complex, 0 to 8 percent slopes, very stony  
 WdB Woodbridge loam, 3 to 8 percent slopes



Minimum Slope	Maximum Slope	LOT 1	LOT 2	Color
0%	15%	242,891 sq. ft.	963,504 sq. ft.	
15%	25%	0 sq. ft.	71,796 sq. ft.	Light Gray
25%	35%	0 sq. ft.	9,102 sq. ft.	Medium Gray
35%	>35%	0 sq. ft.	2,311 sq. ft.	Dark Gray

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
<b>JOHN KARELL, JR. P.E.</b>	
121 CUSHMAN ROAD PATTERSON, NEW YORK 12563	
OWNER:	SCALE:
SWEET HITCHCOCK HILL ROAD CARMEL (T)	1" = 60'
DATED:	LATEST REVISION:
MARCH 18, 2021	
TAX MAP	SHEET No.
53-2-79.1	S-1
INTEGRATED PLOT PLAN	



$R=387.50' \quad L=301.43'$   
 $\Delta=59^{\circ} 21' 22''$