TOWN OF CARMEL
PLANNING BOARD

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

PLANNING BOARD AGENDA
JUNE 12, 2019 – 6:00 P.M.

MEETING ROOM #2

EXECUTIVE SESSION – 6:00 PM TO 7:00 PM – POTENTIAL LITIGATION

	TAX MAP #	PUB. HEARING	MAP DATE	COMMENTS
PUBLIC HEARING				
1. Horowitz/Russell & Brown – 152 & 156 West Lake Blvd	64.19-1-84&85	6/12/19	6/28/18	Public Hearing & Resolution
SITE PLAN				
2. Action Fuel – 16 Route 6N	85.16-1-20		5/17/19	Site Plan
3. Longview School – 110 Scout Hill Road	52.-1-12		5/20/19	Site Plan
TOWN BOARD REFERRAL				
4. Top Cat Realty Corp and 1841Park Ave Realty Corp – 121-125 Stillwater Rd	86.5-1-25,26 & 75.17-1-53			Discussion
MISCELLANEOUS				
5. Minutes – 05/08/19				

Alliance Environmental Group
An F.W. Webb Company

PROUD SPONSOR

May 20, 2019

Ms. Rose Trombetta
Planning Office
Carmel Town Hall
60 McAlpin Avenue
Mahopac, NY 10541

RE: **Response to Comments**
March 2019 Planning Board Meeting
Action Fuel 16 State Route 6N
Proposed Propane Storage and Distribution Facility
Town of Carmel, Putnam County

Dear Ms. Trombetta:

Alliance Environmental Group/An F.W. Webb Company (AEG/F.W. Webb) is responding to comments from the March 2019 Planning Board Meeting. The application was submitted for the proposed construction of a propane distribution facility at the property located at 16 State Route 6N in the Town of Carmel, New York (the "Site"). Applicable responses are presented in the below sections.

Michael Carnazza, Director of Code Enforcement, March 25, 2019

A copy NFPA 58 and any other New York State laws that govern the storage of propane is attached to this submittal for review as requested.

Richard Franzetti, P.E., Town Engineer, March 25, 2019

The proposed work consists of the installation of two 30,000-gallon propane aboveground storage tanks (ASTs). As presented in the February 2019 Site Application Package, the proposed disturbance is approximately 7,200 square feet. As requested, since the disturbance is greater than 5,000 square feet, the proposed project will request coverage under the New York State Environmental Conservation (NYSEC) New York's State Pollutant Discharge Elimination System (SPDES) General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) and a Stormwater Pollution Prevention Plan (SWPPP) will be developed for implementation during construction.

Sheets C-102 and C-103 of the May 2019 Plan Set depict the existing and proposed conditions at the Site. Since the Site is relatively flat, the construction of the proposed propane system will have no effect on the grades at the Site. As part of the wetlands permit, NYDEC has requested that the excavated soil be taken off-Site for reuse at another facility owned by the Site owner.

- Installation of one (1) Transport unload stanchion including all necessary piping, valves and other appurtenances.

Additional Site features will include, but not be limited to, crash protection, fencing, emergency shut-down system, and redundant fail safes.

Propane Facility Operations have been provided in the February 2019 Site Plan Application, this narrative document, and on the updated May 2019 plan set.

As presented in the February 2019 Site Plan Application Package, the Site is not listed in any regulatory database for a release of oil or hazardous materials to the soil or groundwater.

As presented in Table 6.3.1.1 in NFPA 58, the proposed bulk propane facility must be 50 feet or more from the property line. The May 2019 plan set shows that both tanks are located more than 50 feet from the northern property line.

Enhanced wetland buffer zones have been included on the May 2019 plan set. A wetlands permit application is in progress with NYSDEC at the date of this submittal. The "stream frozen" detail relates to the time of the year that the survey was conducted.

As stated in the Section 5.4 of the February 2019 Site Plan Application Report, the Site is located in an area of Minimal Flood Hazard, although the southern boundary of the Site abuts an area identified as a Special Flood Hazard.

The propane facility will be fenced for security with manned operation only. A lighting and spill plan are included in the May 2019 plan set.

F.W. Webb/AEG trusts that this document with the associated attachments provides adequate responses to the comments from the March 2019 planning board meeting. If there are any questions, please contact the undersigned at 401-732-7600.

Sincerely,
Alliance Environmental Group / An F.W. Webb Company

Thomas B. Hevner, P.E.
Vice President - Engineering

Attachments
NFPA 58 Liquified Petroleum Gas Code Regulation
May 2019 Plan Set

SITE DEVELOPMENT PLANS

FOR:

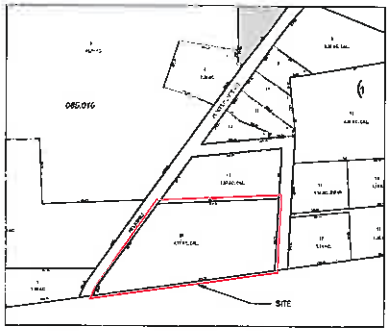
ACTION FUEL PROPANE FACILITY

LOCATION OF SITE:

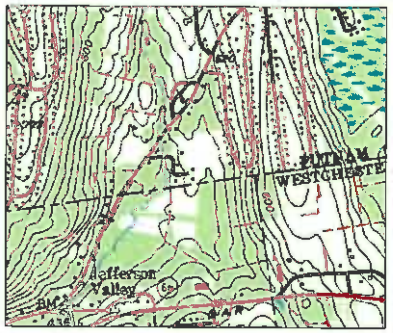
16 ROUTE 6N (MAHOPAC)
TOWN OF CARMEL
PUTNAM COUNTY, NEW YORK 10541
TAX MAP: 85.16-1-20

CURRENT SITE USES
1. VALLEY TOWING
2. JLJ AUTO REPAIR
3. MOHEGAN VOLKSWAGEN
4. CHIEF MASONRY
5. MICHAELS PAVING
6. FITZ LANDSCAPING

AERIAL MAP
SCALE: N.T.S.
SOURCE: GOOGLE MAPS - 2018



ASSESSOR PLAT PLAN
SCALE: N.T.S.
SOURCE: TOWN OF CARMEL, NY - 2018



U.S.G.S. MAP
SCALE: N.T.S.
SOURCE: TOPOQUEST.COM - 2018

SHEET INDEX

SHEET TITLE	SHEET NUMBER
TITLE PAGE	C100
NYDEC CERTIFIED SURVEY PLAN	C101
EXISTING CONDITIONS	C102
PROPOSED CONDITIONS	C103
LIGHTING AND LIGHTING SPILL PLAN	C104
DETAILS (1 OF 2)	C105
DETAILS (2 OF 2)	C106
PROCESS AND INSTRUMENTATION DIAGRAM PLAN	M100

PERMIT DRAWINGS
NOT FOR CONSTRUCTION

REVISIONS		
NO.	DATE	DESCRIPTION	BY
1	10/20/18	UPDATED IMAGERY, SHEET INDEX	R.O.V.
2	1/8/2019	UPDATED SHEET INDEX	R.O.V.
3	2/12/2019	UPDATED TITLE BLOCK	R.O.V.
4	3/21/2019	UPDATED SHEET INDEX	R.O.V.
5	5/17/2019	UPDATED SHEET INDEX/SITE USE INDEX	G.A.B.

Alliance Environmental Group
An EW Webb Company
100 JEFFERSON BLVD, STE 220- WARWICK, RI 02888
17 ERIE BLVD-ALBANY, NY 12204
PHONE 401-732-7600 EMAIL BR1136@WEBB.COM
WWW.ALLIANCEENVIRONMENTALGROUP.COM

13 Services, LLC
400 Amherst Street,
Suite 302
Nashua, NH 03063
Phone:(978) 207-1100
Fax:(978) 207-1843
Email: info@13-usa.com

BY	DRAWN	CHECKED	APPROVED
INITIAL	T.B.K.		
DATE	10/15/18		

TITLE PAGE

ACTION FUEL
16 ROUTE 6N (MAHOPAC)
CARMEL, NY 10541

SCALE	PROJECT NO.	DRAWING NUMBER
AS NOTED	2904	C100

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

SCALE: 1"= 50'

SURVEYED: JANUARY 4, 2016

(6" SNOW COVERED CONDITIONS)

WETLAND FLAGS A1 - A28 & B1 -B5 LOCATED JANUARY 2, 2019

50' 0 25' 50' 100' 200'

Graphic Scale

- PREMISES ARE DESIGNATED ON THE TAX MAPS FOR THE TOWN OF CARMEL
  SECTION: 85.16 BLOCK: 1 LOT: 20
  STREET ADDRESS: 16 ROUTE 6N
- PROPERTY AREA: 205,500 Sq.Ft. - 4.7176 ACRES
- THE PREMISES SHOWN HEREON DESCRIBED IN DEED RECORDED IN THE PUTNAM COUNTY CLERK'S OFFICE IN LIBER 2664 PAGE 177
- THIS MAP IS BASED UPON THE INFORMATION SUPPLIED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND SUBJECT TO THE FINDINGS THAT A COMPLETE ABSTRACT OF TITLE MAY UNCOVER
- THE OFFSETS SHOWN HEREON ARE NOT INTENDED TO ESTABLISH PROPERTY LINES FOR THE ERECTION OF FENCES, STRUCTURES OR ANY OTHER IMPROVEMENTS

- THE ELEVATIONS SHOWN HEREON ARE IN THE NAVD 88', (NGVD 29 AMERICAN VERTICAL DATUM 1988)
- ENCROACHMENTS BELOW GRADE AND/OR SUBSURFACE FEATURES, IF ANY, NOT LOCATED OR SHOWN HEREON
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAWS
- THE INFORMATION DEPICTED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY AND IS AN OPINION BASED UPON SAID SURVEY. VARIATIONS IN OFFSETS FROM THAT OF THE OTHERS CAN AND MAY EXIST
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES
- THIS MAP WAS PREPARED FROM AN ACTUAL FIELD SURVEY COMPLETED ON THE DATE SHOWN AND THAT SAID SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT "CODE OF PRACTICE FOR LAND SURVEYS" ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

PREPARED FOR: JENNICK PROPERTY MANAGEMENT

NYSDEC FRESHWATER WETLAND BOUNDARY VALIDATION

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetlands as delineated by Jennifer James, PWS on 10/25/18

DEC Staff _____ Surveyor / Engineer _____

Date Valid 1/1/2019 Expiration Date 1/1/2024

SEAL

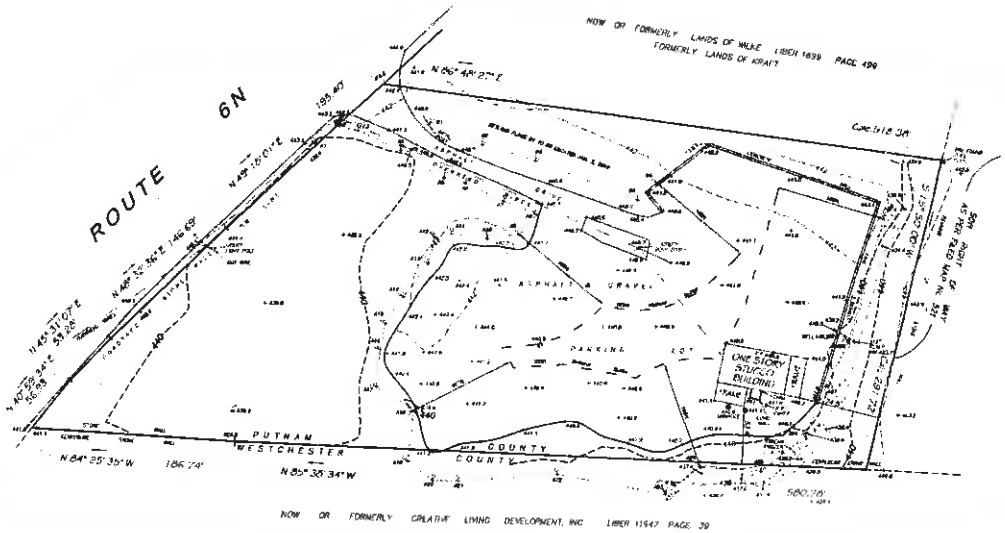
Wetland boundary delineations are validated by the New York State Department of Environmental Conservation remain valid for 5 years unless existing exempt activities, area hydrology or land use practices change (e.g., agricultural to residential). After 5 years the boundary must be revalidated by DEC staff. Revalidation may include a new delineation and survey of the wetland boundary.

Any proposed construction, grading, filling, excavating, clearing or other regulated activity in the freshwater wetland or within 100 feet of the wetland boundary as depicted on this plan requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work.

RECEIVED JAN 15 2019 Natural Resources NYSDEC Region 3 - New Paltz

Link Land Surveyors P.C.
21 Clark Place Suite 1-B Phone 845-825-5957
Mahopac, NY 10541 Fax 845-621-0613

ERIK J. LINK
NEW YORK STATE LICENSED LAND SURVEYOR NO 050942



PERMIT DRAWINGS NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY

LEGEND
- WETLAND FLAG
- STREAM
- WETLAND BUFFER ZONE (100FT)

Alliance Environmental Group
An EW Webb Company
100 JEFFERSON BLVD, STE 220-WARWICK, RI 02888
17 ERIE BLVD-ALBANY, NY 12204
PHONE 401-732-7600 EMAIL ERI1120@NEEB.COM
WWW.ALLIANCEENVIRONMENTALGROUP.COM

L3 Services, LLC
400 Amherst Street, Suite 302
Nashua, NH 03063
Phone:(978) 207-1100
Fax:(978) 207-1843
Email: info@l3-usa.com

DRAWN	CHECKED	APPROVED
BY R.D.V.		
DATE 3/21/2019		

NYDEC CERTIFIED SURVEY PLAN

ACTION FUEL
16 ROUTE 6N (MAHOPAC)
CARMEL, NY 10541

SCALE	PROJECT NO.	DRAWING NUMBER
AS NOTED	2804	C101

CERTIFIED ABUTTERS LIST

85.16-1-1
Vincent Botalico
1560 W 8th St
Brooklyn, NY 11204

85.16-1-20
Jemark Property Management
350 Peekskill Hollow Rd
Putnam Valley, NY 10579

85.16-1-3
Black Mountain Properties LLC
c/o SJS Management Corp
767 Third Ave Ste 31A
New York, NY 10017

85.16-1-16
Salvatore N Serio
21 Pine Tree Ln
Mahopac, NY 10541

85.16-1-12
Marcella Mancini
36 Rte 6N
Mahopac, NY 10541

85.16-1-10
John Doedero
40 Rte 6N
Mahopac, NY 10541

85.16-1-2
Americo Crecco
10 Hillside Ter
Mahopac, NY 10541

85.16-1-13
Richard Flynn
15 Pine Tree Ln
Mahopac, NY 10541

85.16-1-19
Lisa Wilke
20 Rt 6N
Mahopac, NY 10541

85.16-1-17
Elli Marie Zilempe
24 Pine Tree Ln 4D
Mahopac, NY 10541

85.16-1-18
The Bank of New York Mellon
525 William Penn
Pittsburgh, PA 15259

85.16-1-11
40 Route 6N LLC
40 Rt 6N
Mahopac, NY 10541

85.16-1-10
Peter Geoghegan
44 Rt 6N
Mahopac, NY 10541

85.16-1-20
Carmine Bonielo
16 Route 6N
Mahopac, NY 10541

85.16-1-14
Salvatore Serio
21 Pine Tree Ln
Mahopac, NY 10541

85.16-1-16
Joe Cruz
30 Pine Tree Ln
Mahopac, NY 10541

85.16-1-15
Steven Mastroianni
31 Pine Tree Ln
Mahopac, NY 10541

85.16-1-4
Thomas Lewandi
41 Rte 6N
Mahopac, NY 10541

85.16-1-9
Lawrence Miller
48 Rt 6N
Mahopac, NY 10541

THIS IS TO CERTIFY THAT THIS IS A TRUE COPY OF THE RECORD ON FILE WITH THE TOWN OF CARMEL

Ann Spofford
TOWN CLERK

10-17-2018
DATE

SITE WORKERS:

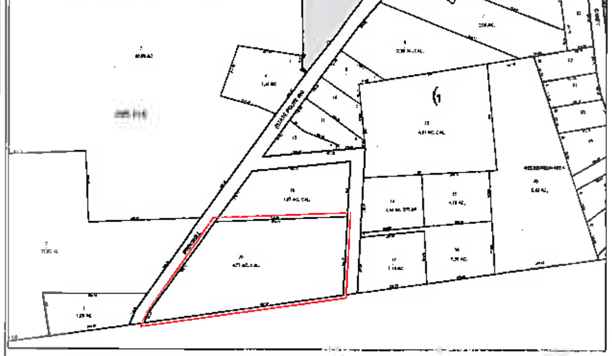
EXISTING CONDITIONS – WORKERS: 5 TO 6 PEOPLE WORK AT THE SITE ON A DAILY BASIS.

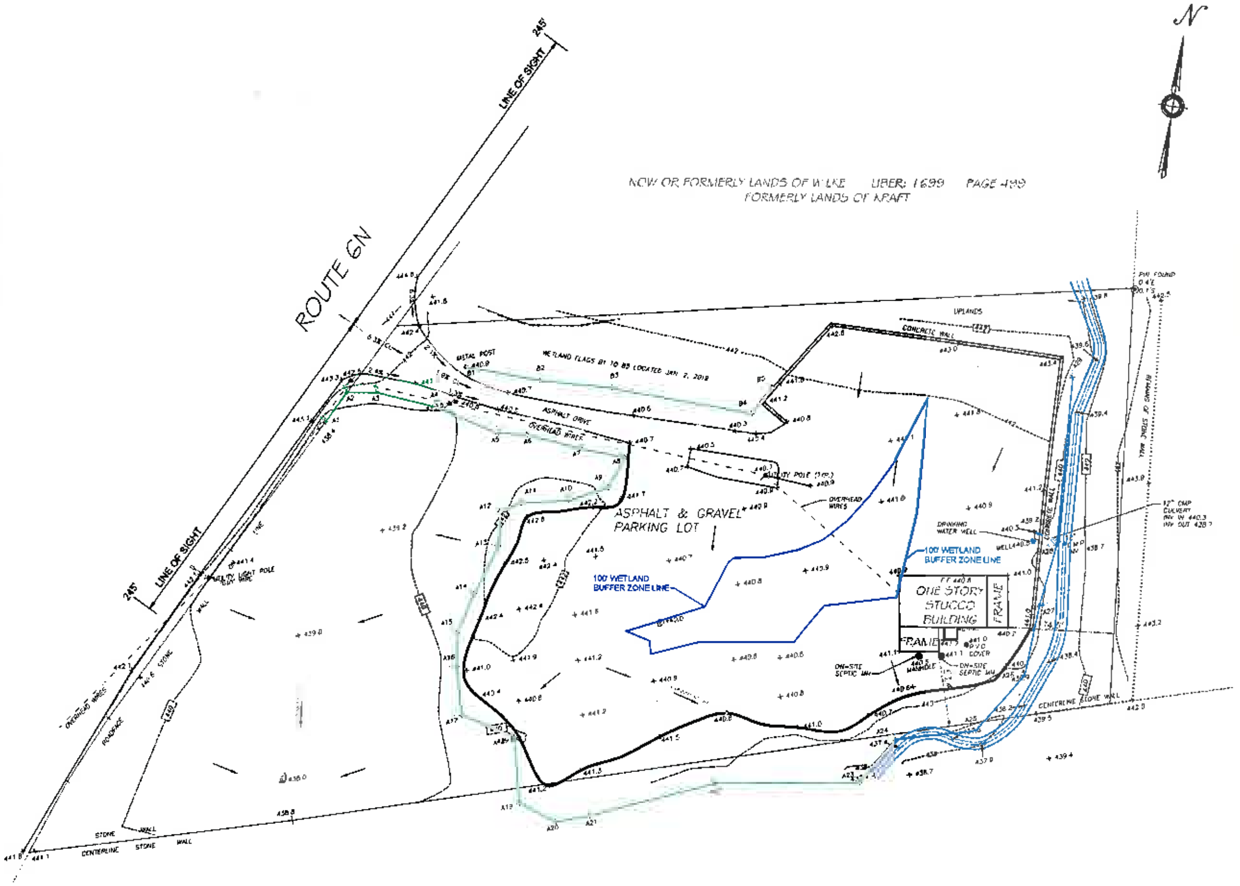
PROPOSED CONDITIONS – WORKERS: AN ADDITIONAL 2 PEOPLE ARE EXPECTED TO BE AT THE SITE ON A DAILY BASIS WITH THE ADDITION OF THE ACTION FUEL PROPANE DISTRIBUTION FACILITY.

ASSESSOR PLAT PLAN

SCALE: N.T.S.

SOURCE: TOWN OF CARMEL, NY – 2018





PERMIT DRAWINGS
NOT FOR CONSTRUCTION

NOTES:
1.) BASE PLAN ADAPTED FROM "TOPOGRAPHIC SURVEY OF PROPERTY SITUATED IN TOWN OF CARMEL, PUTNAM COUNTY NEW YORK" CONDUCTED BY LINK SURVEYORS P.C. OF CARMEL, N.Y. ON JANUARY 4, 2018.

SCALE: 1"=40'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/20/18		R.O.V.
2	2/13/2019	UPDATED TITLE BLOCK	R.O.V.
3	3/21/2019	ABUTTER INFORMATION ADDED	R.O.V.
4	5/17/2019	ADDRESS REVIEW COMMENTS	G.A.D.

LEGEND

- UTILITY POLE (TYP.)
- WETLAND FLAG
- OVERHEAD ELECTRICAL WIRE
- CONTOUR ELEVATION
- STREAM

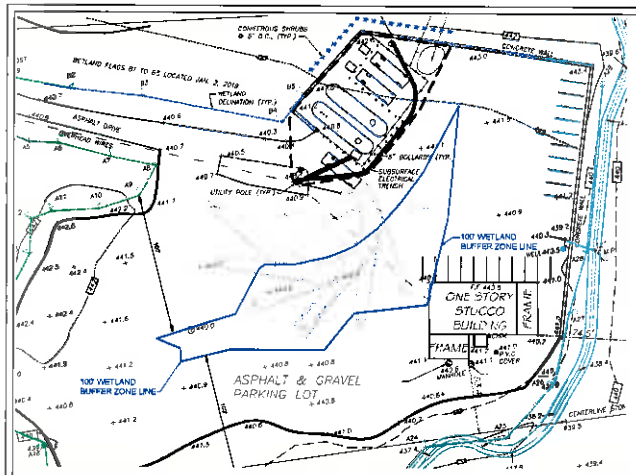
Alliance Environmental Group
An F.W. Webb Company
100 JEFFERSON BLVD, STE 220–WARWICK, RI 02888
17 ERIE BLVD–ALBANY, NY 12204
PHONE 401–732–7800 EMAIL BR113@FWWEBB.COM
WWW.ALLIANCEENVIRONMENTALGROUP.COM

I3 Services, LLC
400 Amherst Street, Suite 302
Nashua, NH 03063
Phone:(978) 207–1100
Fax:(978) 207–1843
Email: info@i3-usa.com

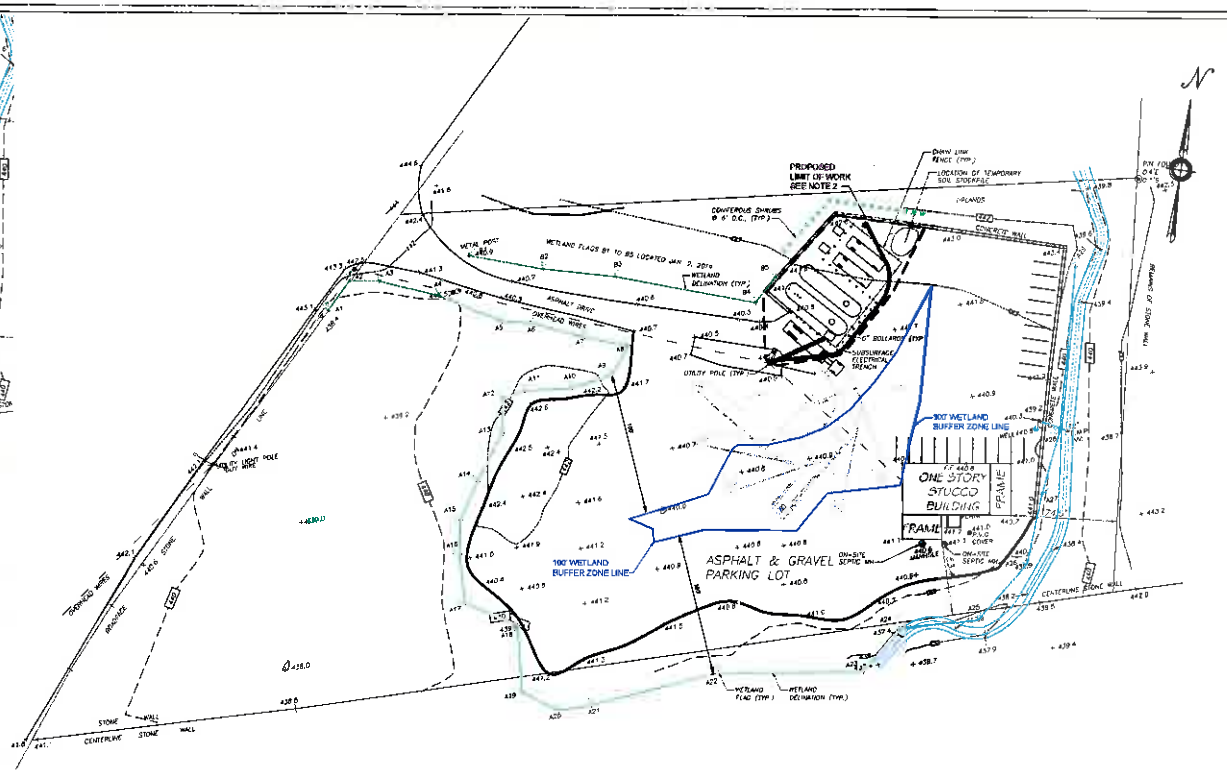
EXISTING CONDITIONS

ACTION FUEL
18 ROUTE 6N (MAHOPAC)
CARMEL, NY 10541

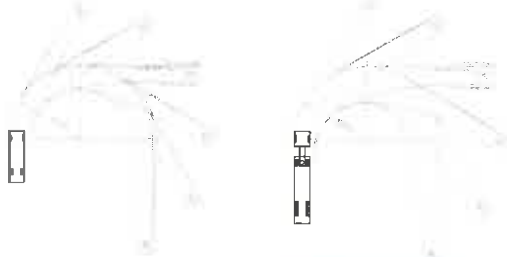
	DRAWN	CHECKED	APPROVED	SCALE	PROJECT NO.	DRAWING NUMBER
BY	T.B.H.			AS NOTED	2904	C102
DATE	10/13/18					



PROPOSED CONDITIONS PLAN WITH PROPANE BOBTAIL TURNING RADIUS



PROPOSED CONDITIONS PLAN WITH PROPANE TRANSPORT TURNING RADIUS



3,400 GALLON BOBTAIL 9,000 GALLON TRANSPORT

VEHICLE TURNING RADIUS DETAIL
SCALE: N.T.S.

SEQUENCE OF CONSTRUCTION:

1. MARK LIMIT OF WORK AT SITE.
2. CALL 811 BEFORE YOU DIG.
3. DEPLOY SEDIMENTATION CONTROLS.
4. ELECTRICAL CONDUIT TRENCH EXCAVATION AND INSTALLATION.
5. TANK PIER FOUNDATION INSTALLATION.
6. TANK PLACEMENT.
7. STANCHION CONCRETE PAD CONSTRUCTION.
8. EQUIPMENT, PIPING, MECHANICAL, AND ELECTRICAL INSTALLATION.
9. FUEL DELIVERY AND SYSTEM START-UP TEST.
10. BOLLARD AND FENCE CONSTRUCTION.
11. SOIL STOCKPILE SPOILS REMOVED OFF SITE.
12. REMOVE SEDIMENTATION CONTROLS.

PERMIT DRAWINGS
NOT FOR CONSTRUCTION

NOTES:
1.) BASE PLAN ADAPTED FROM "TOPOGRAPHIC SURVEY OF PROPERTY SITUATED IN TOWN OF CARMEL, PUTNAM COUNTY NEW YORK" CONDUCTED BY LINK SURVEYORS P.C. OF CARMEL, N.Y. ON JANUARY 4, 2018.
2.) THE PROPOSED LIMIT OF WORK IS TO BE THE LIMIT OF GRADING AND ALSO DEPICTS THE PLACEMENT OF EROSION CONTROLS. THE PROPOSED GRADING IS TO BE RETURNED TO EXISTING GRADE.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/26/18	PROPOSED LAYOUT DETAILS	R.O.V.
2	1/6/2019	WETLAND FLAGS	R.O.V.
3	2/12/2019	WETLAND BUFFER, TITLE BLOCK	R.O.V.
4	5/21/2019	TITLE BLOCK	R.O.V.
5	5/17/2019	ADDRESS REVIEW COMMENTS	G.A.D.

LEGEND
- SITE LIGHTING (TYP.)
- UTILITY POLE (TYP.)
- WETLAND FLAG
- OVERHEAD ELECTRICAL WIRE
- CONTOUR ELEVATION
- FENCE
- STREAM
- WETLAND BUFFER ZONE
- ELECTRICAL UTILITY TRENCH

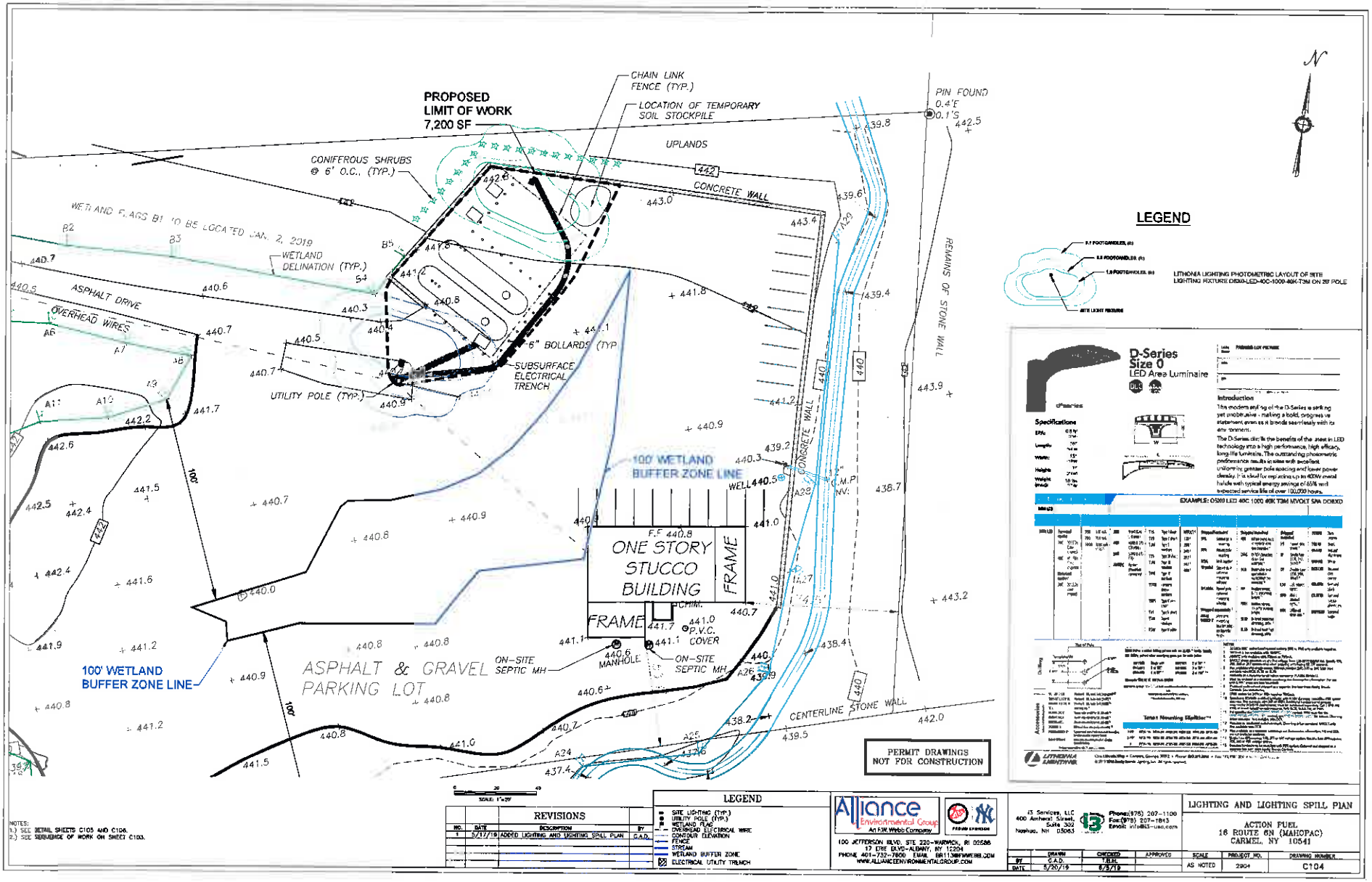
Alliance Environmental Group
An F.W. Webb Company
100 JEFFERSON BLVD. STE 220-WARWICK, RI 02886
17 ERIE BLVD-ALBANY, NY 12204
PHONE 401-732-7600 EMAIL BR113@FWWEBB.COM
WWW.ALLIANCEENVIRONMENTALGROUP.COM

13 Services, LLC
400 Amherst Street, Suite 302
Nashua, NH 03063
Phone:(978) 207-1100
Fax:(978) 207-1643
Email: info@3-usa.com

	DRAWN	CHECKED	APPROVED
BY	G.A.D.	T.B.N.	
DATE	5/20/19	5/5/19	

PROPOSED CONDITIONS
ACTION FUEL
18 ROUTE 6N (MAHOPAC)
CARMEL, NY 10541

SCALE	PROJECT NO.	DRAWING NUMBER
AS NOTED	2904	C103



LEGEND

LITHONIA LIGHTING PHOTOMETRIC LAYOUT OF SITE LIGHTING FIXTURE DSXO-LED-40C-1000-40K-T3M ON 20' POLE

NOTES:
1.) SEE DETAIL SHEETS C105 AND C106.
2.) SEE SEQUENCE OF WORK ON SHEET C103.

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5/17/19	ADDED LIGHTING AND LIGHTING SPILL PLAN	C.A.D.

LEGEND

- SITE LIGHTING (TYP.)
- UTILITY POLE (TYP.)
- WETLAND FLAG
- OVERHEAD ELECTRICAL WIRE
- CONTOUR ELEVATION
- FENCE
- STREAM
- WETLAND BUFFER ZONE
- ELECTRICAL UTILITY TRENCH

Alliance Environmental Group
An F.W. Webb Company
100 JEFFERSON BLVD, STE 220-WARWICK, RI 02886
17 ERIE BLVD-ALBANY, NY 12204
PHONE 401-732-7600 EMAIL BB13@FWWEBB.COM
WWW.ALLIANCEENVIRONMENTALGROUP.COM

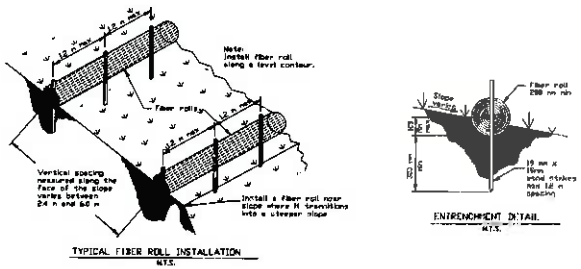
JS Services, LLC
400 Amherst Street, Suite 302
Nashua, NH 03063
Phone:(978) 207-1100
Fax:(978) 207-1843
Email: info@JS-LLC.com

BY	DRAWN	CHECKED	APPROVED
	C.A.D.	T.B.H.	
DATE	5/20/19	5/5/19	

LIGHTING AND LIGHTING SPILL PLAN

ACTION FUEL
18 ROUTE 6N (MAHOPAC)
CARMEL, NY 10541

SCALE	PROJECT NO.	DRAWING NUMBER
AS NOTED	2904	C104

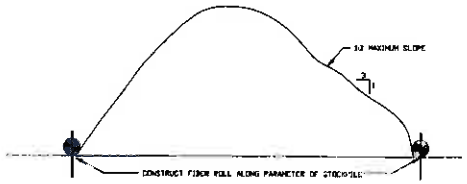


TYPICAL FIBER ROLL INSTALLATION
N.T.S.

ENTRENCHMENT DETAIL
N.T.S.

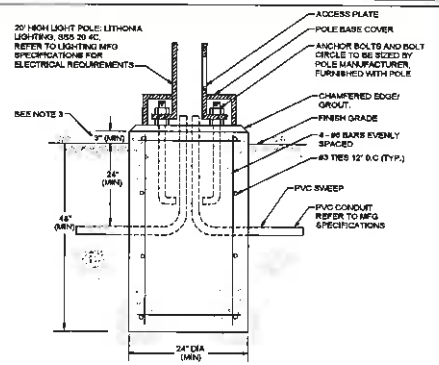
STRAW WATTLE / FIBER ROLL DETAIL

SCALE: N.T.S.



TEMPORARY STOCKPILE DETAIL WITH FIBER ROLL DETAIL

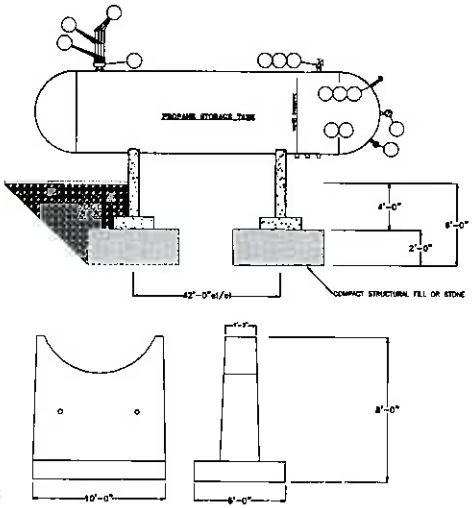
SCALE: N.T.S.



NOTES:
1. BASE DETAIL PROVIDED TO INDICATE GENERAL INTENT OF THE ELECTRICAL INSTALLATION. MODIFY BASE DEPTH AND DIAMETER TO ACCOMMODATE LIGHTING FIXTURE AND SOIL CHARACTERISTICS.
2. COORDINATE ANCHOR BOLT PLACEMENT WITH GENERAL CONTRACTOR, POLE BASE EXCAVATION FORMING, REBAR AND CONCRETE BY G.C.
3. ELEVATION ABOVE FINISH GRADE SHALL BE 3" FOR INSTALLATIONS IN ISLANDS/PERIMETERS AND 30" IN PAVED AREA UNLESS OTHERWISE NOTED.

SITE LIGHTING POLE BASE DETAIL

SCALE: N.T.S.



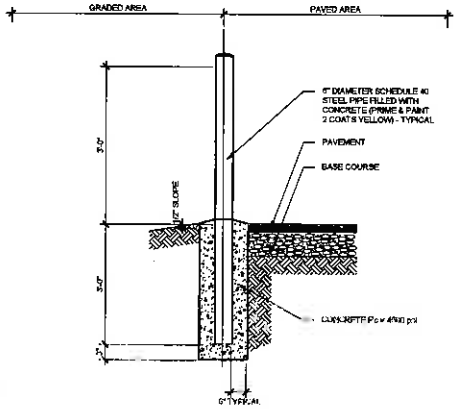
Tank Foundation Diagram
NTS

GENERAL NOTES:

1. Footings to be placed 4'-0" below grade.
2. Base material to be compacted 3/4" stone or structural fill.
3. Compaction shall be no less than 95%.
4. Piers to be cast from 4,500 psi concrete.

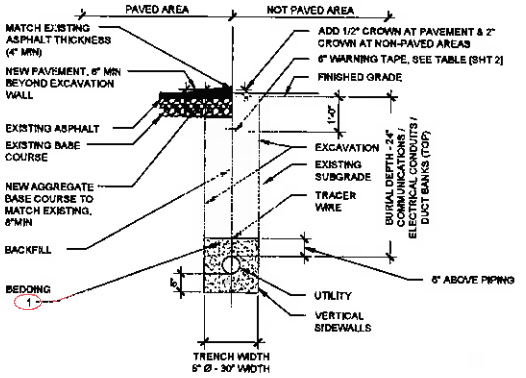
TANK FOUNDATION DETAIL

SCALE: N.T.S.



BOLLARD DETAIL

SCALE: N.T.S.



ELECTRICAL UTILITY TRENCH DETAIL

SCALE: N.T.S.

PERMIT DRAWINGS
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/20/18	STOCKPILE DETAIL ADDED	R.O.V.
2	11/8/2018	TITLE BLOCK REV.	R.O.V.
3	2/12/2019	UPDATED TITLE BLOCK	R.O.V.
4	3/21/2019	UPDATED TITLE BLOCK	R.O.V.
4	5/17/2019	UPDATED TITLE BLOCK/POLE BASE DETAIL	G.A.D.

LEGEND

Alliance Environmental Group
An EW Webb Company
100 JEFFERSON BLVD., STE 220-WARWICK, RI 02888
17 ERIE BLVD-ALBANY, NY 12201
PHONE 401-732-7600 EMAIL IM1134@WEBB.COM
WWW.ALLIANCEENVIRONMENTALGROUP.COM

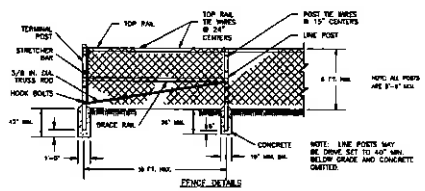
13 Services, LLC
400 Amherst Street, Suite 302
Nashua, NH 03063
Phone:(978) 207-1100
Fax:(978) 207-1843
Email: info@13-usa.com

	DRAWN	CHECKED	APPROVED
BY	T.B.H.		
DATE	10/13/18		

DETAILS (1 OF 2)

ACTION FUEL
16 ROUTE 6N (MAHOPAC)
CARMEL, NY

SCALE	PROJECT NO.	DRAWING NUMBER
AS NOTED	2804	C105



FENCE DETAILS

SHAPE, SIZE AND WEIGHT REQUIREMENTS FOR FENCE POSTS AND RAILS			
ITEM	SHAPE	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
**			
TERMINAL POSTS	ROUND	2.375	3.65
	*ROUND	2.375	3.12
LINE POSTS	ROUND	1.90	2.72
	*ROUND	1.90	2.28
TOP & BRACE RAILS	ROUND	1.66	2.27
	*ROUND	1.66	1.84

* GRADE B HIGH STRENGTH STEEL
** INCLUDES END, CORNER, ANGLE, INTERSECTION AND INTERMEDIATE BRACED POSTS

GATE FRAME MEMBERS SIZE AND WEIGHT		
GATE FRAME	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
ROUND	1.66	2.27
*ROUND	1.66	1.84

* GRADE B HIGH STRENGTH STEEL

GATE POST SIZE AND WEIGHT		
GATE LEAF WIDTH OF 6 FT. OR LESS	OUTSIDE DIMENSIONS INCHES	WEIGHT LBS./LIN. FT.
ROUND	2.875	5.79
*ROUND	2.875	4.64

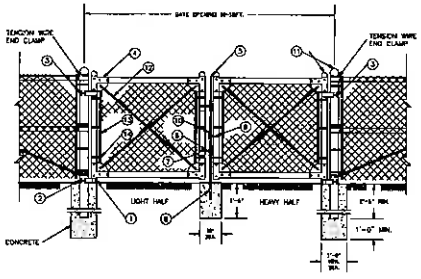
* GRADE B HIGH STRENGTH STEEL

CONSTRUCTION NOTES

1. MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
2. ALL POSTS SHALL BE INSTALLED VERTICALLY. WHERE POSTS ARE INSTALLED ON AN INCLINED SURFACE, THE ANGLE OF THE POST SHALL BE ADJUSTED SO THAT THE POST WILL BE VERTICAL.
3. THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.

CHAIN LINK FENCE INSTALLED IN EARTH

SCALE: N.T.S.



GATE DETAIL

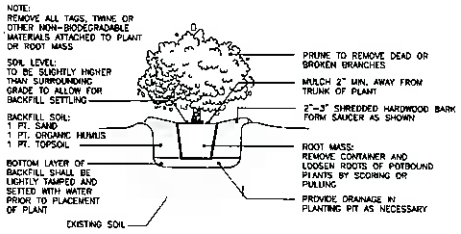
LEGEND

PART NO.	DESCRIPTION	QUANTITY
1	STRAIGHT PLUG	2
2	BOTTOM HINGE	2
3	TOP HINGE	2
4	CORNER ELBOW	8
5	PLUNGER ROD	1
6	LATCH FORK	2
7	FORK CATCH	2
8	PLUNGER ROD CATCH	1
9	LOCK KEEPER GUIDE	1
10	LOCK KEEPER	1
11	ORNAMENTAL TOPS	8
12	TRUSS RODS	4
13	STRETCHER BAR	4
14	HOOK BOLTS	12

NOTE:
THE FENCING SHALL BE #9 GAGE FENCE FABRIC, STANDARD 2-INCH CHAIN LINK DIAMOND MESH.

CHAIN LINK FENCE WITH VEHICLE GATE INSTALLED IN EARTH

SCALE: N.T.S.



CONIFEROUS SHRUB PLANTING DETAIL

SCALE: N.T.S.

PERMIT DRAWINGS
NOT FOR CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	1/8/2019	TITLE BLOCK FONT	R.D.V.
2	2/12/2018	UPDATED TITLE BLOCK	R.D.V.
3	8/21/2018	UPDATED TITLE BLOCK	R.D.V.
4	9/17/2018	UPDATED TITLE BLOCK, SHRUB DETAIL	G.A.D.

LEGEND

Alliance Environmental Group
An FW Webb Company
100 JEFFERSON BLVD. STE 220-WARWICK, RI 02888
17 ERIE BLVD-ALBANY, NY 12204
PHONE: 401-732-7600 EMAIL: BRIAN@ALLIANCEENVIRONMENTALGROUP.COM
WWW.ALLIANCEENVIRONMENTALGROUP.COM

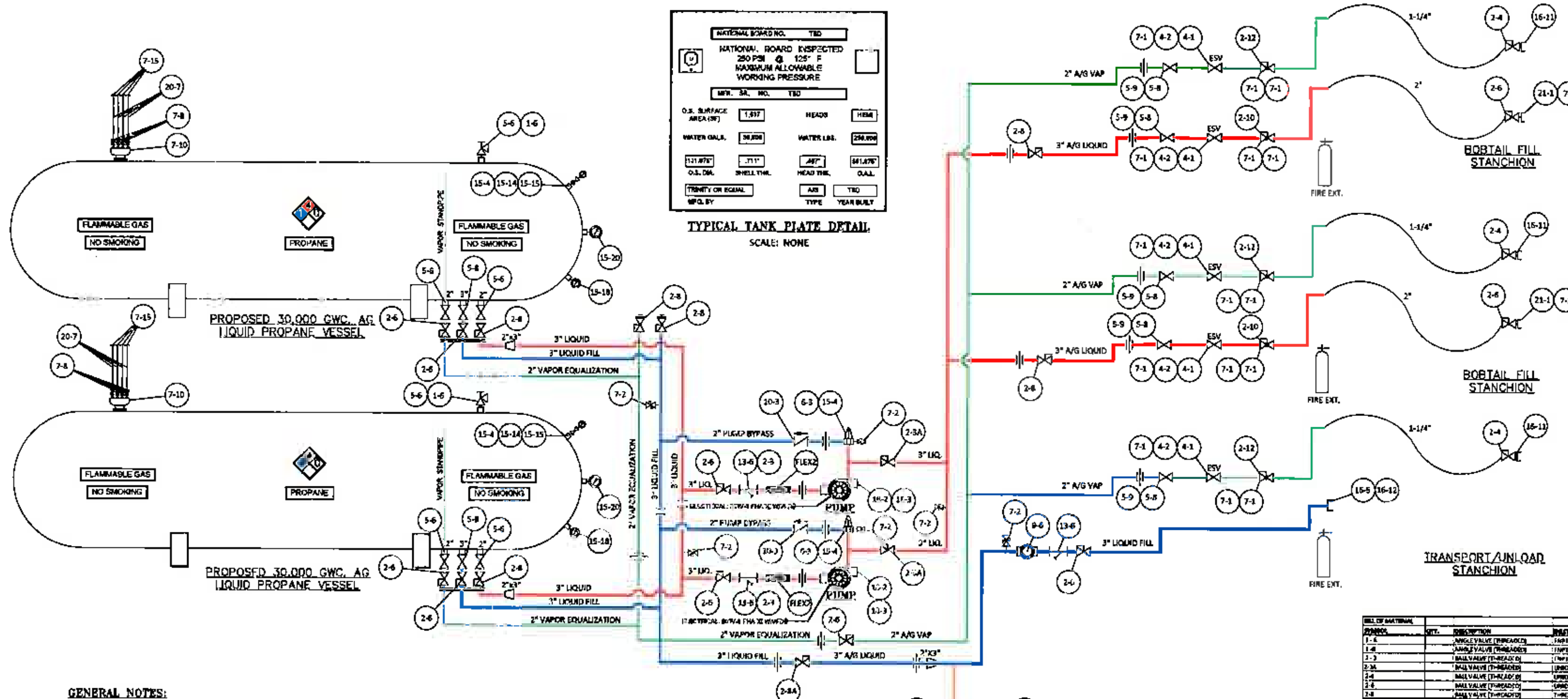
13 Services, LLC
100 Amherst Street,
Suite 302
Nashua, NH 03063
Phone:(978) 207-1100
Fax:(978) 207-1243
Email: info@13-use.com

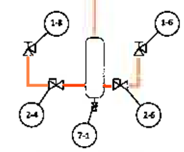
	Drawn	Checked	Approved
BY	R.D.V.		
DATE	10/15/18		

DETAILS (2 OF 2)

ACTION FUEL
16 ROUTE 6N (MAHOPAC)
CARMEL, NY

SCALE	PROJECT NO.	DRAWING NUMBER
AS NOTED	2904	C106





GENERAL NOTES:

1. ALL PIPING TO BE ASTM A53 OR ASTM 106 WELDED OR SEAMLESS CARBON STEEL PIPE.
2. ALL TEES, ELBOWS, COUPLINGS, UNIONS, ETC. WILL BE EXTRA HEAVY FORGED STEEL WHEN INSTALLED ON (HIGH PRESSURE) SERVICE PIPING OPERATING AT GREATER THAN 125 PSIG OR MALLEABLE STEEL WHEN INSTALLED ON (LOW PRESSURE) SERVICE PIPING OPERATING AT LESS THAN 125 PSIG.
3. ALL FLANGES (150 LB. LOW PRESSURE / 300 LB. HIGH PRESSURE) SHALL BE DESIGNED FOR A PRESSURE RATING EQUAL TO OR GREATER THAN THE REQUIRED WORKING PRESSURE OF THE PIPING SERVICE FOR WHICH THEY ARE INSTALLED.
4. ALL (HIGH PRESSURE) LIQUID AND VAPR SERVICE PIPING OPERATING AT GREATER THAN 125 PSIG WILL BE SCHEDULE 40 WHEN WELDED AND/OR SCHEDULE 80 WHEN THREADED.
5. ALL (LOW PRESSURE) VAPOR SERVICE PIPING OPERATING AT LESS THAN 125 PSIG WILL BE SCHEDULE 40 WHEN WELDED AND/OR THREADED.
6. DESIGN COMPLIES WITH NFPA 58, 2014 EDITION.

BILL OF MATERIAL

SYMBOL	QTY.	DESCRIPTION	INLET/OUTLET	PIPE SIZE	MANUFACTURER / PART NO.
1-6		ANGLE VALVE (THREADED)	FNPT/FNPT	2	REGO A7514AP
1-8		ANGLE VALVE (THREADED)	FNPT/FNPT	1-1/4"	REGO A7506AP
2-3		BALL VALVE (THREADED)	FNPT/FNPT	1	APOLLO 80-100
2-3A		BALL VALVE (THREADED)	UNION ENDS	1	JOMAR 100-[illegible]
2-4		BALL VALVE (THREADED)	UNION ENDS	1-1/4"	JOMAR 100-[illegible]
2-6		BALL VALVE (THREADED)	UNION ENDS	2	JOMAR 100-[illegible]
2-8		BALL VALVE (THREADED)	THREADED	3"	JOMAR 500-310
2-8A		BALL VALVE	FLANGED	3"	JOMAR 600-250
2-10		RIGHT ANGLE GLOBE VALVE	FNPT/FNPT	2"	REGO 7704A
2-12		RIGHT ANGLE GLOBE VALVE	FNPT/FNPT	1-1/4"	REGO 7512B
4-1	8	EMERGENCY SHUT-OFF VALVE	FNPT/FNPT	2	REGO [illegible]
4-7	4	ESV ROTARY ACTUATOR		3" AND 2"	REGO [illegible]
5-6	6	INTERNAL VALVE (250GPM)	MNPT/FNPT	2	REGO [illegible] OR CAVAGNA [illegible]
5-8	6	INTERNAL VALVE (400GPM)	MNPT/FNPT	3"	REGO [illegible] OR CAVAGNA [illegible]
5-9	4	PNEUMATIC ACTUATOR	SPRING RTN		OMAL TYPE [illegible]
6-3	2	BYPASS VALVE	FNPT/FNPT	2"	CORKEN ZV-200 WITH 44-758 SPRING
7-1	8	HYDRO. RELIEF VALVE (450 PSI)	MNPT	1/4"	REGO 3127U
7-2	4	HYDRO. RELIEF VALVE (450 PSI)	MNPT	1/2"	REGO 3129U
7-8	2	MULTIPORT RELIEF VALVE	FLANGED	3"	REGO [illegible]
7-10	4	RELIEF VALVE (250 PSI)	MNPT/FNPT	2"/2.5"	REGO A3149G
7-15	8	RAIN CAP		3"	FF70-4 1/2
9-6		BACKCHECK VALVE W/SITE CHECK	FNPT/FNPT	2"	MARSHALL EXCELSIOR MEB755-16
10-3	2	SWING VALVE W/SITE CHECK	FNPT/FNPT	2"	REGO [illegible]
13-6	2	STRAINER	FNPT/FNPT	3"	[illegible]
15-4	8	4 1/2" PRESS. GAUGE (0-300#)		1/4"/2.5"	MSCP [illegible]
15-14	2	VENT/PRESSURE VALVE	MNPT/FNPT	3/4"	REGO [illegible]
15-15	2	[illegible] VALVE	FNPT	1/4"	REGO 3165C
15-17	2	MOUNTING STUDS		5/8"/2.5"	[illegible]
15-18	2	THERMOMETER	MNPT	1/2" [illegible] STEM	MSCP-[illegible]
15-19		ADAPTER	M NPT	2"	[illegible]
15-20	2	MAGNATEL LIQUID LEVEL GAUGE		2-1/2"	[illegible]
16-5	2	PLASTIC CAP w/ CHAIN	FACME	1-3/4"	[illegible]
16-8	2	STEEL CAP w/ CHAIN	FACME	3-1/4"	[illegible]
16-11	3	ACME ADAPTOR	MACME/MNPT	1-3/4" X 1-1/4"	REGO [illegible] BASKET [illegible]
16-12	4	ACME ADAPTOR	MACME/MNPT	3-1/4" X 2"	REGO [illegible] BASKET [illegible]
18-2	2	POSITIVE DISPLACEMENT PUMP	NPT X FNPT	3"	CORKEN Z 3200 POSITIVE DISPLACEMENT PUMP
18-3	2	PUMP MOTOR	NPT X FNPT	3"	CORKEN 15HP MOTOR FOR Z SERIES PUMP W/[illegible] VFD
19-3	2	LP GAS HOSE 2" X 10	MNPT/MNPT	2	PARKER LP HOSE 250 PSIG
19-4	2	LP GAS HOSE 1.25" X 10	MNPT/MNPT	1.25"	PARKER LP HOSE 250 PSIG
20-7	4	STANDPIPE (SCHD. 40 GALV.)	MNPT/TOE	3"	MINIMUM 7' HEIGHT
21-1	1	[illegible]	MNPT/TOE	2"	MARSHALL EXCELSIOR [illegible]
FLEX2	2	FLEX CONNECTION	MNPT/MNPT	3"	

PROCESS AND INSTRUMENTATION DIAGRAM (P&ID) PLAN

SCALE: NONE

PERMIT DRAWINGS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/12/2019	UPDATED TITLE BLOCK	R.O.V.
2	5/17/2019	TANK SIGNAGE AND P&ID UPDATES	G.A.D.

LEGEND

P&ID – PROCESS AND INSTRUMENTATION DIAGRAM

Alliance Environmental Group
An F.W. Webb Company
100 JEFFERSON BLVD, STE 220–WARWICK, RI 02888
17 ERIE BLVD–ALBANY, NY 12204
PHONE 401–732–7800 EMAIL BR113@FWWEBB.COM
WWW.ALLIANCEENVIRONMENTALGROUP.COM

I3 Services, LLC
400 Amherst Street, Suite 302
Nashua, NH 03063
Phone:(978) 207–1100
Fax:(978) 207–1843
Email: info@i3-ueo.com

PROCESS AND INSTRUMENTATION DIAGRAM PLAN

ACTION FUEL
18 ROUTE 6N (MAHOPAC)
CARMEL, NY 10541

	DRAWN	CHECKED	APPROVED	SCALE	PROJECT NO.	DRAWING NUMBER
BY	T.B.H.			AS NOTED	2004	M100
DATE	10/13/18					

P.W. Scott
Engineering & Architecture, P.C.
3871 Route 6
Brewster, NY 10509
pwscott@pwscott.com
www.pwscott.com
(845) 278-2110

May 20, 2109

Town of Carmel Planning Board
Town Hall
60 McAlpin Avenue
Mahopac, NY 10541
rtrombetta@ci.carmel.ny.us

Re: Longview School
110 Scout Hill Rd, Carmel
Waiver Requested for this Application

Dear Chairman of the Planning Board and Board Members,

Please review the following in conjunction with the site plan application submitted for Longview School, 110 Scout Hill Rd.

Waiver Requested

1. Section 156-61-B.6 Topography
   The site has been prepared based upon an existing site plan with house and improvements noted. The firm of Terry Bergendorff Collins Land Surveyors, has been retained to provide 2' contours for the area of the proposed disturbance; this work product is pending. The proposed disturbances are within the developed area of the site.

   It is requested that the Planning Board initiate a review of the project for SEQRA while the topography, as required per Section 156-6.1-B.6, is being completed.

2. Section 156-61-B.17 Landscape Plan
   The site is a developed property with landscaping along the frontage. Within the rear of the site, the buffers provided are extensively wooded so the visual disturbances of the proposed development are mitigated. There is no landscape plan proposed with the project except for the rain garden at the rear of the site.

3. Section 142-8 Trees
   Under the jurisdiction of the Environmental Conservation Board, based upon the limited area of clearing (0.12 acres) vs. the overall wooded portion of the site (14.4. acres), the applicant requests a waiver of a permit. Refer to site plan.

Respectfully submitted,

Peder Scott

Peder Scott, P.E., R.A.
President

Longview School
110 Scout Hill Rd

Statement of Use

DATE: April 30, 2019
Revised May 13, 2019

PROJECT: Site Plan Approval – Private School and Grounds

PROPERTY DESCRIPTION
The subject property is located on Scout Hill Rd in the Town of Carmel. The site is located on a hillside overlooking the Taconic Parkway to the west. The subject lot is identified as Assessors Map Lot Number: 52, Block 1, Lot 12 and consists' of 15.966 acres.

Environmental Features
Located to west 1,890 feet
NYSDEC Wetland OL-40, Class 1, 94.2 acres
Peekskill Hollow Creek: 864-567 Class (C)

Located to East 2,300 feet (over hilltop)
NYSDEC Wetland OL-52, Class 2, 46.7 acres

No on-site wetland
No on-site watercourses

PERMITTED USE
Per Zoning Chapter of the Town of Carmel
The subject property is located in the R-Residential zoning district. Conditional Uses permit a private school under Section 156-23.

Section 156-23 requires:

		Status
A.	Must meet Education Law of New York State	Pending
B.	No Trade School permitted	Not applicable
C.	Min. lot area is 5 acres + 1 acre/100 students = 6 acres	15.9 acres
D.	Min parking spaces + 3/classroom High School students = 20 spaces + 5 per classroom	See Parking Analysis

EXISTING USE
The parcel was developed as in 2003 as a 4-bedroom residence. Architectural plans are provided in this submission. The house is serviced by individual well and septic system.

PROPOSED USE:
The project is anticipated as a two phase project as follows:

Phase I
- Convert interior to classroom setting with elevator to service 2nd floor. Refer to classroom overlay plans, adding an ADA bathroom - (1) on each floor.
- Widening of access driveway to 24 feet, parking added for 29 vehicles with a hammerhead turnaround

at the end of the parking area.
- Handicapped ramp added to the rear for access of through garage area as internal ramp.
- Concrete slab where future gym is proposed as outdoor play area. A small playground is also added behind the building per the site plan.

Phase II
- Addition of gym measuring 40' x 100' within disturbed area of site.
- No additional parking is required since classrooms dictate parking.

The operation of the school is provided in a pamphlet attached to the application. The business plan is to relocate the current school to the site with 6 teachers & administrators, 4 volunteers, and 28 students. Potential expansion is for up to 8 teachers & administrators, 6 volunteers, and 50 students.

OPERATIONAL SCHEDULE

The school follows the typical schedule of 8:15 am (teacher arrival at 8:00 ± am) to 4:30 pm with limited late afternoon activities. Weekends will have extremely limited activities. School activities take place in the school buildings or future gym with recess opportunities in portions of the turnaround (basketball) & playground. The overall site of 15.966 acres will have a nature trail, gardening area and other passive outdoor nature experiences for use during school hours.

The Director of the facility will provide a presentation to clarify and answer any questions pertaining to the school use.

ZONING COMPLIANCE

A tabulation of the Town of Carmel Zoning Regulations, R (Residential) Zones, pertaining to the existing parcel is provided at the conclusion of the Statement of Use. This table indicates that the proposed project requires a zoning variance for lot frontage per setback per Section 156-10 of the Schedule of District Regulations for the Town of Carmel (52.7' vs. 100' or a variance of 47.3'). The project conforms with the other Zoning Regulations.

SITE APPLICATION WAIVERS

The site is predominately within the existing area of disturbance except for a 3,000 sf expansion for the bio-retention and level spreader. It is requested that a waiver be granted for identification of existing trees within the forest across the site except for the 3,000 sf area of disturbance expansion.

PARKING

Regulations

Driveway:	24' wide (2-way traffic)
Space Size:	10 x 20 or 10 x 18 w/overhang
Loading:	1 per building

Note: Screening required.

Parking based upon elementary parking requirements due to limited high school students.

Classroom Count:	6
Required Parking:	10 + 6 classroom (3) = 28 spaces
Provided Parking:	29 spaces including 2 handicapped spaces
Parking Use:	Pupils arrive at the school using bus transportation (small single axle busses) or by parent drop off. Teachers & administrators park at the site. High school students (2 to 4) may park on the site.

LOADING AREAS

The hammerhead includes a loading space as required. No parking is permitted except for 1-hr loading exclusive of arrival and departure times of school.

WATER AND SEPTIC

The site contains an existing 4-bedroom septic with a capacity (per PCDOH) of 812 gpd. PCDOH has reviewed the project and has concluded that:

For the Following Use:		
Teachers & Administrators	8	Teachers + 6 Volunteers
Students	50	
Estimated Daily Effluent:	568	GPD (with water saving devices)
Showers, Cafeteria, Boarding	None	

Capacity is adequate for the new use. Refer to PCDOH letter.

The septic and well (including reserve area) are beyond the proposed development and are not impacted.

SOLID WASTE DISPOSAL

A waste container is located behind the gym within a dumpster enclosure. Carting is by a local contracting company.

STORMWATER MANAGEMENT

The total disturbances proposed for this project is 0.88 acres, the NYSDEC regulations under GP-0-15-002 is considered as follows:

Site Discharges to Peekskill Hollow Creek;
which Drains to Peekskill Bay
which Drains to Hudson River
Therefore this drainage is not within NYCDEP watershed.

Reference Appendix B of General Permit with disturbances less than 1.0 acre.

- SWPPP is not required.
- Stormwater Management is not required.

Note: Trails are exempt if disturbance is less than 1.0 acres.

Town of Carmel Regulations Chapter 156-X
Land Development Activity: Greater than 5,000 sf
SWPPP: Required and limited to Erosion and Sediment Controls
Stormwater Management: Limited to capture and stormwater treatment of new impervious areas (0.43 acres). While attenuation is not required a green practice is proposed as a bio-retention basin.

The intent is to collect the runoff along the parking and gym buildings and pipe this to the east potion of the site, beyond the parking area. A flow splitter discharges first flush flows (1-year storm event) to a bio-retention basin for treatment. Higher storm events discharge to a level spreader to the expansive tree buffer on the hillside draining to the west. There are no impacts to any neighboring properties or offsite drainage structures.

LANDSCAPING

The existing landscaping is to remain. A limited number of existing trees, as noted on the landscape plan, required removal for the hammerhead and stormwater management and do not significantly impact the visual nature of the site. The parking spaces are screened by a fence along the driveway. A 50' wide

buffer of trees remains on the south side of the parking spaces with the hillside sloping upward to nearest neighbors providing additional screening.

TRAFFIC IMPACT – SITE ACCESS ROUTES

Alternate #1	Taconic State Parkway
	Wood Street - North
	Bullethole Rd
	Scout Hill Rd
Alternate #2	Route 32 - Long Pond Rd/Hill Street
	Bullethole Rd
	Scout Hill Rd

These routes are typical suburban/rural roadways extending through Carmel. Scout Hill Rd, while constructed to rural standards is a limited access road presently serving 12 residences.

The traffic generation anticipated for full private school use is for am peak time:

Teachers/Administration/Volunteers	14 trips
Small Buses (25 students)	4 trips
Individual Parents	25 trips
	43 trips /am peak (8:30 am drop off)

Assuming 2 trips per resident on Scout Hill Rd (14) & Hill Side View(10):

24 Residents (2 trips)	48 trips
Estimated Total	91 + 10% = 100 trips

This is acceptable for the existing Town Road use.
Note: PM school use - peak does not align with suburban pm peak traffic patterns.

SIGNAGE

A sign is proposed on the driveway to identify the school as a monument sign and shall conform to the Town of Carmel Zoning Regulations. "Handicapped" and "No Parking" signs are provided on details. The signs shall be submitted to appropriate agencies for approval prior to installation.

NOISE IMPACTS

The school activities are mainly located within the facility mitigating ambient noise levels of the school children during classroom periods.

Occupancy of the school results in noise generating activities within three categories.

1. Traffic at start and finish of each school day 8:15 am & 2:45 pm to 4:30 pm
   Traffic noise is typical with similar suburban uses. School children congregation outside limited to 15 to 45 min. period.
2. Recess of classrooms which is staggered per age group
   Small class sizes up to 20 pupils (equivalent to residential outdoor play). No bells or whistle use.
3. Classroom outdoor activities which include use of trails and garden areas proposed. Students will walk to recreational areas.

LIGHTSCAPING

The site area shall be illuminated by night sky compliant wall packs facing from the building toward the parking spaces. Night lighting is limited to one light on the garage residence space. The sign is not illuminated. Lighting use is limited to 7:00 am (based upon timer) stopping when ambient light levels are reached. Night lighting is limited to the emergency light on residence.

IMPACT ON THE COMMUNITY

The proposed use of the site is a Conditional Use permitted in the Zoning Code.

The site is 15.966 acres, located at the end of School House Rd. with adjacent neighbors consisting of residences 625' ± to the south, behind a hillside at the property entrance, a neighbor to the east – elevated 40 feet at a distance of 290 ft ± and power lines 277' ± to the west, then the Taconic State Parkway. The isolation of the site provides a significant buffer to the proposed activities.

The traffic impacts, as discussed are limited due to the small size of the school.

Visual impacts are limited since the existing residence serves as the principle structure of the school. Parking is on the entrance drive behind a fence (south of 1st parking spot to shield parked cars from Scout Hill Rd.) with a substantial buffer of woods to the east.

Accordingly, there is no impact on the community anticipated with this project.

TOWN OF CARMEL
SITE PLAN 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 site plan applications that have been deemed complete will be placed on the agenda in the order they are received.

No application will be placed on the agenda that is incomplete

Pre-Submission:
Prior to the formal submission of the site plan, 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 and/or the 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 site plan 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 extension 190.

Submission Requirements:
At least 10 days prior to the Planning Board meeting, the site plan application shall be submitted to the Planning Board Secretary as follows:

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

- ☑ 11 copies of the Site Plan 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 Site Plan (including floor plans and elevations)
- ☑ 1 CD (in pdf. format) containing an electronic version of the Site Plan
- ☑ 2 copies of the Disclosure Statement
- ☑ 11 copies of the Site Plan Completeness Certification Form
- ☑ All supplemental studies, reports, plans and renderings.
- ☑ 2 copies of the current deed.
- ☑ 2 copies of all easements, covenants and restrictions.
- ☑ The appropriate fee, determined from the attached fee schedule. Make checks payable to the *Town of Carmel*.

Rose Lamberti 6/3/19
Planning Board Secretary; Date

6/3/19
Town Engineer; Date

TOWN OF CARMEL
SITE PLAN APPLICATION

Per Town of Carmel Code – Section 156 - Zoning

SITE IDENTIFICATION INFORMATION

Application Name:	Application #:	Date Submitted:
Mark Jacobs / Longview School	19-0006	5/23/19

Site Address:
No. 110 *Street:* Scout Hill Rd *Hamlet:*

Property Location: *(Identify landmarks, distance from intersections, etc.)*
Intersection of Hillside View Rd and Scout Hill Rd

Town of Carmel Tax Map Designation:	Zoning Designation of Site:
Section 52 *Block* 1 *Lot(s)* 12	R- Residential
Property Deed Recorded in County Clerk's Office	**Liens, Mortgages or other Encumbrances**
Date *Liber* 1729 *Page* 63	*Yes* *No*
Existing Easements Relating to the Site	**Are Easements Proposed?**
No *Yes* *Describe and attach copies:*	*No* *Yes* *Describe and attach copies:*

Have Property Owners within a 500' Radius of the Site Been Identified?
Yes X *No* *Attached List to this Application Form*

APPLICANT/OWNER INFORMATION

Property Owner:	Phone #: / Fax#:	Email:
Jardine		

Owners Address:
No. 110 *Street:* Scout Hill Rd *Town:* Carmel *State:* NY *Zip:* 10512

Applicant (if different than owner):	Phone #: / Fax#:	Email:
Mark Jacobs/Longview School	(914) 382-7539 / None	mark@longviewschool.org

Applicant Address (if different than owner):
No. 83 *Street:* Main Street *Town:* Brewster *State:* NY *Zip:* 10509

Individual/ Firm Responsible for Preparing Site Plan:	Phone #: / Fax#:	Email:
Peder W. Scott, P.E., R.A. PW Scott engineering & Architecture, PC	845-278-2110 / None	pwscott2@comcast.net

Address:
No. 3871 *Street:* Danbury Rd *Town:* Brewster *State:* NY *Zip:* 10509

Other Representatives:	Phone #: / Fax#:	Email:

Owners Address:
No. *Street:* *Town:* *State:* *Zip:*

PROJECT DESCRIPTION

Describe the project, proposed use and operation thereof:

The operation of the school is provided in a pamphlet attached to this application. The business plan is to relocate the current school to the site with 4 teachers and 28 students. Potential expansion is for up to 6 teachers, administrators and 50 students.

The project is anticipated as a two phase project as follows:

Phase I

- Convert interior to classroom setting with elevator to service 2nd floor. Refer to classroom overlay plans.
- Widening of access driveway to 24 feet, parking added for 29 vehicles with a hammerhead turnaround at the end of the parking area.
- Handicapped ramp added to the rear for access.

Phase II

- Addition of gym measuring 40' x 100' within disturbed area of site.
- No additional parking is required since classrooms dictate parking.

PROJECT INFORMATION

Lot size: *Acres:* 15.966 *Square Feet:*	Square footage of all existing structures (by floor): First: 2,595 Second: 2,595
# of existing parking spaces: 2	# of proposed parking spaces: 29
# of existing dwelling units: 1	# of proposed dwelling units 1

Is the site served by the following public utility infrastructure:

- Is project in sewer district or will private septic system(s) be installed? Private existing (No)
- If yes to Sanitary Sewer answer the following:
  - Does approval exist to connect to sewer main? Yes: ☐ No: ☐
  - 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* NA PRS 6/3/19
- Water Supply — Yes: ☐ No: ☒
  - If Yes: Does approval exist to connect to water main? Yes: ☐ No: ☐
  - What is the total water capacity at time of application? _____
  - What is your anticipated average and maximum daily demand _____
- Storm Sewer — Yes: ☐ No: ☒
- Electric Service — Yes: ☒ No: ☐
- Gas Service — Yes: ☐ No: ☒
- Telephone/Cable Lines — Yes: ☒ No: ☐

For Town of Carmel Town Engineer

Water Flows NA PRS 6/3/19
Sewer Flows

Town Engineer; Date

What is the predominant soil type(s) on the site? CSD - Chatfield - Charlton	What is the approximate depth to water table? 6' +

Site slope categories:	15-25% 4-2 %	25-35% 14 %	>35% 4 %
Estimated quantity of excavation:	Cut (C.Y.)	Fill (C.Y.)	
Is Blasting Proposed	Yes: ☐	No: ☒	Unknown: ☐
Is the site located in a designated Critical Environmental Area?		Yes: ☐	No: ☒

Does a curb cut exist on the site? Yes: ☒ No: ☐	Are new curb cuts proposed? Yes: ☐ No: ☒	What is the sight distance? Left 300 + Right 200 +

Is the site located within 500' of:

- The boundary of an adjoining city, town or village — Yes: ☐ No: ☒
- The boundary of a state or county park, recreation area or road right-of-way — Yes: ☐ No: ☒
- A county drainage channel line. — Yes: ☐ No: ☒
- 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: ☒

Will the project require coverage under the Current NYSDEC Stormwater Regulations
Yes: ☐ No: ☒

Will the project require coverage under the Current NYCDEP Stormwater Regulations
Yes: ☐ No: ☒

Does the site disturb more than 5,000 sq ft Yes: ☒ No: ☐

Does the site disturb more than 1 acre 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: ☒

Is the project funded, partially or in total, by grants or loans from a public source?
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?
Phase I - 6 Months Phase II (+ 1 year)

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Proposed
Lot Area	5.0	15.966	15.966
Lot Coverage	15%	0.3%	0.94%
Lot Width	200	470	470
Lot Depth	200	1,426	1,426
Front Yard	40	320	350
Side Yard	25	98.45 / 120	65 / 100
Rear Yard	40	1,120 ±	1,000 ±
Minimum Required Floor Area	N/A	-	-
Floor Area Ratio	N/A	-	-
Height	35	32	26
Off-Street Parking	28	2	29
Off-Street Loading	1	0	1

Will variances be required? Yes: ☒ No: ☐	If yes, identify variances: Lot frontage (156-10) 100' req'd / 52.7 Exist / 47.3 Variance
PROPOSED BUILDING MATERIALS	
Foundation	Concrete
Structural System	Steel Building
Roof	Asphalt over Steel Trusses
Exterior Walls	Steel Studs / Vinyl Siding

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.

Mark Jacobs
Applicants Name

Applicants Signature

Sworn before me this 20th day of May 2019

Notary Public

JAMES HAYES
Notary Public - State of New York
NO. 01HA6332768
Qualified in Putnam County
My Commission Expires Nov 9, 2019

TOWN OF CARMEL

SITE PLAN COMPLETENSS CERTIFICATION FORM

All Site Plans submitted to the Planning Board for review shall include the following information and details, as set forth in Section 156-61 B of the Town of Carmel Zoning Ordinance.

This form shall be included with the site plan submission

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
1	Name and title of person preparing the site plan	☑	☐
2	Name of the applicant and owner (if different from applicant)	☑	☐
3	Original drawing date, revision dates, scale and north arrow	☑	☐
4	Tax map, block and lot number(s), zoning district	☑	☐
5	All existing property lines, name of owner of each property within a 500' radius of the site	☑	☐
6	Contour lines at two-foot intervals, grades of all roads, driveways, sanitary and storm sewers	☐ Pending	☐
7	The location of all water bodies, streams, watercourses, wetland areas, wooded areas, rights-of-way, streets, roads, highways, railroads, buildings, structures	☑	☐
8	The location of all existing and proposed easements	☑	☐
9	The location of all existing and proposed structures, their use, setback dimensions, floor plans, front, side and rear elevations, buildable area.	☒	☐
10	On site circulation systems, access, egress ways and service roads, emergency service access and traffic mitigation measures	☒	☐
11	Sidewalks, paths and other means of pedestrian circulation	☒	☐
12	On-site parking and loading spaces and travel aisles with dimensions	☒	☐
13	The location, height and type of exterior lighting fixtures	☒	☐
14	Proposed signage	☑	☐
15	For non-residential uses, an estimate of the number of employees who will be using the site, description of the operation, types of products sold, types of machinery and equipment used	☑	☐

TOWN OF CARMEL

SITE PLAN COMPLETENSS CERTIFICATION FORM

	Requirement Data	To Be Completed by the Applicant	Waived by the Town
16	The location of clubhouses, swimming pools, open spaces, parks or other recreational areas, and identification of who is responsible for maintenance	☒	☐
17	The location and design of buffer areas, screening or other landscaping, including grading and water management. A comprehensive landscaping plan in accordance with the Tree Conservation Law	☐ Waiver	☐
18	The location of public and private utilities, maintenance responsibilities, trash and garbage areas	✓ ☒	☐
19	A list, certified by the Town Assessor, of all property owners within 500 feet of the site boundary	✓ ☒	☐
20	Any other information required by the Planning Board which is reasonably necessary to ascertain compliance with this chapter	✓ ☒	☐

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

I Peder W. Scott, P.E., R.A. **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:**

STATE OF NEW YORK
PEDER W SCOTT
LICENSED PROFESSIONAL ENGINEER
No. 080346

Signature - Applicant

5/10/19
Date

Professionals Seal

Signature - Owner

Date

TOWN OF CARMEL

SITE PLAN COMPLETENSS 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:

Signature - Planning Board Secretary — Date: 6/3/19

Signature - Town Engineer — Date: 6/3/19

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Longview School		
Project Location (describe, and attach a general location map): 110 Scout Hill Rd, Mahopac, NY 10541		
Brief Description of Proposed Action (include purpose or need): The project is anticipated as a two phase project as follows: Phase I • Convert interior to classroom setting with elevator to service 2nd floor. Refer to classroom overlay plans. • Widening of access driveway to 24 feet, parking added for 29 vehicles with a hammerhead turnaround at the end of the parking area. • Handicapped ramp added to the rear for access. Phase II • Addition of gym measuring 40' x 100' within disturbed area of site. • No additional parking is required since classrooms dictate parking. The business plan is to relocate the current school to the site with 4 teachers and 28 students. Potential expansion is for up to 6 teachers, administrators and 50 students.		
Name of Applicant/Sponsor: PW Scott Engineering & Architecture, PC	Telephone: 845-278-2110 E-Mail: pwscott2@comcast.net	
Address: 3781 Danbury Rd		
City/PO: Brewster	State: NY	Zip Code: 10509
Project Contact (if not same as sponsor; give name and title/role): Mark Jacobs, Director (Contract Vendee)	Telephone: (914) 382-7539 E-Mail: mark@longviewschool.org	
Address: Longview School, 83 Main Street		
City/PO: Brewster	State: NY	Zip Code: 10509
Property Owner (if not same as sponsor): Shirley & Franco Jardine	Telephone: E-Mail:	
Address: 110 Scout Hill Rd		
City/PO: Mahopac	State: NY	Zip Code: 10541

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Site Plan Approval/Conditional Use	
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	Variance - Frontage	
d. Other local agencies ☐Yes☐No		
e. County agencies ☑Yes☐No	PCDOH SSTS Letter / Well Treatment	
f. Regional agencies ☑Yes☐No		
g. State agencies ☐Yes☑No	NYSDEC Permit < 1 acre = N/A	
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☐No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; **Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan;** or other?) ☐Yes☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential / 156-23 Private School Conditional Use

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Mahopac Central School

b. What police or other public protection forces serve the project site?
Carmel Police Department, Putnam County Sheriff's Department.

c. Which fire protection and emergency medical services serve the project site?
Carmel Fire Department

d. What parks serve the project site?
Donald J Trump State Park
Fahnstock State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Private School

b. a. Total acreage of the site of the proposed action? 15.966 acres
b. Total acreage to be physically disturbed? 0.80 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 15.966 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 5.0% acres Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed?
iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: months
ii. If Yes:
- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) March month 2020 year
- Anticipated completion date of final phase Aug. month 2020 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Phase II is addition of Gym building. No additional parking site development required.

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: 18 height; 40 width; and 100 length
iii. **Approximate extent of building space to be heated or cooled:** 4,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment:
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:
iii. If other than water, identify the type of impounded/contained liquids and their source.
iv. Approximate size of the proposed impoundment. Volume: million gallons; surface area: acres
v. Dimensions of the proposed dam or impounding structure: height; length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐Yes ☑No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i. What is the purpose of the excavation or dredging?
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards):
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe.
v. What is the total area to be dredged or excavated? acres
vi. What is the maximum area to be worked at any one time? acres
vii. What would be the maximum depth of excavation or dredging? feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No
If Yes:

- Name of district or service area:
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☐No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 600 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8:00 am - 4:30 pm
- Saturday: 8:00 am - 4:30 pm
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 7:00 am - 4:30 pm
- Saturday: 7:00 am - 12:00 pm
- Sunday: Closed
- Holidays: Closed

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe:

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Wall mounted night sky compliant - 12 feet mounted on Residence & Gym - oriented east facing

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.284	0.72	0.43
• Forested	14.50	14.40	-0.10
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn	1.18	0.85	-.33
	15.966	15.966	

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☐No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes ☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 4.0 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 15 %

c. Predominant soil type(s) present on project site:

Chatfield Charlton (CSD)	91.6 %
Charlton Chatfield (CrC)	0.4 %
Hollis Rock Outcrop (HrC)	8.0 %

d. What is the average depth to the water table on the project site? Average: 6' + feet

e. Drainage status of project site soils:
☐ Well Drained: ____ % of site
☑ Moderately Well Drained: 100 % of site
☐ Poorly Drained ____ % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 6 % of site
☑ 10-15%: 34 % of site
☑ 15% or greater: 60 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Deer	Skunk	
Squirrels	Birds	
Raccoon	Snakes	

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation):

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: _____ acres
- **Following completion of project as proposed:** _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐No

If Yes:

i. Species and listing (endangered or threatened):

Northern Long-eared Bat, Timber Rattlesnake

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

If Yes:

i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No

i. If Yes: acreage(s) on project site?

ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. **Provide brief description of landmark, including values behind designation and approximate size/extent:**

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

i. CEA name:

ii. Basis for designation:

iii. Designating agency and date:

e. 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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. 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? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Fahnstock State Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Park - property overlooks

iii. Distance between project and resource: 0.68 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

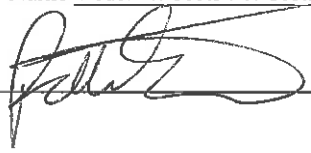
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

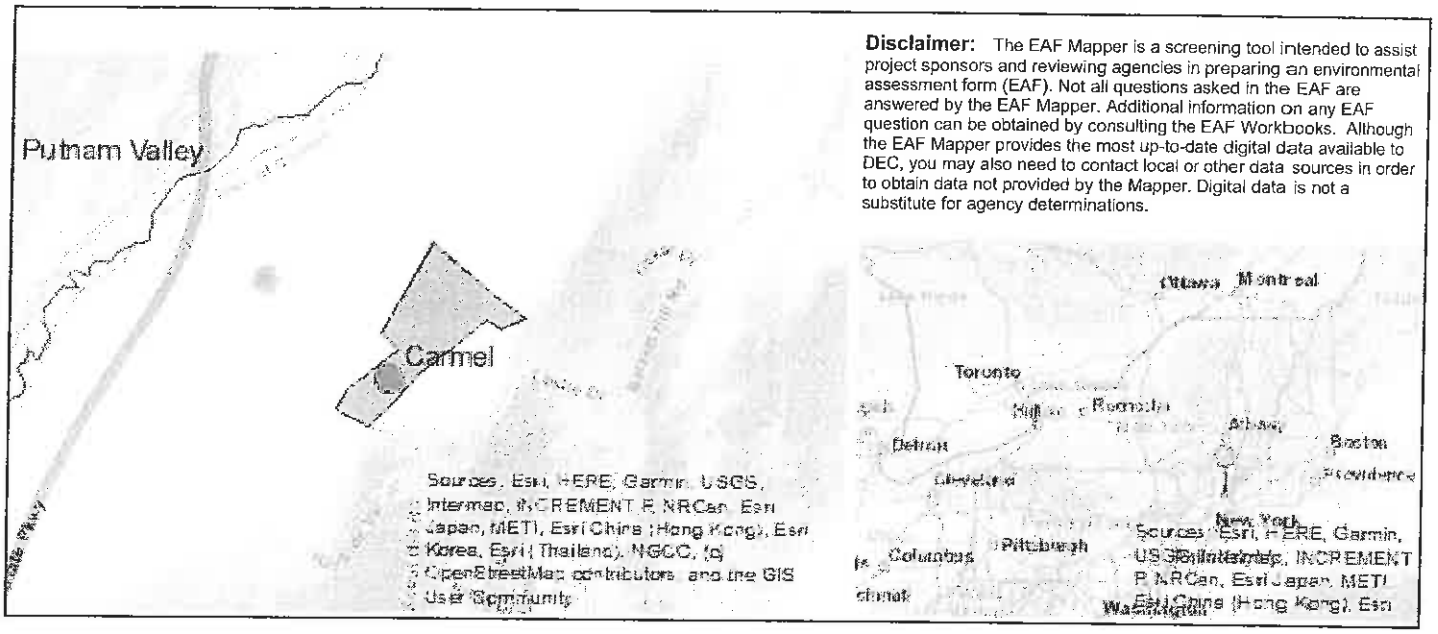
Applicant/Sponsor Name Peder W. Scott/ PW Scott E&A, PC Date 5/9/19

Signature  Title Engineer/Architect

PRINT FORM

EAF Mapper Summary Report

Thursday, May 09, 2019 12:54 PM



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat, Timber Rattlesnake

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

United States Department of the Interior

FISH AND WILDLIFE SERVICE
New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
Phone: (607) 753-9334 Fax: (607) 753-9699
http://www.fws.gov/northeast/nyfo/es/section7.htm

In Reply Refer To:
Consultation Code: 05E1NY00-2019-SLI-1972
Event Code: 05E1NY00-2019-E-06133
Project Name: Longview School

May 09, 2019

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 *et seq.*). This list can also be used to determine whether listed species may be present for projects without federal agency involvement. New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list.

Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the ESA, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC site at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list. If listed, proposed, or candidate species were identified as potentially occurring in the project area, coordination with our office is encouraged. Information on the steps involved with assessing potential impacts from projects can be found at: http://www.fws.gov/northeast/nyfo/es/section7.htm

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/

eagle_guidance.html). Additionally, wind energy projects should follow the Services wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the ESA. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New York Ecological Services Field Office
3817 Luker Road
Cortland, NY 13045-9385
(607) 753-9334

Project Summary

Consultation Code: 05E1NY00-2019-SLI-1972

Event Code: 05E1NY00-2019-E-06133

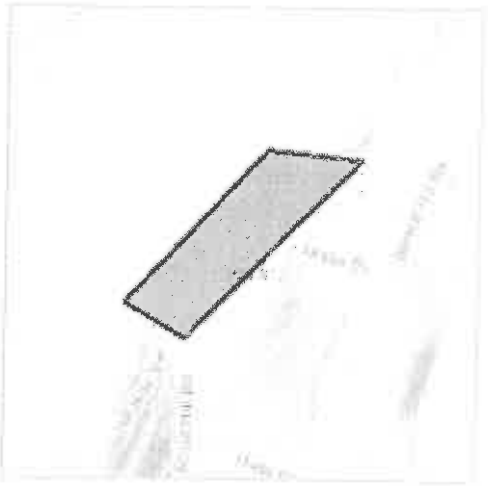
Project Name: Longview School

Project Type: ** OTHER **

Project Description: The business plan is to relocate the current school to the site with 4 teachers and 28 students. Potential expansion is for up to 6 teachers, administrators and 50 students. Convert interior to classroom setting with elevator to service 2nd floor. Widening of access driveway to 24 feet, parking added for 29 vehicles with a hammerhead turnaround at the end of the parking area. Handicapped ramp added to the rear for access. Addition of gym measuring 40' x 100' within disturbed area of site. No additional parking is required since classrooms dictate parking.

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/place/41.40409464623393N73.77960530869942W



Counties: Putnam, NY

Endangered Species Act Species

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Indiana Bat *Myotis sodalis* There is **final** critical habitat for this species. Your location is outside the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Threatened

Reptiles

NAME	STATUS
Bog Turtle *Clemmys muhlenbergii* Population: Wherever found, except GA, NC, SC, TN, VA No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6962 Species survey guidelines: https://ecos.fws.gov/ipac/guideline/survey/population/182/office/52410.pdf Habitat assessment guidelines: https://ecos.fws.gov/ipac/guideline/assessment/population/182/office/52410.pdf	Threatened

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

LONGVIEWSCHOOL
Reinventing Education One Child at a Time

Longview School

83 Main Street
Brewster, NY 10509
845.259.8259 Ph. 845.350.4076 Fax
www.longviewschool.org

A Brief History of Longview School

In 2001, Longview School was founded by Barbara and Mark Jacobs, a mother and son team, with the idea that when a school is kept small, it can better meet the needs of its students. From small beginnings--six kindergarten and 1st graders in Barbara's home--the school expanded, and after only 6 months moved into the Van Cortlandtville Community Methodist Church's school space in Cortlandt Manor. Over the first nine years, the school increased its enrollment to 17, spanning the K-12 grades, and then in 2011, moved to Brewster's First United Methodist Church's school space, opening that fall with 35 students. Since then, Longview has been an active member of the Brewster community, implementing its pioneering educational approach with regional students, many of whom come from low-income families. We currently have 30 students, with a plan to grow to 40 students in the next 5 years. We employ 6 full-time teachers, and 6 part- time support staff.

Longview School's approach is to combine traditional classroom education with real-world learning. Students take a range of academic classes, combining the core areas of English, Math, History, Science, Art and Foreign Languages with electives rarely available at the K-12 level (engineering, carpentry, computer game design, philosophy, sociology, computer programming, graphic design, fiber arts, filmmaking, etc.) Small class sizes (two to eight students) ensure that no student slips through the cracks, and each student is able to have her/his needs met. Longview teachers use the most modern teaching techniques, combining project based learning (PBL) with the inquiry model, which supports the development of higher

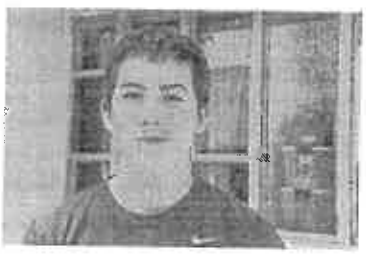
thinking skills by giving students an active role in their learning, rather than treating them as passive listeners who learn primarily through lectures and worksheets. We use hands-on lessons that tie directly to students' interests and this results in deeper levels of understanding and longer retention of acquired material and skills. Longview students utilize modern technology; each student has a Chromebook connected to the Google educational suite. In many classes, a blended approach to learning is utilized, incorporating technology at the deepest level of instruction.

In addition, Longview teaches much-needed life skills such as independence and responsibility. This is done through empowering students within the community. The school is run as a democracy, complete with a student-run legislature and judicial system. In addition, students share all the work of running the school, which is divided up into clerkship jobs each with 1:1 staff support, such as the office clerk (who pays the bills/balances the bank statements), the repair clerk (who fixes whatever is in need of repair), the attendance clerk (who keeps the official attendance records), the judicial committee clerk (who runs the court system), etc. In order to learn how to be responsible for the space they inhabit, students also complete daily cleaning chores under the supervision of elected student chores clerks who are, in turn, learning managerial skills.

As students advance into high school, there is a focus on supporting their transition into young adulthood. Students are often placed in internships so that they have the opportunity to help out in a workplace in which they hope to obtain jobs as adults. Students are also supported in getting drivers licenses, taking standardized tests (such as the SAT or ACT), and/or applying to colleges.

Longview is a not-for-profit 501 (c) (3) corporation recognized by both New York State and the IRS. During our nearly 20 years in business, we have been an active member of our community. Recently, Longview has supported the Brewster community garden program and has displayed student artwork in the Brewster and Mahopac libraries. We have been a member of the Brewster Chamber of Commerce and a long-time presence at the annual Brewster Founders Day street fair, complete with games, dunk tank, art show and science activities.

Longview has been a responsible tenant with two Methodist churches, although the school has no religious affiliation and is a secular, private school. Through careful fiscal practices, the school has saved enough money for the down payment for its own building, and after careful consideration of the surrounding communities, has found a building in beautiful Mahopac. We are excited to move to this neighboring community, and to bring our pioneering educational approach and responsible community presence to Carmel/Mahopac. Longview has been an inspiring place for students, their families and its teachers, and is especially looking forward to this next stage in its evolution.



Project: 110 Scout Hill Rd

Located at: 110 Scout Hill Rd
Tax ID#: 52.-1-12
(T) Carmel

This letter serves to authorize Mark Jacobs of Longview School to act as the applicant for submissions to the Town of Carmel, NY and to enter into discussions with the agencies required to review the project, on my behalf. Some of these agencies include but are not limited to the following:

Building Department
Planning Board
Zoning Board of Appeals
Town Board
NYSDEC
NYCDEP
NYSDOT

Very truly yours,

Owner _____
(Signature)

Lorenzo Jardine Shirley Franco
(Name)

Mailing Address: 455 Tarrytown Rd
Suite 1594
White Plains, NY 10607

(Date)

P.W. Scott
Engineering & Architecture, P.C.
3871 Route 6
Brewster, NY 10509

pwscott@pwscot.com
www.pwscott.com
(845) 278-2110

LETTER OF AUTHORIZATION

Project: Longview School

Located at: 110 Scout Hill Rd, Mahopac
TM# 52.-1-12
(T) Carmel

This letter serves to authorize Peder Scott, Engineer of P.W. Scott Engineering & Architecture, P.C. to act as the applicant for submissions and to enter into discussions with the Town of Carmel & Various Agencies required to review the project, on my behalf. Some of these agencies include but are not limited to the following:

(T) Town of Carmel
Putnam County Department of Health
Putnam County, NY
NYSDEC
NYCDEP

Very truly yours,

Signature

5/15/19
Date

Carmel Central School District

TRANSPORTATION DEPARTMENT
Office of the Supervisor

Tel: (845) 225-3200
Fax: (845) 225-5585

1099 Route 52
Carmel, NY 10512

Mark Jacobs
Director Longview School
83 Main St
Brewster, NY 10509

Mark,

After reviewing your site plan for the new facility I see no issues with the parking or the ability of our buses to drop off and turn around. The space looks very adequate for the safety of our children.

If you have any other questions please let me now.

Thank you,

Pat Payne
Supervisor of Transportation
Carmel Central School District
Carmel, NY 10512

Longview School
110 Scout Hill Rd,
Mahopac, NY 10541
(T) Carmel

STORMWATER POLLUTION PREVENTION PLAN

PREPARED BY:

Peder W. Scott, P.E., R.A.
P. W. Scott Engineering & Architecture, P.C.
3871 Route 6
Brewster, NY 10509

May 20, 2019

110 Scout Hill Rd
Mahopac, New York

TABLE OF CONTENTS

1.0 OBJECTIVE 5

2.0 OWNER'S RESPONSIBILITIES 5

3.0 CONTRACTOR'S RESPONSIBILITIES 5
3.1 NOI Compliance Regulations 6

4.0 PRE-DEVELOPMENT CONDITIONS 6
4.1 Property Description 6
4.2 Existing Soil Conditions 7
4.3 Existing Watercourses 7
4.4 Existing Wetlands 7

5.0 PROPOSED PROJECT 7
5.1 Proposal Description 7
5.2 Proposed Buffers 7
5.3 Stormwater Management 8
5.4 Anticipated Permits 8
5.4.1 New York State Department of Environmental Conservation 8
5.4.2 Town of Carmel 8
5.4.3 NYCDEP 8
5.5 NOI Application Outline 8

6.0 POST-CONSTRUCTION WATER QUALITY AND QUALITY CONTROLS 8
6.1 Regulations 9
6.1.1 NYSDEC Sizing Criteria 9
6.1.2 Town of Carmel Requirements 9
6.2 Design Analysis 9
6.3 Nonstructural Stormwater Management 10
6.4 Summary 10

7.0 WATER QUALITY SUMMARY 10
7.1 WQv Analysis 11
7.2 RRv Analysis 11
7.3 Treatment Proposed 11
7.4 Green Practices 12
7.4.1 SMP with RR Reduction 12
7.5 WQv Reduction Analysis 12
7.6 Erosion and Sediment Controls 12
7.7 Erosion and Sediment Control Practices – Temporary 12
7.7.1 Stabilized Construction Entrance 12
7.7.2 Silt Fence 13
7.7.3 Stockpile Detail 13
7.7.4 Dust Control 13
7.7.5 Temporary Seeding and Stabilization 13

7.7.6 Temporary Diversion Swale 13
7.7.7 Snow Removal 13
7.7.8 Materials Handling/Soil Stabilization 13
7.7.9 Catch Basin Protection 13
7.8 Erosion and Sediment Control Practices – Permanent 14
7.8.1 Bio-Retention Structure 14
7.8.2 Catch Basin / Oil Hoods 14
7.8.3 Vegetated Swales 15

8.0 SEQUENCE OF CONSTRUCTION 15

9.0 INSPECTION AND MAINTENANCE 17
9.1 Inspections and Record Keeping During Construction 17
9.1.1 Record Forms 17
9.1.2 Inspections 17
9.1.3 Erosion and Sediment Control Maintenance Measures 19
9.2 Maintenance Practices – Temporary 19
9.2.1 Stabilized Construction Entrance/Exit 19
9.2.2 Silt Fence 20
9.2.3 Clean Material Stockpile 20
9.2.4 Dust Control 20
9.2.5 Temporary Seeding and Stabilization 20
9.2.6 Diversion Swale 20
9.2.7 Material Handling/Soil Stabilization 20
9.2.8 Drop Inlet Protection 21
9.3 Maintenance Practices – Permanent 21
9.3.1 Bio-Retention Basin 21
9.3.2 Catch Basin/ Oil Hoods 21
9.3.3 Vegetated Swale 21
9.4 Maintenance Requirements 22
9.4.1 Responsible Entity 22
9.5 Long Term Operation and Maintenance 22
9.5.1 Site Maintenance 22

APPENDIX A

A: Certifications
B: Construction Inspection Logs
C: Maintenance Schedule – Temporary & Permanent
D: NOI Application –NYSDEC – (Pending Review)
E: MS-4 SWPPP Acceptance Form filed with Town of Carmel
F: Long Form EAF

FIGURES

Figure 1.0: Aerial Photo
Figure 2.0: NYSDEC Mapper Printout
Figure 3.0: Soils Map
Figure 4.0: Pre-Development Watershed Map
Figure 5.0: Post-Development Watershed Map

DRAWINGS
(attached)

DRAWING CS:	Cover Sheet
DRAWING SY1:	Parking Site Plan (Includes Lighting Plan)
DRAWING SY2:	Stormwater Management Site Plan
DRAWING SY3:	Erosion Control Plan
DRAWING SY4:	Erosion Control Notes - Pending
DRAWING SY5:	Details Erosion Control
DRAWING SY6:	Details Site

1.0 Objective

P.W. Scott Engineering & Architecture, P.C. (PWSE&A, PC) prepared this Stormwater Pollution Prevention Plan (SWPPP) in accordance with the following applicable rules, regulations, and guidance documents:

- New York State Stormwater Management Design Manual, latest version produced by NYSDEC;
- New York State Standards and Specifications for Erosion and Sediment Control, latest version produced by NYSDEC;
- City of New York, Rules and Regulations for the Protection from Contamination, Degradation and Pollution of the New York City Water Supply and its Sources;
- Town of Carmel, Stormwater Management and Erosion and Sediment Control, Section 156-82.

The objectives of this SWPPP are to:

1. Outline Owner and Contractor responsibilities to maintain compliance with SPDES GP-0-15-002, including required inspections, maintenance, forms, and certifications.
2. Outline measures to install, inspect, and maintain erosion and sediment control measures for the proposed project. The objective of these measures is to eliminate or significantly minimize pollutant discharges to the adjacent surface water bodies during construction activities.
3. Post construction water quality practices required for disturbance of 5,000 sf to over 1.0 acres for residential development.

2.0 Owner's Responsibilities

Mr. Jacobs, Director, Longview School, the "Owner," is responsible to ensure that the Contractor installs and maintains the erosion and sediment control measures in accordance with this SWPPP. The Owner is also responsible to ensure that the appropriate forms and certifications contained herein are completed prior to and throughout the duration of demolition and construction activities. The Owner shall keep a copy of this document, associated attachments, and any inspection reports generated on-site for the duration of the project and for a minimum of 5 years from the date that the site achieves final stabilization. The Owner should ensure that the provisions of the SWPPP are implemented from the commencement of construction activity until all areas of disturbance have achieved final stabilization and the Notice of Termination (NOT) has been submitted to the appropriate NYSDEC office. The Owner should maintain a copy of the SPDES GP 0-15-002, Notice of Intent (NOI), NOI acknowledgement letter, SWPPP, MS4 SWPPP Acceptance Form and inspection reports at the construction site until all disturbed areas have achieved final stabilization and the Notice of Termination (NOT) has been submitted to NYSDEC. The documents must be maintained in a secure location, such as a job trailer, on site construction office, or mailbox with lock that is accessible during normal working hours to an individual performing a compliance inspection. The owner can retain the services of Qualified Stormwater Management Firm for supervision and compliance.

Refer to Appendix A for certification.

3.0 Contractor's Responsibilities

The Contractor is responsible for reading this entire SWPPP and related project specifications and reviewing all forms, certifications, and contract drawings to become familiar with all aspects related to the SPDES GP 0-15-002. The Contractor shall retain a signed copy of this SWPPP and all associated attachments onsite from the initiation of the dredging and proposed fill activities to the date of final stabilization. The Contractor is responsible for completing the certification contained herein prior to the commencement of demolition and proposed construction activities. The certification shall be signed by a president or any person who performs similar decision making functions and by the on-site individual having responsibility for the firm. Each of the subcontractors involved in the implementation of erosion and sediment control measures must also complete a certification. The Contractor is responsible for each of the subcontractors

employed by the Contractor that are involved in the implementation of erosion and sediment controls.

It is the duty of the Contractor to properly install and maintain all erosion and sediment control measures on the site as per this SWPPP. The Contractor shall also be responsible for the inspection of all erosion and sediment control measures for the proposed project site by a qualified inspector as per this SWPPP. Should the Owner, an owner's representative, or any local authority having jurisdiction deem that the SWPPP or the Contractor's implementation of the SWPPP proves to be ineffective in eliminating or significantly minimizing the pollutants or achieving the goals of the SPDES GP 0-15-002, the Contractor shall take any necessary action to conform to the objectives of the permit at no additional cost to the Owner.

The Contractor shall inspect and report the disturbed and stabilized areas for the duration of the project as indicated on the Record of Stabilization and Demolition and Construction Activities form contained herein. It is the duty of the Contractor to properly inspect and maintain all erosion and sediment control measures installed on the site as per this SWPPP. Any revision to the SWPPP in design, demolition and construction activities, inspection, or maintenance shall be reflected by the Contractor in the on-site copy of the SWPPP in a timely manner. At the beginning of this work, the Contractor must designate a qualified inspector. The Contractor shall coordinate with the Engineer of Record to ensure that all of the inspection requirements are in conformance with this SWPPP and the requirements of the SPDES GP 0-15-002. On a **bi-weekly basis**, copies of all inspection forms and maintenance records shall be organized and filed accordingly by the Contractor.

Refer to Appendix A for certifications.

3.1 NOI Compliance Requirements

The owner/operator shall coordinate NOI compliance requirements including inspections by a qualified Stormwater Inspector (CPESC) or licensed Professional Engineer or Architect twice per week and before & after any significant storm event over a 2-year – 24 hour storm event. Refer to Section 9.1.1 of the SWPPP for additional inspection criteria.

4.0 Pre-Development Conditions

4.1 Project Description

The subject property is located at 110 Scout Hill Rd, 2,164' west of Bullet Hole Rd. in the Town of Carmel. The subject parcel is identified as **Tax Map: 52, Block: 1, Lot: 12 of 15.996 acres**.

Existing Condition

The existing site consists of a residential site with an existing residence, areas of lawn and a perimeter of deciduous tree cover. The site slopes down to the west. Access from Scout Hill Rd is through an existing 12' wide driveway. The site within the tree buffer is lawns extending to the house and driveway.

The soils within the site consist of:

Soil	Hydrogeological Classification
Charlton Chatfield (CrC) - 8 to 15 percent slopes	**B**
Chatfield-Charlton (CsD) – 15 to 35 percent slopes	**B**
Hollis Rock Outcrop (HrF) – 35 to 60 percent slopes	**B**

4.2 Existing Soil Conditions

The following soils are found on the property or adjacent sites based on the United States Department of Agriculture (USDA) Natural Resource Conservation Service Soil Survey of the lot – NRCS Soil Mapper.

Table 4-1
Project Site Soil Types

Symbol	Location	Soil Series Name	Hydrologic Soil Group	Drainage Characteristics
CrC	Limited to Entrance	Charlton Chatfield 8 to 15 percent slopes	B	This soil is 50% Charlton: Depth restrictive layer – 80" bedrock, well drained and 30% Chatfield: Depth restrictive 30" – 40" bedrock, well drained
CsD	Most of Site	Chatfield-Charlton – 15 to 35 percent slopes	B	This soil is 45% Chatfield: Depth restrictive layer – 30" to 45" bedrock and 35% Charlton: Depth restrictive layer, 65" + bedrock, well drained.
HrF	Entrance and Northeast Corner	Hollis Rock Outcrop – 35 to 60 percent slopes	B	This soil depth restrictive layer – 16" to 26" bedrock, well drained.

5. **Source:** Soil Survey of Putnam and Westchester Counties, New York, USDA Soil Conservation Service.

Note: * indicates soil unit is within the proposed footprint of disturbance. "K" Factor given indicates the erosion potential of each soil type. This indicates the susceptibility of a soil to sheet and rill erosion by water. Values of "K" range from 0.05 to 0.69. The higher the value the more susceptible the soil to erosion.

4.3 Existing Watercourses

There are no watercourses on the property.

4.4 Existing Wetlands

There are no wetlands on the property.

5.0 Proposed Project

5.1 Proposal Description (Reference Site Plan on SY1)

Site plan improvements include:

- Conversion of residence to a private school.
- Expansion of pavement to include 29 parking spaces including 2 handicapped.
- Addition of 5' sidewalk and handicapped ramp to residential building – front and rear.
- Addition of bio-retention basin for stormwater attenuation and treatment.
- Addition of lighting across parking lot.
- Addition of sign at entrance.

Limits of Disturbance

The plans outline the project disturbances on Dwg SY1 as 0.93 acres – Refer to "L/D" Limit of Disturbance Line for this area – 9,000 sf is existing pavement. The new disturbance is 31,510 sf or 0.72 acres. The stormwater system collects a watershed of 0.75 acres of land. The remainder of this disturbance is a diversion swale above the site plan.

Net area of disturbance under 1.0 acres.

5.2 Proposed Buffers

The plan utilizes the existing wooded perimeter trees as a buffer.

5.3 Stormwater Management

The project includes new pavement and sidewalk which is collected by pitching the pavement to a bio-retention basin at the end of the new parking. The new gym building roof gutters are collected and discharge to the catch basins. Since the parking area is at the top of a hillside, minimal offsite runoff is collected from the east. Any area not disturbed, including the house will drain across the lawn and wooded buffer areas for a distance of over 100' to the western property line. The bio-retention basin, measuring over 1,900 sf includes a pre-treatment gravel filter followed by 30 feet of lawn which drains into the basin. The grades are adequate to include an infiltration pipe beneath the 4.0' deep filter medium, which provides frost protection.

5.4 Anticipated Permits

The following is a list of anticipated permits for the construction activities associated with the proposed project.

5.4.1 New York State Department of Environmental Conservation

Coverage under the SPDES GP-0-15-002 will be required as part of the proposed development with development over 5,000 sf in phosphorus restricted watershed. The SWPPP is being prepared in compliance with the requirements of the New York State Stormwater Management Design Manual. NYSDEC Protection of Waters Permit is required (Part 608.8) Joint Application for Permit Form to be filed.

5.4.2 Town of Carmel

- Stormwater, Soil Erosion and Sediment Control Permit (Town Code Chapter 156-X)
- The Town of Carmel, as a Regulated Land Use MS4 Agent, is responsible to review the SWPPP and complete the MS4 acceptance form prior to filing the Notice of Intent with the NYSDEC.

5.4.3 NYCDEP

Discharge from the site is outside NYCDEP Watershed. See Drainage Report.

5.5 NOI Application Outline

Attached in Appendix D is the NYSDEC Application Outline form prepared by PWSE&A PC, which shall be filed with the Town of Carmel and subsequent issuance of an MS-4 permit number (pending). This basic data was used to register the scope of the project within the NYSDEC database.

6.0 Post-Construction Water Quality and Quantity Controls

Post-construction water quality and quantity controls are required to meet pollutant removal goals, reduce channel erosion, prevent overbank flooding, and control extreme floods. These controls help mitigate the effects of development by controlling suspended solids content and peak flows of runoff from developed sites. The NYSDEC has developed unified sizing criteria to size stormwater management measures. Attenuation is not required per the General Permit. Treatment is noted for Chapter 156 compliance.

The stormwater treatment practices have been designed to meet the most stringent regulations, including the requirement that the stormwater ponds be designed to capture and treat the runoff generated from the 1-year, 24-hour storm (Q_{NRCC} = 2.72 inch) event from new impervious surfaces. The NYSDEC requirement for Water Quality Volume (WQv) for enhanced phosphorous removal is to capture the estimated runoff from the 1-year, 24-hour design storm. The method for estimating the runoff volume is based on the USDA NRCS Technical Release 20 and Technical Release 55.

6.1 Regulations

6.1.1 NYSDEC Sizing Criteria

The General Permit limits the SWPPP to Erosion Controls only. (over 5,000 sf and under 1 acre)
Section C2.a.i WQV & RRV apply to 95% storm – Discharge NOT to phosphorus restricted basin.

6.1.2 Town of Carmel - Chapter 156. Zoning Article X. Stormwater Control

§ 156-82. Performance and design criteria for stormwater management and erosion and sediment control.

All land development activities shall be subject to the following performance and design criteria:

A. Technical Standards.
(1) The New York State Stormwater Management Design Manual (New York State Department of Environmental Conservation, most current version or its successor, hereafter referred to as the "Design Manual").

(2) New York Standards and Specifications for Erosion and Sediment Control (Empire State Chapter of the Soil and Water Conservation Society, 2004, most current version or its successor, hereafter referred to as the "Erosion Control Manual").

B. Equivalence to technical standards. Where stormwater management practices are not in accordance with technical standards, the applicant or developer must demonstrate equivalence to the technical standards set forth in § 156-82A, and the SWPPP shall be prepared by a licensed professional.

C. Water quality standards. Any land development activity shall not cause an increase in turbidity that will result in substantial visible contrast to natural conditions in surface waters of the State of New York.

§ 156-81 Land Development Activity
Condition one (1) is not applicable. Discharge is to the Hudson River outside of NYCDEP watershed.

Conditions two (2) and three (3)
Site Development is below 1 acre of disturbance which is under Condition three (3). Technically, the project is exempt from a SWPPP. This is provided as an Erosion Control document, per NYSDEC.

6.2 Design Analysis

Since attenuation is not required for this project, the concept is to create the watersheds of the existing site (reference only) and for post development, design the watershed WS1 for the diversion swale sizing and WS2 for the site disturbances only which are collected by the bio-retention basin. The cumulative analysis can be provided using Pond Pack computer program if requested.

The following rainfall values for the site as noted on the NRCC Interactive Website, shown in Table 6-2, were used in the analysis. For the purposes of the hydrologic analysis the runoff was based on Type III rainfall distribution for the northeast region. The following rainfall values represent the rainfall distribution for various 24-hour storm frequencies.

Table 6-2
Rainfall Values

Rainfall Value (inches)	24-hour Storm Event (Year) NRCC
2.72	1
3.29	2
4.91	10
6.18	25
8.77	100

Source: NYSDEC NRC Extreme Precipitation File

All Piping & Drainage Structures shall be designed for the 100-year storm event using the Rational Method.

6.3 Nonstructural Stormwater Management

Nonstructural stormwater management practices include the following:

- Concentrated development of impervious surfaces, especially in areas of previous disturbance (i.e., placing the parking on the existing access driveway from Scout Hill Rd).
- Long-term soil stabilization through landscaping and maintenance in the developed areas. Prevention of soil loss, through establishment of vegetation and a landscape plan that will increase the amount of tree canopy and healthy ground cover. The lawn area will also maximize the travel time of stormwater runoff and minimize concentrated flows.
- The grounds maintenance program limits the potential for excessive nutrient loading, specifically controlling the application of phosphate-based fertilizers.
- Impervious surfaces for parking have been greatly reduced by minimizing the parking for the site. Alternatives for the hammerhead turn area can be discussed.

6.4 Summary

The project is designed based on Chapter 10 of the NYSSMDM. The proposed drainage systems will be sufficient to mitigate the potential impacts of the proposed project related to the quantity of storm water runoff. Refer to the Green Practice Summary for the extent of Quality Treatment.

7.0 Water Quality Summary

The proposed project incorporates a Green Technique that will treat runoff from the proposed project. These practices, designed in accordance with the regulations established by NYSDEC, will include water quality treatment only, which in conjunction of temporary and permanent erosion and sediment control measures shall treat the discharge from the site.

The parking spaces will generate runoff limited to the site area with the incorporation of diversion swales noted.

The water quantity for the Green Technologies proposed has been based upon the first flush. These are designed to reduce the required WQv to the maximum extent possible. The following is an analysis of the WQv treatment established by the practices proposed. The NYSDEC design calculations are for compliance validation is based upon the following calculations

Green Practice: - Roof Disconnect – Area Reduction
- Riparian Vegetated Buffers – Area Reduction
SMP Proposed: With RR reduction – Bio-Reduction Basin

Note: Discharge is from Bio-Retention Basin to Level Spreader and to (natural) Riparian Buffer of woods on the western slope.

7.1 WQv Analysis

The following is the WQv for the disturbed area of the site and collected non-disturbed areas of the site.

Post development WS2 consists of the parking lot, gym and direct drainage to bio retention basin.
Note: Analysis based upon WQv or 1-year 24-hour storm – whichever is greater.
Total watershed area = 0.8 acres.

$$WQv = \frac{P(Rv)\,A}{12}$$

P = 1.20

I = 0.67 acre = 83% - Two treatments required: Bio-Retention and Buffer Distribution.

Rv = .05 + .009 (83) = 0.797

$$WQv = \frac{1.2\,(.78)\,(.80)}{12} = .062 \text{ acre-feet} = 2{,}718 \text{ cf}$$

1-year – 24hr. Hydrograph Volume: .132 acre-feet (governs) = 5,750 cf
(with CN = 92 Q = 1.98) (Not applicable, not in Phosphorus Restricted Basin)

7.2 RRv Analysis

$$RRv = \frac{P\,Rv^{*}\,Ai}{12}$$

Aic = impervious cover = 0.67 acre

Rv = .05 + .009 (100) = .95

S (Class B) = 0.4

Ai = SAic

$$RRv = \frac{1.2\,(0.95)\,(0.4)\,(0.67)}{12} = 0.027 \text{ acre-feet} = 1{,}167 \text{ cf}$$

RRv based upon 1-year storm event (2.75 inch)

Ai = (.4) (0.67 acres); C = 98 Q = 2.52

RRv = (1-year storm) = 0.056 acre-feet = 2,439 cf
(Not applicable NYCDEP Requirement)

7.3 Treatment Proposed - SMP with RRv Capacity

Propose for Treatment – Bio-Retention Structure
80% effective treatment of WQv – Class B Soils

WQv = 2,718 cf
Store WQv in bio-retention for attenuation: 75% WQv = 2,038 cf
Propose: 12" ponding equals 2,040 sf (925 to 926)
25% Pre-Treatment = 680 cf.

Use splitter box followed by concrete manhole with 3' sump after 90% storm flow diversion pipe.

Filter Size (F5)
Use bio-retention soil $k = 0.5$ ft/day
Af = (WQv) df / (k) (hf + df) tf

Using 1-year storm event
Af = (2,718) 4.0 / .5 (1 + 4.0) 2 days = 2,174 sf (2,200 sf provided)
Where hf = 1.0 ft df = 4.0 ft

7.4 Green Practices

A. Existing: Disconnection of roof flows is accomplished by the discharge of roof flow through gutters and leaders to the lawn area below the site. The flow distances of over 100 feet reduce runoff through infiltration prior to reaching property lines.

B. Riparian Buffer –385 lf below the level spreader. (Note: Slopes, while excessive, contain dense wood litter for treatment.)

7.4.1 SMP With RR Reduction

Bio-Retention Basin proposed to treat first flush.

7.5 WQv REDUCTION ANALYSIS

WS #	Treatment Type	Soil Class	Efficiency	WQv cf	RRv Reduction cf
1	Bio-Retention	B	80%	2,718	2,174
1	Riparian Buffer	B	Area reduction	544	544

The RRv reduction of 2,178 cf exceeds RRv min. of 1,167 feet equal to WQv of 2,718 cf.

7.6 Erosion and Sediment Controls

The proposed work will have minimal impact on the site. Grading generally follows existing grades. In this way, significant impacts to topography and slopes will be avoided. The slope is approximately between 14% on the driveway to 3% across the rear of the residence. The existing and proposed grading plan is shown on Drawing SY2. An outline of Erosion Control Practices are as follows:

A construction entrance is proposed off the driveway for access to the rear yard. Construction fence will surround the perimeter (approx. 490 linear feet) of the existing septic area. A line of silt fencing (approx. 60 linear feet) will be downhill of the Bio-Retention Basin installation worksite. Other lengths of site fence (approx. 200 linear feet) will be placed as shown on the SY1. Any trees in the area of the access or work that require protection shall be protected according to the detail, 5/SY2. Once all erosion control is in place, the work may proceed.

7.7 Erosion and Sediment Control Practices - Temporary

The following are specific erosion control measures as identified in the drawings prepared for this project.

7.7.1 Stabilized Construction Entrance (SCE) /Exit

All construction entrances and exits shall have a stabilized aggregate pad underlain with filter cloth to prevent construction vehicles from tracking sediment off-site. Stabilized construction entrances shall be located throughout the project site at specific transition areas between concrete/asphalt to exposed earth.

7.7.2 Silt Fence

Silt fence shall be installed on the down gradient edge of disturbed areas parallel to existing or proposed contours or along the property line as perimeter control. Silt fence are to be used where stakes can be properly driven into the ground as per the Silt Fence Barrier Detail in the New York State Standards and Specifications for Erosion and Sediment Control and as shown on the Drawings.

Silt fence controls sediment runoff where the soil has been disturbed by slowing the flow of water and encouraging the deposition of sediment before the water passes through the straw bale or silt fence. Built-up sediment shall be removed from silt fences when it has reached one-third the height of the bale/fence and properly disposed.

7.7.3 Stockpile Detail

Stockpiled soil is to be protected, stabilized, and sited in accordance with the Soil Stockpile Detail, as shown on the Detail Sheets. Soil stockpiles and exposed soil shall be stabilized by seed, mulch, or other appropriate measures, when activities temporarily cease during construction for 7 days or more in accordance with NYSDEC requirements.

7.7.4 Dust Control

During the demolition and construction process, debris and any disturbed earth shall be wet down with water, if necessary to control dust. After demolition and construction activities, all disturbed areas shall be covered and/or vegetated to provide for dust control on the site.

7.7.5 Temporary Seeding and Stabilization

In areas where demolition and construction activities, clearing, and grubbing have ceased, temporary seeding or permanent landscaping shall be performed to control sediment-laden runoff and provide stabilization to control erosion during storm events. This temporary seeding/stabilization or permanent landscaping shall be in place no later than 14 days after demolition and construction activity has ceased.

7.7.6 Temporary Diversion Swale

The purpose of a perimeter dike/swale is to prevent off-site storm runoff from entering a disturbed area and to prevent sediment laden storm runoff from leaving the construction site or disturbed area.

7.7.7 Snow Removal

During winter operations, snow accumulations will be removed from active work sites and placed in a snow dump located on the project site. The snow dump will be located in an area that will prevent any potential for stormwater pollution and shall drain to the future bio-retention basin.

7.7.8 Materials Handling/Soil Stabilization

The Contractor must store construction and waste materials as far as practical from any environmentally sensitive areas. Where possible, materials shall be stored in a covered area to minimize any potential runoff. The Contractor shall incorporate storage practices to minimize exposure of the materials to stormwater, and spill prevention and response where practicable. Prior to commencing any construction activities the contractor shall obtain all necessary permits or verify that all permits have been obtained.

7.7.9 Catch Basin Protection

Inlet protection shall be installed at all inlets; existing and proposed where the surrounding area has been disturbed. The inlet protection shall be constructed in accordance with NYSDEC Standards and Specifications for Erosion and Sediment

7.8 Erosion and Sediment Control Practices – Permanent

7.8.1 Bio-Retention Structure (Used to store WQv)

Construction Requirements:

1. The area of the Bio-retention system shall be fenced off with orange poly construction fence after the clearing of trees to prevent the movement of construction vehicles over the area of the Bio-retention system,

2. A stable bench mark shall be set by the design engineer or land surveyor for use by the contractor,

3. The outline of the Bio-retention system shall be staked in the field by the design engineer or contractor,

4. The Bio-retention system shall be excavated to the required design depth (bottom of soil media or gravel layer as applicable) by hydraulic excavator located outside the limit of the facility. No excavation equipment is permitted in the actual Bio-retention system,

5. After the rough excavation has occurred, the side walls shall be raked with a metal garden rake to remove any soil smearing,

6. The bottom of the facility shall also be scarified by the teeth on the excavated and be made as level as possible. Loose soil from the scarification shall be removed by the excavator,

7. Grade stakes shall be set as necessary to ensure the proper placement of soil media and/or gravel, if applicable,

8. Placement of the gravel, if applicable shall be done by hydraulic excavator from outside the Bio-retention limits and then hand raked to the required design elevation,

9. Soil Media Specification for Bio-retention systems is designed to filter the runoff as well as provide sufficient organic material for the initial establishment of plants in the Bio-retention system. The material shall be mixed on a hard clean surface prior to being placed in the Bio-retention system. The soil media shall consist of the following material containing the specified percentage by volume:
   a. Washed Concrete Sand – 80% (ASTM C33)
   b. Well decomposed wood chip or leaf compost – 15%
   c. Sandy loam or sandy topsoil – 5% (no more than 2% clay content)

10. The soil media shall be placed by the hydraulic excavator in the same fashion as the gravel and then hand raked level. It is imperative that the top of the soil media be as level as possible to ensure that runoff will spread out across the entire of the Bio-retention system,

11. The soil media shall be lightly tamped by walking on it or spraying the surface with water,

12. Plants or grass shall be installed in the Bio-retention system. It is acceptable to place a small amount of wood mulch around the plant stems, but the entire bottom of the Bio-retention system shall NOT be covered with mulch,
13. Plants shall be watered as necessary to ensure their establishment.

12. Plants or grass shall be installed in the Bio-retention system. It is acceptable to place a small amount of wood mulch around the plant stems, but the entire bottom of the Bio-retention system shall NOT be covered with mulch,
13. Plants shall be watered as necessary to ensure their establishment.

Construction Inspections:
The design engineer shall oversee the entire installation of the Bio-retention system at these specific steps:

1. After the excavation and scarification of the Bio-retention system has been done,
2. After placement of gravel layer, if part of the design,
3. Inspection of the soil media prior to placement in the Bio-retention system,
4. After placement and leveling of the Bio-retention soil media,
5. After installation of overflow provisions as may be applicable,
6. After plants have been installed.

The design engineer shall prepare an as-built plan of the completed Bio-retention system and provide a written statement which addresses the following items:

1. Excavation and scarification of the natural soils,
2. Approval of soil media,
3. Approval of overflow provisions, if applicable,
4. Approval of plant installation,
5. Approval of completed system.

7.8.2 Catch Basin/Oil Hoods
Catch Basins are proposed with 3.0' deep sumps to collect any sediment prior to discharge into the detention system & wetland and include oil hoods to trap hydrocarbons from parking areas.

7.8.3 Swales – Vegetated
The proposed project utilizes a permanent diversion swale to above the proposed parking. These are low velocity – lined trapezoidal cross section swales.

8.0 Sequence of Construction for Erosion and Sediment Control

This narrative describes the erosion and sediment controls proposed for this project, discusses the construction sequence and states the requirements for inspection and maintenance of the erosion and sediment controls. The plan has been designed in accordance with the State of New York "Standards and Specifications for Erosion and Sediment Control."

The sequences provided include anticipated start dates, which are predicated on municipal and state agency approvals.

INTRODUCTION

1. Pre-application meeting with Town of Carmel Town Engineer/MS4 Agent, Contractor & Engineer for project scheduling and final plan coordination. There is no NYCDEP (exempt) or NYSDEC and local wetlands.
2. File NYSDEC NOI Forms with start dates
3. E.O.R. to complete NYSDEC inspections twice/week per NOI permit.

GENERAL SPECIFICATIONS

4. Surveyor to locate limits of parking and bio-retention basin.
5. Install erosion control devices including silt fence (2/SY5) and construction entrance (1/SY5). Refer to Sheet SY5.
6. Install construction fence to protect existing and proposed septic area.
7. Install temporary diversion swale above parking per site plan (3/SY2).
8. Remove topsoil and stockpile as noted.
9. Contractor to verify elevation at bio-retention basin and limits of basin (cut & fill) E.O.R. to verify with site visit.
10. Remove topsoil along edge of driveway for expansion of width.
11. Install item #4 base across driveway – either saw cut edges of existing pavement or remove based upon site evaluation of existing pavement.
12. Seed and Mulch all disturbed areas above driveway.
13. Excavate footings for proposed building and pour concrete as specified.
14. Excavate and install all conduits for electrical from residence and VIF well line depth/integrity.
15. Install Item #4 across parking areas
16. Install concrete sidewalk at drop-off area and at gym entrances.
17. Construct cut & fill for bio-retention basin and install sand/wood chip filler, outlet pips and bi-pass. All stormwater shall bi-pass bio-retention basin until grass cover is on all exposed surfaces.
18. Install rip-rap outlet at both high level overflow and basin discharge piping (10/SY5).
19. Install handicapped ramp to front of building.
20. Install concrete sidewalk; ensure finish flush with ramp. Pour building slab for recreational use. Pour slab for dumpster.
21. Install bio-retention stone diaphragm and grass filter area; seed and mulch. Topsoil from piles as noted.
22. Pave parking area and install curbs as noted.
23. With remaining topsoil back up all curbs, fill in temporary diversion swale and back up sidewalk on west side so that final grade of topsoil matches top of sidewalk. Seed and mulch immediately.
24. Install trees and bushes along bio-retention basin.
25. Install signage as noted on Sheet SY1.
26. Install fencing along property as noted on SY1. Install dumpster fence & parking decorative fence.
27. Clean up topsoil storage area, seed and mulch.
28. With grass cover in place across the site, remove silt fence across the site.
29. Schedule final MS4 inspections.

Phase I completed at this time.
Phase II consists of erecting the gym building on the slab/foundation in place without any site disturbance.

30. File NYSDEC NOT forms.

Project Complete

Note: Building remodeling including exterior lighting installations under Building Department inspections. Monument sign under separate Building Permit.

9.0 Inspection and Maintenance

9.1 Inspections and Record Keeping During Construction

Once the contract has been let, the name, address, and phone number of responsible parties for maintenance will be provided to the NYSDEC. The following is a description of the maintenance and inspection practices that will be implemented as part of the project. Maintenance and inspection is important to ensure that the stabilization and structural practices that are part of the SWPPP continue to be effective in preventing sediment and other pollutants from entering the stormwater system. It is the responsibility of the owner or operator to ensure that inspections are completed in accordance with NYSDEC regulations.

9.1.1 Record Forms

Inspection and maintenance is important to ensure that the erosion and sediment control practices that are part of the SWPPP continue to be effective in preventing sediment and other pollutants from entering the stormwater system. It is the responsibility of the owner to ensure that inspections are completed in accordance with SPDES GP-0-15-002.

As a part of the SWPPP inspection and maintenance activities during construction, forms shall be updated and kept on-site, including:

- Erosion and Sediment Control Inspection Report
- Monthly Summary of Inspection Activities

Inspections would be conducted by the qualified inspector periodically according to the schedule required by the SPDES GP 0-15-002 **twice per week**. During each inspection, the qualified inspector would record the areas of disturbance, deficiencies in erosion and sediment control practices, required maintenance, and areas of temporary or permanent stabilization. The need for modifications to the Erosion and Sediment Control Plan would be identified and implemented immediately.

The Erosion and Sediment Control Inspection Report will be completed by a qualified inspector to fully document each inspection. A qualified inspector is a person knowledgeable in the principles and practices of erosion and sediment control, such as a licensed Professional Engineer, Certified Professional in Erosion and Sediment Control (CPESC), licensed Landscape Architect, or other NYSDEC endorsed individual(s). It also means someone working under the direct supervision of the licensed Professional engineer or licensed Landscape Architect, provided the person has training in the principles and practices of erosion and sediment control. Training in the principles and practices of erosion and sediment control means that an individual performing the site inspection has received four hours of training, which has been endorsed by the NYSDEC, from a Soil and Water Conservation District, CPESC, Inc., or other NYSDEC endorsed entity, in proper erosion and sediment control principles no later than two years from the date SPDES GP-0-15-002 is issued. After receiving the initial training, an individual working under the direct supervision of the licensed Professional Engineer or licensed Landscape Architect shall receive four hours of training every three years.

9.1.2 Inspections

Inspections shall be conducted by the qualified inspector periodically according to the following schedule:

1. When construction activities are ongoing, the qualified inspector shall conduct a site inspection at least Twice Per Week per NYSDEC regulations.

2. If soil disturbance activities have been temporarily suspended (e.g. winter shutdown) and temporary stabilization measures have been applied to all disturbed areas, the qualified inspector shall conduct a site inspection at least once every thirty (30) calendar days. The owner or operator shall notify the Regional Office stormwater contact person in writing prior to reducing the frequency of inspections.

3. If soil disturbance activities have been shut down with partial project completion, the qualified inspector can stop conducting inspections if all areas disturbed as of the project shutdown date have achieved final stabilization and all post-construction stormwater management practices required for the completed portion of the project have been constructed in conformance with the SWPPP and are operational. The owner or operator shall notify the Regional Office stormwater contact person in writing prior to the shutdown. If soil disturbance activities have not resumed within 2 years from the date of shutdown, the owner or operator shall have the qualified inspector(s) perform a final inspection and certify that all disturbed areas have achieved final stabilization, and all temporary, structural erosion and sediment control measures have been removed, and that all post-construction stormwater management practices have been constructed in conformance with the SWPPP by signing the "Final Stabilization" and "Post-Construction Stormwater Management Practice" certification statements on the Notice of Termination (NOT). The owner or operator shall then submit the completed NOT form in accordance with NYSDEC regulations.

   During each inspection, the qualified inspector should fill out the Erosion and Sediment Control Inspection Report as directed below:

   On the Erosion and Sediment Control Inspection Report site map show the following:

   - Disturbed site areas and drainage pathways.
   - Site areas that are expected to undergo initial disturbance or significant site work within the next 14-day period.
   - Site areas that have undergone temporary or permanent stabilization.
   - In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control.

Record the following information on the Erosion and Sediment Control Inspection Report:

- For each structural measure, circle YES, NO, or N/A (not applicable) to indicate if the pollutant control measure is in conformance with specifications.
- For each structural measure, circle YES, NO, or N/A to indicate whether the structural measure is performing effectively in minimizing stormwater pollution.
- Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of the sediment storage volume in the allocated location on the Inspection Form Chart (i.e., 10 percent, 20 percent, and 50 percent).
- A description of the condition of the runoff at all points of discharge from the construction site. This shall include identification of any discharges of sediment from the construction site. Include discharges from conveyance systems (i.e., pipes, culverts, ditches, etc.) and overland flow;

- A description of the condition of all natural surface water bodies located within, or immediately adjacent to, the property boundaries of the construction site, which receive runoff from, disturbed areas. This shall include identification of any discharges of sediment to the surface water body;

The qualified inspector will give a brief explanation for all locations where he/she has noted that the structural practice was either not in conformance with specifications or in need of repair. This should be noted in the Erosion and Sediment Control Inspection Report. The qualified inspector will then give a brief recommendation for soil erosion and sediment control practices that were not installed properly or are not functioning as designed and need to be reinstalled or replaced.

9.1.3 Erosion and Sediment Control Maintenance Measures

All maintenance described below shall be completed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control. Any material removed from erosion and sediment control measure shall be properly disposed.

All measures will be maintained in good working order; if repairs are found to be necessary, the qualified inspector shall notify the owner or operator and appropriate contractor (and subcontractor) of any corrective actions needed within one business day. The contractor (or subcontractor) shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

A maintenance inspection report, titled "Erosion and Sediment Control Inspection Report," will be made after each inspection conducted by a qualified inspector.

Disturbed areas and materials storage areas will be inspected for evidence of potential pollutants entering stormwater systems. Within one business day of the completion of the inspection, the qualified inspector shall notify the owner or operator and the appropriate contractor (or subcontractor) of any corrective actions that need to be taken.

The contractor (or subcontractor) shall begin implementing the corrective actions within one business day of this notification and shall complete the corrective actions in a reasonable time frame.

A Monthly Summary of Site Inspection Activities will be prepared and kept on file with completed Erosion and Sediment Control Inspection Report. A Record of Stabilization and Construction Activities will be prepared and kept on file with the completed Construction Duration Inspection Forms.

The following are the maintenance requirements for each practice that will be implemented at the site.

9.2 Maintenance Practices – Temporary

Refer to attached table – Appendix C

9.2.1 Stabilized Construction Entrance/Exit

The stabilized construction entrance/exit shall be maintained in a condition that will prevent the tracking or flow of sediment onto public rights-of-way. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately; streets shall be swept as needed. The gravel pad shall be replaced as

necessary. Sediment tracked onto public streets should be removed or cleaned on a daily basis.

9.2.2 Silt Fence

Maintenance of all silt fences shall be performed as needed. If a silt fence is knocked down, it shall be replaced immediately. When a silt fence appears deteriorated or ineffective and/or built up sediment reaches one-third the height of the fence, the silt fence shall be replaced and/or cleaned accordingly. When "bulges" of material develop on the fence, they shall be removed.

Silt fence controls sediment runoff where the soil has been disturbed by slowing the flow of water and encouraging the deposition of sediment before the water passes through the silt fence. Built-up sediment shall be removed from silt fences when it has reached one-third the height of the fence and properly disposed.

9.2.3 Clean Material Stockpile

The silt fence should be inspected for bulges and proper installation. The soil stockpile should be stabilized with grass or rolled erosion control blanket.

9.2.4 Dust Control

Dust control maintenance requires exposed areas to be covered or seeded and mulched. Maintain through dry periods.

9.2.5 Temporary Seeding and Stabilization

In areas where demolition and construction activities, clearing, and grubbing have ceased, temporary seeding or permanent landscaping shall be performed to control sediment-laden runoff and provide stabilization to control erosion during storm events. This temporary seeding/stabilization or permanent landscaping shall be in place no later than 14 days after demolition and construction activity has ceased.

9.2.6 Temporary Diversion Swale

The diversion swale should be properly stabilized with rolled erosion control blanket or other stabilized measures. Any rolling or areas of cutting should be immediately stabilized. Further investigation as o the cause should also be performed to determine of other upstream erosion and sediment control measures are needed. When accumulated sediment reaches a depth of 1/3 of the total depth of the swale, this material shall be removed and properly disposed.

9.2.7 Material Handling/ Soil Stabilization

The ensure that the site 1s properly seeded and stabilized, the Contractor must initiate stabilization measures as soon as practicable in areas of the site where construction activities have permanently ceased and in no case more than 14 days after the construction activity in that portion of this site has temporarily or permanently ceased. The Contractor will be responsible for the maintenance of the vegetated cover for the duration of construction activities. The areas shall be monitored to ensure that vegetation achieves a good coverage over the entire disturbed section. Additional seeding shall be completed as needed. Watering shall be provided as needed.

In areas where soil disturbance activity has been temporarily ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control.

9.2.8 Drop Inlet Protection

Consists of maintenance and inspection of the filter fabric cloth beneath inlet grates in paved areas of the filter fabric drop inlet protection around the drop inlet shall be conducted. The filter fabric cloth shall be cleaned to allow water to pass and prevent clogging the drainage structure. The drainage inlet protection should be inspected for integrity and visible sediment buildup. Collected sediment should be removed from the drainage inlet protection and shall be disposed of properly in accordance with all applicable local, state and federal requirements.

9.3 Maintenance Practices – Permanent

9.3.1 Bio-Retention Basin

Construction Requirements:

1. Bi-Annual inspection of the Bio-retention system,
2. Removal of organic debris (sticks and leaves) in the Spring and Fall,
3. Weeding as necessary to prevent undesirable plants from colonizing the Bio-retention system. Vegetation within the grass strip shall be limited to 12" in height.
4. Inspection of grass filter for erosion or exposed earth areas. If found, seed and mulch to repair vegetation.
5. Inspect stone diaphragm for accumulated sediment and dislodged stone twice per year. Remove sediment collected by removing stones, then sediment, and replacing stones to recreate the filter.
6. Removal of accumulated sediment when it accumulates to a depth over 1" by hand rake or shovel from the top of the soil surface if the Bio-retention system receives runoff from a driveway or road where sand is applied. In general, only the top ¼" or so of accumulated sediment needs to be removed. After the material is removed, lightly rake the bottom of the Bio-retention system,
7. Clogging of bio-retention structure is indicated by ponding water across the surface for more than 48-hours. If this is present, the top few inches of discolored material shall be removed and replaced with fresh material (filer medium).
8. Replace of dead or dying plants as needed.
9. Freezing of the medium or underdrain has been mitigated by using a 4' deep filter bed. Inspect riser sump to evaluate if base is frozen. Refer to section 1/SY3.

9.3.2 Catch Basin/Oil Hoods

Inspection once per month, visually review rim/grate and sump for accumulated sediments, erosion and evidence of storm water bypass. Maintenance consists of the following:

A) Remove sediments from the basin sump if accumulated volume is greater than 12"
B) Clear the rim and grate of debris and leaves.
C) Ensure that the swale, which drains directly into the yard drain, is clear of debris and evidence of erosion is repaired with grass plantings or rip-rap as required.

The catch basins may include oil/water separators which are to be installed should contaminants be found to emanate from the construction site above.

9.3.3 Swale Vegetated

The maintenance consists of inspections after storm events and weekly during installation. Upon final completion of project, inspections are once per year. Maintenance consists of replacement of displaced soils, erosion along edge of swales

and sediment removal behind gravel water breaks should swale bottom become filled to half the depth of the water break.

Swale maintenance is largely aimed at keeping grass cover dense and vigorous. This primarily involves periodic mowing, occasional spot reseeding, and weed control. Watering may also be necessary in times of drought, particularly in the first few months after establishment. Care should be exercised to prevent mowing too close to the swale surface to maintain operation of the swale.

9.4 Maintenance Requirements

The responsibility for the implementation of long term operation and maintenance of a post-construction storm water management practice shall be vested with the property owner: Mark Jacobs, Director Longview School or his successors, by a legally binding and enforceable mechanism as prepared by the project attorney and approved by the NYCDEP legal department. The following items are provided in compliance with Section 3.5 of the NYSSMDM, 2010 Manual.

9.4.1 Responsible Entity

Identity of the entity responsible for long-term operation and maintenance of the storm water practices:

Mark Jacobs, Director
Longview School
83 Main Street
Brewster, NY 10509
mark@longviewschool.org
(914) 382-7539

Note: New Address is 110 Scout Hill Rd when C.O. is issued for project.

9.5 Long Term Operation and Maintenance

Following completion of construction, a long-term inspection and maintenance program will be implemented to ensure the proper function of the stormwater management system. The program will be carried out by the Owner of Record. Post construction includes maintenance of the permanent erosion control structures, swales, the accessway to the well and infiltration structures.

Following completion of construction, a long-term inspection and maintenance program will be implemented to ensure the proper function of the stormwater management system. This includes the maintenance of permanent Storm water Structures which are listed below.

9.5.1 Site Maintenance

1. Litter and debris will be removed from parking lot areas and driveway. Sand or silt from parking lot shall be removed if it exceeds 1 inch to protect bio-retention filter.
2. The storm water management system should be inspected after each major storm event (greater than 2-year, 24-hour storm) to ensure bio-retention outlet structure remains clear.
3. Any settlement within lawn areas shall be corrected with topsoil with seed and mulch.
4. All planting shall be inspected each year and replaced as necessary for a period of 3 years to maintain 80% survival rate.
5. Bio-Retention Structure follows the Maintenance Inspection Protocol of 9.3.2.
6. Site shall be maintained with lawn mowing, tree trimming, and leaf clean-up as is necessary for an acceptable school environment.

APPENDIX A

A: Certifications
B: Construction Inspection Logs
C: Maintenance Schedule – Temporary & Permanent
D: NOI Application –NYSDEC (Pending review)
E: MS-4 SWPPP Acceptance Form filed with Town of Carmel
F: Long Form EAF

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

SWPPP Preparer Certification Form

SPDES General Permit for Stormwater Discharges From Construction Activity (GP-0-15-002)

Project Site Information

Project/Site Name

Longview School - 110 Scout Hill Rd

Owner/Operator Information

Owner/Operator (Company Name/Private Owner/Municipality Name)

Mark Jacobs/Longview Schools, Contract Vendee

Certification Statement – SWPPP Preparer

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-15-002. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Peder	W	Scott, P.E.
First name	MI	Last Name

Signature 

5/21/19
Date

Revised: April 2015

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Owner/Operator Certification Form

SPDES General Permit For Stormwater Discharges From Construction Activity (GP-0-15-002)

Project/Site Name: Longview School, 110 Scout Hill Rd, Mahopac, NY

eNOI Submission Number: _____

eNOI Submitted by: ☐ **Owner/Operator** ☐ **SWPPP Preparer** ☐ **Other**

Certification Statement - Owner/Operator

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Owner/Operator First Name M.I. Last Name

_____

Signature

_____

Date

Contractor's Certification

"I hereby certify that I understand and agree to comply with the terms and conditions of the SWPPP and agree to implement any corrective actions identified by the qualified inspector during a site inspection. I also understand that the owner or operator must comply with the terms and conditions of the most current version of the New York State Pollutant Discharge Elimination System ("SPDES") general permit for stormwater discharges from construction activities and that it is unlawful for any person to cause or contribute to a violation of water safety quality standards. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the state of New York and could be subject me to criminal, civil and/or administrative proceedings."

Signed _____ Date _____

Name _____

Company _____

Address _____

_____

Phone _____

Site _____

SWPPP Implementer's Name _____

SWPPP Implementer's Title _____

Contractor's Scope _____

Trained Contractor's Name _____

Trained Contractor's Title _____

* The SWPPP Implementer must be a trainer contractor responsible for SPPP implementation, an employee of the firm who has received training in accordance with SPEDES GP-0-15-002.

INSPECTION FORM

RECORD OF STABILIZATION, DEMOLITION, AND CONSTRUCTION ACTIVITIES

A record of dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be maintained until final site stabilization is achieved and the notice of termination is filed. Maintain this form in log book at the project site.

MAJOR GRADING, CONSTRUCTION OR STABILIZATION ACTIVITIES

Description of Activity:

Begin Date: Site Contractor:

Location:

End Date:

Description of Activity:

Begin Date: Site Contractor:

Location:

End Date:

Description of Activity:

Begin Date: Site Contractor:

Location:

End Date:

Description of Activity:

Begin Date: Site Contractor:

Location:

End Date:

Description of Activity:

Begin Date: Site Contractor:

Location:

End Date:

Bioretention Operation, Maintenance and Management Inspection Checklist

Project:
Location:
Site Status:

Date:

Time:

Inspector:

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
1. Debris Cleanout (Monthly)		
Bioretention and contributing areas clean of debris		
No dumping of yard wastes into practice		
Litter (branches, etc.) have been removed		
2. Vegetation (Monthly)		
Plant height not less than design water depth		
Fertilized per specifications		
Plant composition according to approved plans		
No placement of inappropriate plants		
Grass height not greater than 6 inches		
No evidence of erosion		
3. Check Dams/Energy Dissipaters/Sumps (Annual, After Major Storms)		
No evidence of sediment buildup		

MAINTENANCE ITEM	SATISFACTORY / UNSATISFACTORY	COMMENTS
Sumps should not be more than 50% full of sediment		
No evidence of erosion at downstream toe of drop structure		
4. Dewatering (Monthly)		
Dewaters between storms		
No evidence of standing water		
5. Sediment Deposition (Annual)		
Swale clean of sediments		
Sediments should not be > 20% of swale design depth		
6. Outlet/Overflow Spillway (Annual, After Major Storms)		
Good condition, no need for repair		
No evidence of erosion		
No evidence of any blockages		
7. Integrity of Filter Bed (Annual)		
Filter bed has not been blocked or filled inappropriately		

Comments:

Actions to be Taken:

I. PRE-CONSTRUCTION MEETING DOCUMENTS

Project Name _____

Permit No. _____ **Date of Authorization** _____

Name of Operator _____

Prime Contractor _____

a. Preamble to Site Assessment and Inspections

The Following Information To Be Read By All Person's Involved in The Construction of Stormwater Related Activities:

The Operator agrees to have a qualified inspector[1] conduct an assessment of the site prior to the commencement of construction[2] and certify in this inspection report that the appropriate erosion and sediment controls described in the SWPPP have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction.

Prior to the commencement of construction, the Operator shall certify in this site logbook that the SWPPP has been prepared in accordance with the State's standards and meets all Federal, State and local erosion and sediment control requirements. A preconstruction meeting should be held to review all of the SWPPP requirements with construction personnel.

When construction starts, site inspections shall be conducted by the qualified inspector at least every 7 calendar days. The Operator shall maintain a record of all inspection reports in this site logbook. The site logbook shall be maintained on site and be made available to the permitting authorities upon request.

Prior to filing the Notice of Termination or the end of permit term, the Operator shall have a qualified inspector perform a final site inspection. The qualified inspector shall certify that the site has undergone final stabilization[3] using either vegetative or structural stabilization methods and that all temporary erosion and sediment controls (such as silt fencing) not needed for long-term erosion control have been removed. In addition, the Operator must identify and certify that all permanent structures described in the SWPPP have been constructed and provide the owner(s) with an operation and maintenance plan that ensures the structure(s) continuously functions as designed.

1 Refer to "Qualified Inspector" inspection requirements in the current SPDES General Permit for Stormwater Discharges from Construction Activity for complete list of inspection requirements.
2 "Commencement of construction" means the initial removal of vegetation and disturbance of soils associated with clearing, grading or excavating activities or other construction activities.
3 "Final stabilization" means that all soil-disturbing activities at the site have been completed and a uniform, perennial vegetative cover with a density of eighty (80) percent has been established or equivalent stabilization measures (such as the use of mulches or geotextiles) have been employed on all unpaved areas and areas not covered by permanent structures.

b. Pre-construction Site Assessment Checklist
(NOTE: Provide comments below as necessary)

1. Notice of Intent, SWPPP, and Contractors Certification:

Yes No NA

[ ] [ ] [ ] Has a Notice of Intent been filed with the NYS Department of Conservation?
[ ] [ ] [ ] Is the SWPPP on-site? Where?_____
[ ] [ ] [ ] Is the Plan current? What is the latest revision date?_____
[ ] [ ] [ ] Is a copy of the NOI (with brief description) onsite? Where?_____
[ ] [ ] [ ] Have all contractors involved with stormwater related activities signed a contractor's certification?

2. Resource Protection

Yes No NA

[ ] [ ] [ ] Are construction limits clearly flagged or fenced?
[ ] [ ] [ ] Important trees and associated rooting zones, on-site septic system absorption fields, existing vegetated areas suitable for filter strips, especially in perimeter areas, have been flagged for protection.
[ ] [ ] [ ] Creek crossings installed prior to land-disturbing activity, including clearing and blasting.

3. Surface Water Protection

Yes No NA

[ ] [ ] [ ] Clean stormwater runoff has been diverted from areas to be disturbed.
[ ] [ ] [ ] Bodies of water located either on site or in the vicinity of the site have been identified and protected.
[ ] [ ] [ ] Appropriate practices to protect on-site or downstream surface water are installed.
[ ] [ ] [ ] Are clearing and grading operations divided into areas <5 acres?

4. Stabilized Construction Access

Yes No NA

[ ] [ ] [ ] A temporary construction entrance to capture mud and debris from construction vehicles before they enter the public highway has been installed.
[ ] [ ] [ ] Other access areas (entrances, construction routes, equipment parking areas) are stabilized immediately as work takes place with gravel or other cover.
[ ] [ ] [ ] Sediment tracked onto public streets is removed or cleaned on a regular basis.

5. Sediment Controls

Yes No NA

[ ] [ ] [ ] Silt fence material and installation comply with the standard drawing and specifications.
[ ] [ ] [ ] Silt fences are installed at appropriate spacing intervals
[ ] [ ] [ ] Sediment/detention basin was installed as first land disturbing activity.
[ ] [ ] [ ] Sediment traps and barriers are installed.

6. Pollution Prevention for Waste and Hazardous Materials

Yes No NA

[ ] [ ] [ ] The Operator or designated representative has been assigned to implement the spill prevention avoidance and response plan.
[ ] [ ] [ ] The plan is contained in the SWPPP on page _____
[ ] [ ] [ ] Appropriate materials to control spills are onsite. Where? _____

II. CONSTRUCTION DURATION INSPECTIONS

a. **Directions:**

Inspection Forms will be filled out during the entire construction phase of the project.

Required Elements:

1) 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;

2) Indicate on a site map all areas of the site that have undergone temporary or permanent stabilization;

3) Indicate all disturbed site areas that have not undergone active site work during the previous 14-day period;

4) Inspect all sediment control practices and record the approximate degree of sediment accumulation as a percentage of sediment storage volume (for example, 10 percent, 20 percent, 50 percent);

5) Inspect all erosion and sediment control practices and record all maintenance requirements such as verifying the integrity of barrier or diversion systems (earthen berms or silt fencing) and containment systems (sediment basins and sediment traps). Identify any evidence of rill 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 barrier or diversion systems. Record the depth of sediment within containment structures, any erosion near outlet and overflow structures, and verify the ability of rock filters around perforated riser pipes to pass water; and

6) Immediately report to the Operator any deficiencies that are identified with the implementation of the SWPPP.

SITE PLAN/SKETCH

Inspector (print name)	**Date of Inspection**
Qualified Inspector (print name)	**Qualified Inspector Signature**

The above signed acknowledges that, to the best of his/her knowledge, all information provided on the forms is accurate and complete.

Maintaining Water Quality

Yes No NA
[ ] [ ] [ ] Is there an increase in turbidity causing a substantial visible contrast to natural conditions at the outfalls?
[ ] [ ] [ ] Is there residue from oil and floating substances, visible oil film, or globules or grease at the outfalls?
[ ] [ ] [ ] All disturbance is within the limits of the approved plans.
[ ] [ ] [ ] Have receiving lake/bay, stream, and/or wetland been impacted by silt from project?

Housekeeping

1. General Site Conditions

Yes No NA
[ ] [ ] [ ] Is construction site litter, debris and spoils appropriately managed?
[ ] [ ] [ ] Are facilities and equipment necessary for implementation of erosion and sediment control in working order and/or properly maintained?
[ ] [ ] [ ] Is construction impacting the adjacent property?
[ ] [ ] [ ] Is dust adequately controlled?

2. Temporary Stream Crossing

Yes No NA
[ ] [ ] [ ] Maximum diameter pipes necessary to span creek without dredging are installed.
[ ] [ ] [ ] Installed non-woven geotextile fabric beneath approaches.
[ ] [ ] [ ] Is fill composed of aggregate (no earth or soil)?
[ ] [ ] [ ] Rock on approaches is clean enough to remove mud from vehicles & prevent sediment from entering stream during high flow.

3. Stabilized Construction Access

Yes No NA
[ ] [ ] [ ] Stone is clean enough to effectively remove mud from vehicles.
[ ] [ ] [ ] Installed per standards and specifications?
[ ] [ ] [ ] Does all traffic use the stabilized entrance to enter and leave site?
[ ] [ ] [ ] Is adequate drainage provided to prevent ponding at entrance?

Runoff Control Practices

1. Excavation Dewatering

Yes No NA
[ ] [ ] [ ] Upstream and downstream berms (sandbags, inflatable dams, etc.) are installed per plan.
[ ] [ ] [ ] Clean water from upstream pool is being pumped to the downstream pool.
[ ] [ ] [ ] Sediment laden water from work area is being discharged to a silt-trapping device.
[ ] [ ] [ ] Constructed upstream berm with one-foot minimum freeboard.

Runoff Control Practices (continued)

2. Flow Spreader

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Constructed on undisturbed soil, not on fill, receiving only clear, non-sediment laden flow.
[ ] [ ] [ ] Flow sheets out of level spreader without erosion on downstream edge.

3. Interceptor Dikes and Swales

Yes No NA

[ ] [ ] [ ] Installed per plan with minimum side slopes 2H:1V or flatter.
[ ] [ ] [ ] Stabilized by geotextile fabric, seed, or mulch with no erosion occurring.
[ ] [ ] [ ] Sediment-laden runoff directed to sediment trapping structure

4. Stone Check Dam

Yes No NA

[ ] [ ] [ ] Is channel stable? (flow is not eroding soil underneath or around the structure).
[ ] [ ] [ ] Check is in good condition (rocks in place and no permanent pools behind the structure).
[ ] [ ] [ ] Has accumulated sediment been removed?.

5. Rock Outlet Protection

Yes No NA

[ ] [ ] [ ] Installed per plan.
[ ] [ ] [ ] Installed concurrently with pipe installation.

Soil Stabilization

1. Topsoil and Spoil Stockpiles

Yes No NA

[ ] [ ] [ ] Stockpiles are stabilized with vegetation and/or mulch.
[ ] [ ] [ ] Sediment control is installed at the toe of the slope.

2. Revegetation

Yes No NA

[ ] [ ] [ ] Temporary seedings and mulch have been applied to idle areas.
[ ] [ ] [ ] 4 inches minimum of topsoil has been applied under permanent seedings

Sediment Control Practices

1. Silt Fence and Linear Barriers

Yes No NA

[ ] [ ] [ ] Installed on Contour, 10 feet from toe of slope (not across conveyance channels).
[ ] [ ] [ ] Joints constructed by wrapping the two ends together for continuous support.
[ ] [ ] [ ] Fabric buried 6 inches minimum.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
Sediment accumulation is ___% of design capacity.

Sediment Control Practices (continued)

2. Storm Drain Inlet Protection (Use for Stone & Block; Filter Fabric; Curb; or, Excavated; Filter Sock or Manufactured practices)

Yes No NA

[ ] [ ] [ ] Installed concrete blocks lengthwise so open ends face outward, not upward.
[ ] [ ] [ ] Placed wire screen between No. 3 crushed stone and concrete blocks.
[ ] [ ] [ ] Drainage area is 1acre or less.
[ ] [ ] [ ] Excavated area is 900 cubic feet.
[ ] [ ] [ ] Excavated side slopes should be 2:1.
[ ] [ ] [ ] 2" x 4" frame is constructed and structurally sound.
[ ] [ ] [ ] Posts 3-foot maximum spacing between posts.
[ ] [ ] [ ] Fabric is embedded 1 to 1.5 feet below ground and secured to frame/posts with staples at max 8-inch spacing.
[ ] [ ] [ ] Posts are stable, fabric is tight and without rips or frayed areas.
[ ] [ ] [ ] Manufactured insert fabric is free of tears and punctures.
[ ] [ ] [ ] Filter Sock is not torn or flattened and fill material is contained within the mesh sock.

Sediment accumulation ____% of design capacity.

3. Temporary Sediment Trap

Yes No NA

[ ] [ ] [ ] Outlet structure is constructed per the approved plan or drawing.
[ ] [ ] [ ] Geotextile fabric has been placed beneath rock fill.
[ ] [ ] [ ] Sediment trap slopes and disturbed areas are stabilized.

Sediment accumulation is ____% of design capacity.

4. Temporary Sediment Basin

Yes No NA

[ ] [ ] [ ] Basin and outlet structure constructed per the approved plan.
[ ] [ ] [ ] Basin side slopes are stabilized with seed/mulch.
[ ] [ ] [ ] Drainage structure flushed and basin surface restored upon removal of sediment basin facility.
[ ] [ ] [ ] Sediment basin dewatering pool is dewatering at appropriate rate.

Sediment accumulation is ____% of design capacity.

Note: Not all erosion and sediment control practices are included in this listing. Add additional pages to this list as required by site specific design. All practices shall be maintained in accordance with their respective standards.

Construction inspection checklists for post-development stormwater management practices can be found in Appendix F of the New York Stormwater Management Design Manual.

CONSTRUCTION DURATION INSPECTIONS

b. Modifications to the SWPPP (To be completed as described below)

The Operator shall amend the SWPPP whenever:

1. There is a significant change in design, construction, operation, or maintenance which may have a significant effect on the potential for the discharge of pollutants to the waters of the United States and which has not otherwise been addressed in the SWPPP; or
2. The SWPPP proves to be ineffective in:
   a. Eliminating or significantly minimizing pollutants from sources identified in the SWPPP and as required by this permit; or
   b. Achieving the general objectives of controlling pollutants in stormwater discharges from permitted construction activity; and
3. Additionally, the SWPPP shall be amended to identify any new contractor or subcontractor that will implement any measure of the SWPPP.

Modification & Reason:

III. Monthly Summary of Site Inspection Activities

Name of Permitted Facility:	Today's Date:	Reporting Month:
Location:	Permit Identification #:	
Name and Telephone Number of Site Inspector:		

Date of Inspection	Regular / Rainfall based Inspection	Name of Inspector	Items of Concern

Owner/Operator Certification:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that false statements made herein are punishable as a class A misdemeanor pursuant to Section 210.45 of the Penal Law."

Signature of Permittee or Duly Authorized Representative

Name of Permittee or Duly Authorized Representative Date

Duly authorized representatives must have written authorization, submitted to DEC, to sign any permit documents.

Maintenance Schedule – During Construction – Temporary Structures

–	Component	MINIMUM Inspection Required	After Every Storm Event	Item to Inspect	Sediment Removal Req'd	Special Inspection Items **Inspect the following:**	Maintenance and sediment removal
1	Construction Entrance	Weekly	X	Stone Placement	None	Stone Placement & soil deposit between stones	Repair Top Dressing with additional aggregate and correct stone placement.
2	Silt Fence	Bi-Weekly	X	Woven Wire Fence Alignment	Yes	Woven Wire & Fence Stability	Remove material when a "bulge" develops, ensure fence extends into soil and fence upright, staple fencing
3	Catch Basin Protection (Block & Gravel)	Weekly	X	Gravel & Sediment Placement or silt fence	Yes	Gravel & block placement around perimeter of catch basin	On Bi-weekly basis, remove sediment and fix block placement
4	Construction Fence	Bi-Weekly		Fence woven wire condition	None	Fence posts and grid	Fix fence upright and staple as required to ensure integrity.
5	Temporary Water Bars	Bi-Weekly	X	Condition & sediment & outlet areas	Yes	Local Erosion & Debris	On Bi-weekly basis, remove sediment
6	Diversion Swale	Weekly	X	Swale's water capacity	Yes	Side slopes & Bottom to be clean, no erosion or breaks	On Bi-weekly basis, clean swale of debris, fix channel and side slopes, ensure no blow outs
7	Topsoil Stockpile Area	Bi-Weekly	X	Soil Pile Condition	None	Silt Fence at Base of Pile to be inspected and seeding reviewed.	Remove material when a "bulge" develops, ensure fence extends into soil and fence is upright, staple fencing
8	Temporary Staging Area	Bi-Weekly		Present Location	None	Local Erosion & Debris	N/A

Maintenance Schedule – Permanent Structure

	Component	Inspections Required		Items to Inspect	Mowing Schedule		Sediment Removal	Schedule (Years)	Outlet		Planting		Erosion or Displacement	Task
		Upon Installation	During Consmuction						Structure	Schedule	Supplemental	Schedule		
1	Swales - Permanent	X	Weekly	Rock Displacement	Side Slope Channel Water Passage	1st Week June/Sept.	To Swale Dimensions	Annually	N/A	N/A	For Grass Swale	If Eroded or Annually	Bi-annual inspect	
2	Velocity Dissipation Apron	X	Weekly	Rock Displacement			Weekly						2 Years	Fix stone placement
3	Catch Basin	X	Monthly	Sediment & Debris	N/A		Sediment & Oil	Annual	Clear Outlet Pipe	Monthly	N/A		Monthly	RIM Deflection SHIM as required
4	Bio-retention	X	Bi-annually	sediment plantings	No mow grass	n/a	Sediment over 1" deep	bi-annual	Debris Removal Clogging	Monthly	Grass Cover 50% maint	1st year & 2nd year Annually	Monthly	Berm crest and perimeter

0644089821

NOTICE OF INTENT

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

NYR _____ (for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-15-002

All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-

RETURN THIS FORM TO THE ADDRESS ABOVE

OWNER/OPERATOR **MUST SIGN FORM**

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)
Longview School

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
Jacobs

Owner/Operator Contact Person First Name
Mark

Owner/Operator Mailing Address
83 Main Street

City
Brewster

State
NY

Zip
10509-

Phone (Owner/Operator)
914-382-7539

Fax (Owner/Operator)
___-___-____

Email (Owner/Operator)
mark@longviewschool.org

FED TAX ID
__-_____ (not required for individuals)

6401089828

Project Site Information

Project/Site Name
Longview School

Street Address (NOT P.O. BOX)
110 Scout Hill Rd

Side of Street
○ North ○ South ○ East ● West

City/Town/Village (THAT ISSUES BUILDING PERMIT)
Brewster

State: NY
Zip: 10509-
County: Putnam
DEC Region: 3

Name of Nearest Cross Street
Bullet Hole Rd

Distance to Nearest Cross Street (Feet)
2164

Project In Relation to Cross Street
○ North ○ South ○ East ● West

Tax Map Numbers
Section-Block-Parcel
52.-1-12

Tax Map Numbers

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

www.dec.ny.gov/imsmaps/stormwater/viewer.htm

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting): 601842

Y Coordinates (Northing): 4584310

2. What is the nature of this construction project?

○ **New Construction**

○ **Redevelopment with increase in impervious area**

● **Redevelopment with no increase in impervious area**

3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use	**Post-Development Future Land Use**
○ FOREST	○ SINGLE FAMILY HOME
○ PASTURE/OPEN LAND	○ SINGLE FAMILY SUBDIVISION Number of Lots [ ]
○ CULTIVATED LAND	○ TOWN HOME RESIDENTIAL
● SINGLE FAMILY HOME	○ MULTIFAMILY RESIDENTIAL
○ SINGLE FAMILY SUBDIVISION	○ INSTITUTIONAL/SCHOOL
○ TOWN HOME RESIDENTIAL	○ INDUSTRIAL
○ MULTIFAMILY RESIDENTIAL	○ COMMERCIAL
○ INSTITUTIONAL/SCHOOL	○ MUNICIPAL
○ INDUSTRIAL	○ ROAD/HIGHWAY
○ COMMERCIAL	○ RECREATIONAL/SPORTS FIELD
○ ROAD/HIGHWAY	○ BIKE PATH/TRAIL
○ RECREATIONAL/SPORTS FIELD	○ LINEAR UTILITY (water, sewer, gas, etc.)
○ BIKE PATH/TRAIL	○ PARKING LOT
○ LINEAR UTILITY	○ CLEARING/GRADING ONLY
○ PARKING LOT	○ DEMOLITION, NO REDEVELOPMENT
○ OTHER [ ]	○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
	● OTHER [Private School]

***Note**: for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	**Total Area To Be Disturbed**	**Existing Impervious Area To Be Disturbed**	**Future Impervious Area Within Disturbed Area**
15.9	0.9	0.2	0.7

5. Do you plan to disturb more than 5 acres of soil at any one time? ○ **Yes** ● **No**

6. Indicate the percentage of each Hydrologic Soil Group(HSG) at the site.

A	**B**	**C**	**D**
%	100 %	%	%

7. Is this a phased project? ● **Yes** ○ **No**

8. Enter the planned start and end dates of the disturbance activities.

Start Date 03/01/2020 - **End Date** 08/01/2020

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name: Secor Brook VTM Eighteen

9a. Type of waterbody identified in Question 9?

- ○ Wetland / State Jurisdiction On Site (Answer 9b)
- ○ Wetland / State Jurisdiction Off Site
- ○ Wetland / Federal Jurisdiction On Site (Answer 9b)
- ○ Wetland / Federal Jurisdiction Off Site
- ○ Stream / Creek On Site
- ● Stream / Creek Off Site
- ○ River On Site
- ○ River Off Site
- ○ Lake On Site
- ○ Lake Off Site
- ○ Other Type On Site
- ○ Other Type Off Site

9b. How was the wetland identified?

- ○ Regulatory Map
- ● Delineated by Consultant
- ○ Delineated by Army Corps of Engineers
- ○ Other (identify)

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-15-002? ○ Yes ● No

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-15-002? ○ Yes ● No

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters? ○ Yes ● No
If no, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey? ○ Yes ● No
If Yes, what is the acreage to be disturbed?

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? ○ Yes ● No

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? ○ Yes ● No ○ Unknown

16. What is the name of the municipality/entity that owns the separate storm sewer system?

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ○ Yes ● No ○ Unknown

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? ○ Yes ● No

19. Is this property owned by a state authority, state agency, federal government or local government? ○ Yes ● No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) ○ Yes ● No

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ● Yes ○ No

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ● Yes ○ No
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? ● Yes ○ No

0251089825

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer
PW Scott Engineering & Architecture, PC

Contact Name (Last, Space, First)
Scott, Peder W.

Mailing Address
3871 Danbury Rd

City
Brewster

State NY Zip 10509 -

Phone 845 - 278 - 2110

Fax - -

Email
pwscott@pwscott.com

SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-15-002. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name Peder **MI** W

Last Name Scott

Signature

Date 05 / 20 / 2019

25. Has a construction sequence schedule for the planned management practices been prepared? ○ Yes ○ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- ○ Check Dams
- ● Construction Road Stabilization
- ● Dust Control
- ○ Earth Dike
- ● Level Spreader
- ○ Perimeter Dike/Swale
- ○ Pipe Slope Drain
- ○ Portable Sediment Tank
- ○ Rock Dam
- ○ Sediment Basin
- ○ Sediment Traps
- ● Silt Fence
- ● Stabilized Construction Entrance
- ● Storm Drain Inlet Protection
- ○ Straw/Hay Bale Dike
- ○ Temporary Access Waterway Crossing
- ○ Temporary Stormdrain Diversion
- ● Temporary Swale
- ○ Turbidity Curtain
- ○ Water bars

Biotechnical

- ○ Brush Matting
- ○ Wattling

Vegetative Measures

- ○ Brush Matting
- ○ Dune Stabilization
- ○ Grassed Waterway
- ● Mulching
- ○ Protecting Vegetation
- ○ Recreation Area Improvement
- ● Seeding
- ○ Sodding
- ○ Straw/Hay Bale Dike
- ○ Streambank Protection
- ● Temporary Swale
- ● Topsoiling
- ○ Vegetating Waterways

Permanent Structural

- ○ Debris Basin
- ○ Diversion
- ○ Grade Stabilization Structure
- ● Land Grading
- ○ Lined Waterway (Rock)
- ○ Paved Channel (Concrete)
- ○ Paved Flume
- ○ Retaining Wall
- ○ Riprap Slope Protection
- ○ Rock Outlet Protection
- ○ Streambank Protection

Other

Post-construction Stormwater Management Practice (SMP) Requirements

Important: Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- ● **Preservation of Undisturbed Areas**
- ● **Preservation of Buffers**
- ● **Reduction of Clearing and Grading**
- ● **Locating Development in Less Sensitive Areas**
- ○ **Roadway Reduction**
- ● **Sidewalk Reduction**
- ○ **Driveway Reduction**
- ● **Cul-de-sac Reduction**
- ○ **Building Footprint Reduction**
- ● **Parking Reduction**

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

- ● All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).
- ○ Compacted areas were considered as impervious cover when calculating the **WQv Required**, and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

		0	.	0	6	2

acre-feet

29. Identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

7738089822

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

	Total Contributing Area (acres)		Total Contributing Impervious Area (acres)
RR Techniques (Area Reduction)			
○ Conservation of Natural Areas (RR-1)		and/or	0.0
● Sheetflow to Riparian Buffers/Filters Strips (RR-2)		and/or	0.06
○ Tree Planting/Tree Pit (RR-3)		and/or	
○ Disconnection of Rooftop Runoff (RR-4)		and/or	
RR Techniques (Volume Reduction)			
○ Vegetated Swale (RR-5)			
○ Rain Garden (RR-6)			
○ Stormwater Planter (RR-7)			
○ Rain Barrel/Cistern (RR-8)			
○ Porous Pavement (RR-9)			
○ Green Roof (RR-10)			
Standard SMPs with RRv Capacity			
○ Infiltration Trench (I-1)			
○ Infiltration Basin (I-2)			
○ Dry Well (I-3)			
○ Underground Infiltration System (I-4)			
● Bioretention (F-5)			0.67
○ Dry Swale (O-1)			
Standard SMPs			
○ Micropool Extended Detention (P-1)			
○ Wet Pond (P-2)			
○ Wet Extended Detention (P-3)			
○ Multiple Pond System (P-4)			
○ Pocket Pond (P-5)			
○ Surface Sand Filter (F-1)			
○ Underground Sand Filter (F-2)			
○ Perimeter Sand Filter (F-3)			
○ Organic Filter (F-4)			
○ Shallow Wetland (W-1)			
○ Extended Detention Wetland (W-2)			
○ Pond/Wetland System (W-3)			
○ Pocket Wetland (W-4)			
○ Wet Swale (O-2)			

Table 2 - Alternative SMPs
(DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Alternative SMP	Total Contributing Impervious Area(acres)
○ Hydrodynamic	
○ Wet Vault	
○ Media Filter	
○ Other [ ]	

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name

Manufacturer

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

0.05 **acre-feet**

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28).

○ **Yes** ● **No**

If Yes, go to question 36.
If No, go to question 32.

32. Provide the Minimum RRv required based on HSG.
[Minimum RRv Required = (P)(0.95)(Ai)/12, Ai=(S)(Aic)]

Minimum RRv Required

0.027 **acre-feet**

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?

● **Yes** ○ **No**

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

0.062 **acre-feet**

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a). 0.110

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? ● **Yes** ○ **No**

If Yes, go to question 36.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required

0.027 **acre-feet**

CPv Provided

0.027 **acre-feet**

36a. The need to provide channel protection has been waived because:

○ Site discharges directly to tidal waters or a fifth order or larger stream.

○ Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development . **CFS**

Post-development . **CFS**

Total Extreme Flood Control Criteria (Qf)

Pre-Development . **CFS**

Post-development . **CFS**

37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ● Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ● Yes ○ No

If Yes, Identify the entity responsible for the long term Operation and Maintenance

Mark Jacobs
Longview School

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required(#28). (See question 32a) This space can also be used for other pertinent project information.

40. Identify other DEC permits, existing and new, that are required for this project/facility.

- ○ Air Pollution Control
- ○ Coastal Erosion
- ○ Hazardous Waste
- ○ Long Island Wells
- ○ Mined Land Reclamation
- ○ Solid Waste
- ○ Navigable Waters Protection / Article 15
- ○ Water Quality Certificate
- ○ Dam Safety
- ○ Water Supply
- ○ Freshwater Wetlands/Article 24
- ○ Tidal Wetlands
- ○ Wild, Scenic and Recreational Rivers
- ○ Stream Bed or Bank Protection / Article 15
- ○ Endangered or Threatened Species(Incidental Take Permit)
- ○ Individual SPDES
- ○ SPDES Multi-Sector GP [N Y R]
- ○ Other [ ]
- ● None

41. Does this project require a US Army Corps of Engineers Wetland Permit? ○ Yes ● No
If Yes, Indicate Size of Impact. [ ].[ ]

42. Is this project subject to the requirements of a regulated, traditional land use control MS4? ● Yes ○ No
(If No, skip question 43)

43. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI? ● Yes ○ No

44. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned. [N Y R]

3547089826

Owner/Operator Certification

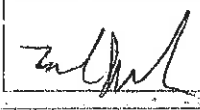
I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Print First Name: Mark

MI:

Print Last Name: Jacobs

Owner/Operator Signature:



Date: 05/20/2019

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form

for

Construction Activities Seeking Authorization Under SPDES General Permit

*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

I. Project Owner/Operator Information	
1. Owner/Operator Name:	Longview School
2. Contact Person:	Mark Jacobs
3. Street Address:	83 Main Street
4. City/State/Zip:	Brewster, NY 10509
II. Project Site Information	
5. Project/Site Name:	Longview School
6. Street Address:	110 Scout Hill Rd
7. City/State/Zip:	Mahopac, NY 10541
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information	
8. SWPPP Reviewed by:	
9. Title/Position:	
10. Date Final SWPPP Reviewed and Accepted:	
IV. Regulated MS4 Information	
11. Name of MS4:	Town of Carmel
12. MS4 SPDES Permit Identification Number: NYR20A	
13. Contact Person:	Michael Simone, Superintendent of Highways
14. Street Address:	Town of Carmel - 55 McAlpin Ave
15. City/State/Zip:	Mahopac, NY 10541
16. Telephone Number:	845-628-7474

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

VI. Additional Information

(NYS DEC - MS4 SWPPP Acceptance Form - January 2015)

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Longview School		
Project Location (describe, and attach a general location map): 110 Scout Hill Rd, Mahopac, NY 10541		
Brief Description of Proposed Action (include purpose or need): The project is anticipated as a two phase project as follows: Phase I • Convert interior to classroom setting with elevator to service 2nd floor. Refer to classroom overlay plans. • Widening of access driveway to 24 feet, parking added for 29 vehicles with a hammerhead turnaround at the end of the parking area. • Handicapped ramp added to the rear for access. Phase II • Addition of gym measuring 40' x 100' within disturbed area of site. • No additional parking is required since classrooms dictate parking. The business plan is to relocate the current school to the site with 4 teachers and 28 students. Potential expansion is for up to 6 teachers, administrators and 50 students.		
Name of Applicant/Sponsor: PW Scott Engineering & Architecture, PC	Telephone: 845-278-2110 E-Mail: pwscott2@comcast.net	
Address: 3781 Danbury Rd		
City/PO: Brewster	State: NY	Zip Code: 10509
Project Contact (if not same as sponsor; give name and title/role): Mark Jacobs, Director (Contract Vendee)	Telephone: (914) 382-7539 E-Mail: mark@longviewschool.org	
Address: Longview School, 83 Main Street		
City/PO: Brewster	State: NY	Zip Code: 10509
Property Owner (if not same as sponsor): Shirley & Franco Jardine	Telephone: E-Mail:	
Address: 110 Scout Hill Rd		
City/PO: Mahopac	State: NY	Zip Code: 10541

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes☑No		
b. City, Town or Village Planning Board or Commission ☑Yes☐No	Site Plan Approval/Conditional Use	
c. City, Town or Village Zoning Board of Appeals ☑Yes☐No	Variance - Frontage	
d. Other local agencies ☐Yes☐No		
e. County agencies ☑Yes☐No	PCDOH SSTS Letter / Well Treatment	
f. Regional agencies ☑Yes☐No		
g. State agencies ☐Yes☑No	NYSDEC Permit < 1 acre = N/A	
h. Federal agencies ☐Yes☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes☐No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Residential / 156-23 Private School Conditional Use

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? Mahopac Central School

b. What police or other public protection forces serve the project site?
Carmel Police Department, Putnam County Sheriff's Department.

c. Which fire protection and emergency medical services serve the project site?
Carmel Fire Department

d. What parks serve the project site?
Donald J Trump State Park
Fahnstock State Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Private School

b. a. Total acreage of the site of the proposed action? 15.966 acres
b. Total acreage to be physically disturbed? 0.80 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 15.966 acres

c. Is the proposed action an expansion of an existing project or use? ☑ Yes ☐ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 5.0% acres Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed?
iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: months
ii. If Yes:
- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) March month 2020 year
- Anticipated completion date of final phase Aug. month 2020 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
Phase II is addition of Gym building. No additional parking site development required.

f. Does the project include new residential uses? ☐Yes ☑No
If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				
At completion of all phases				

g. Does the proposed action include new non-residential construction (including expansions)? ☑Yes ☐No
If Yes,
i. Total number of structures 1
ii. Dimensions (in feet) of largest proposed structure: 18 height; 40 width; and 100 length
iii. Approximate extent of building space to be heated or cooled: 4,000 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐Yes ☑No
If Yes,
i. Purpose of the impoundment:
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:
iii. If other than water, identify the type of impounded/contained liquids and their source.
iv. Approximate size of the proposed impoundment. Volume: million gallons; surface area: acres
v. Dimensions of the proposed dam or impounding structure: height; length
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐Yes ☑No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
If Yes:
i. What is the purpose of the excavation or dredging?
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
- Volume (specify tons or cubic yards):
- Over what duration of time?

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
iv. Will there be onsite dewatering or processing of excavated materials? ☐Yes ☐No
If yes, describe.
v. What is the total area to be dredged or excavated? acres
vi. What is the maximum area to be worked at any one time? acres
vii. What would be the maximum depth of excavation or dredging? feet
viii. Will the excavation require blasting? ☐Yes ☐No
ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐Yes ☑No
If Yes:
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description):

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☐Yes ☑No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐Yes ☐No
If Yes:

- Name of district or service area:
- Does the existing public water supply have capacity to serve the proposal? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No
- Do existing lines serve the project site? ☐Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☐No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: 600 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used:
- Name of district:
- Does the existing wastewater treatment plant have capacity to serve the project? ☐Yes ☐No
- Is the project site in the existing district? ☐Yes ☐No
- Is expansion of the district needed? ☐Yes ☐No

- Do existing sewer lines serve the project site? ☐Yes ☐No
- Will a line extension within an existing district be necessary to serve the project? ☐Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

_____

_____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

_____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

_____

- If to surface waters, identify receiving water bodies or wetlands: _____

_____

_____

- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☐No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

_____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 8:00 am - 4:30 pm
- Saturday: 8:00 am - 4:30 pm
- Sunday: N/A
- Holidays: N/A

ii. During Operations:

- Monday - Friday: 7:00 am - 4:30 pm
- Saturday: 7:00 am - 12:00 pm
- Sunday: Closed
- Holidays: Closed

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe:

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Wall mounted night sky compliant - 12 feet mounted on Residence & Gym - oriented east facing

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☑ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.284	0.72	0.43
• Forested	14.50	14.40	-0.10
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: Lawn	1.18	0.85	-.33
	15.966	15.966	

c. Is the project site presently used by members of the community for public recreation? ☐Yes☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes☑No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes☑No

If Yes:

i. Has the facility been formally closed? ☐Yes☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes☐No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐Yes☑No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 4.0 feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? 15 %

c. Predominant soil type(s) present on project site:

Chatfield Charlton (CSD)	91.6 %
Charlton Chatfield (CrC)	0.4 %
Hollis Rock Outcrop (HrC)	8.0 %

d. What is the average depth to the water table on the project site? Average: 6' + feet

e. Drainage status of project site soils:
☐ Well Drained: ____ % of site
☑ Moderately Well Drained: 100 % of site
☐ Poorly Drained ____ % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 6 % of site
☑ 10-15%: 34 % of site
☑ 15% or greater: 60 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Deer, Skunk

Squirrels, Birds

Raccoon, Snakes

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): Northern Long-eared Bat, Timber Rattlesnake

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. 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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. 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? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Fahnstock State Park

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): State Park - property overlooks

iii. Distance between project and resource: 0.68 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

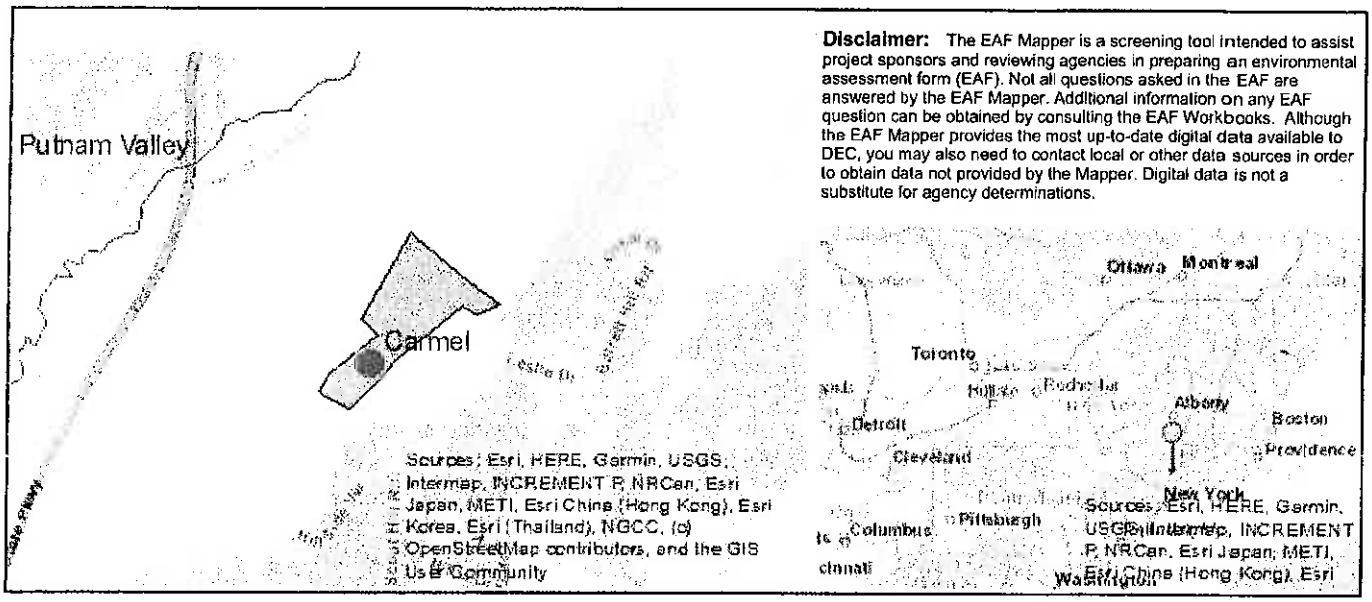
Applicant/Sponsor Name Peder W. Scott/ PW Scott E&A, PC Date 5/9/19

Signature _____ Title Engineer/Architect

PRINT FORM

EAF Mapper Summary Report

Thursday, May 09, 2019 12:54 PM



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.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Northern Long-eared Bat, Timber Rattlesnake

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

FIGURES

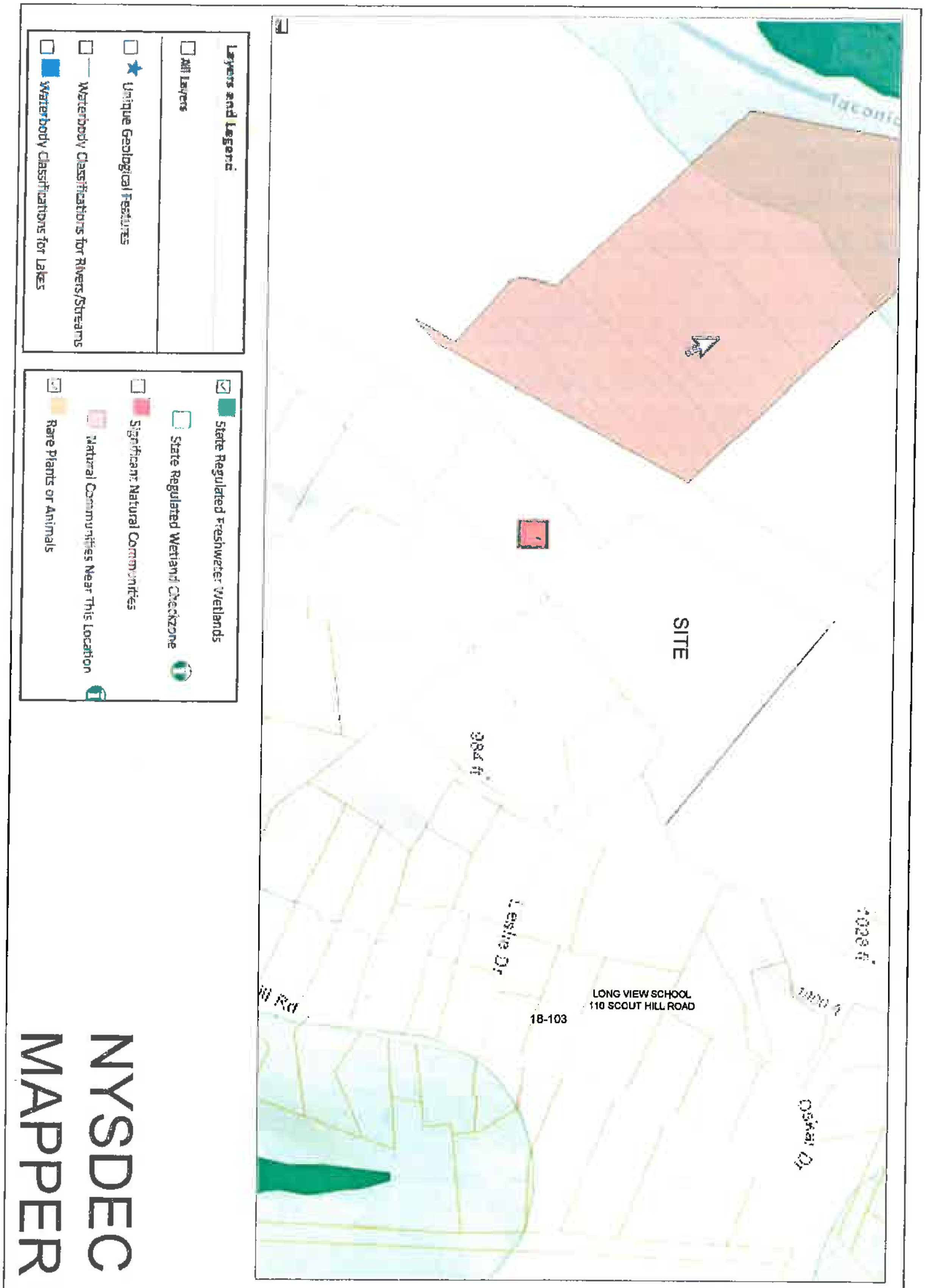
Figure 1.0: Aerial Photo
Figure 2.0: NYSDEC Mapper Printout
Figure 3.0: Soils Map
Figure 4.0: Pre-Development Watershed Map
Figure 5.0: Post-Development Watershed Map

NOTE: DO NOT SCALE DRAWINGS
DIMENSIONS SUPERCEDE SCALE

AERIAL

P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	Revisions No. Date Description	Dwg Title: AERIAL PHOTO	Seal	Dwg No: F1
		Project Title: LONG VIEW SCHOOL 110 SCOUT HILL ROAD		
		Proj No. 18-103 Drawn by MA		
		Date 05/20/19 Scale 1" = 250'		

Figure 1.0



P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	Revisions: No. / Date / Description	Dwg. Title: NYSDEC MAPPER Project Title: Proj. No.: Drawn by: MA Date: 05/20/19 Scale: 1" = 500'	Seal	Dwg. No.: F2

Figure 2.0

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrC	Charlton-Chatfield complex, 0 to 15 percent slopes, very rocky	0.0	0.4%
CsD	Chatfield-Charlton complex, 15 to 35 percent slopes, very rocky	6.6	91.6%
HrF	Hollis-Rock outcrop complex, 35 to 60 percent slopes	0.6	8.0%
Totals for Area of Interest		7.3	100.0%

NOTE: DO NOT SCALE DRAWINGS DIMENSIONS SUPERCEDE SCALE

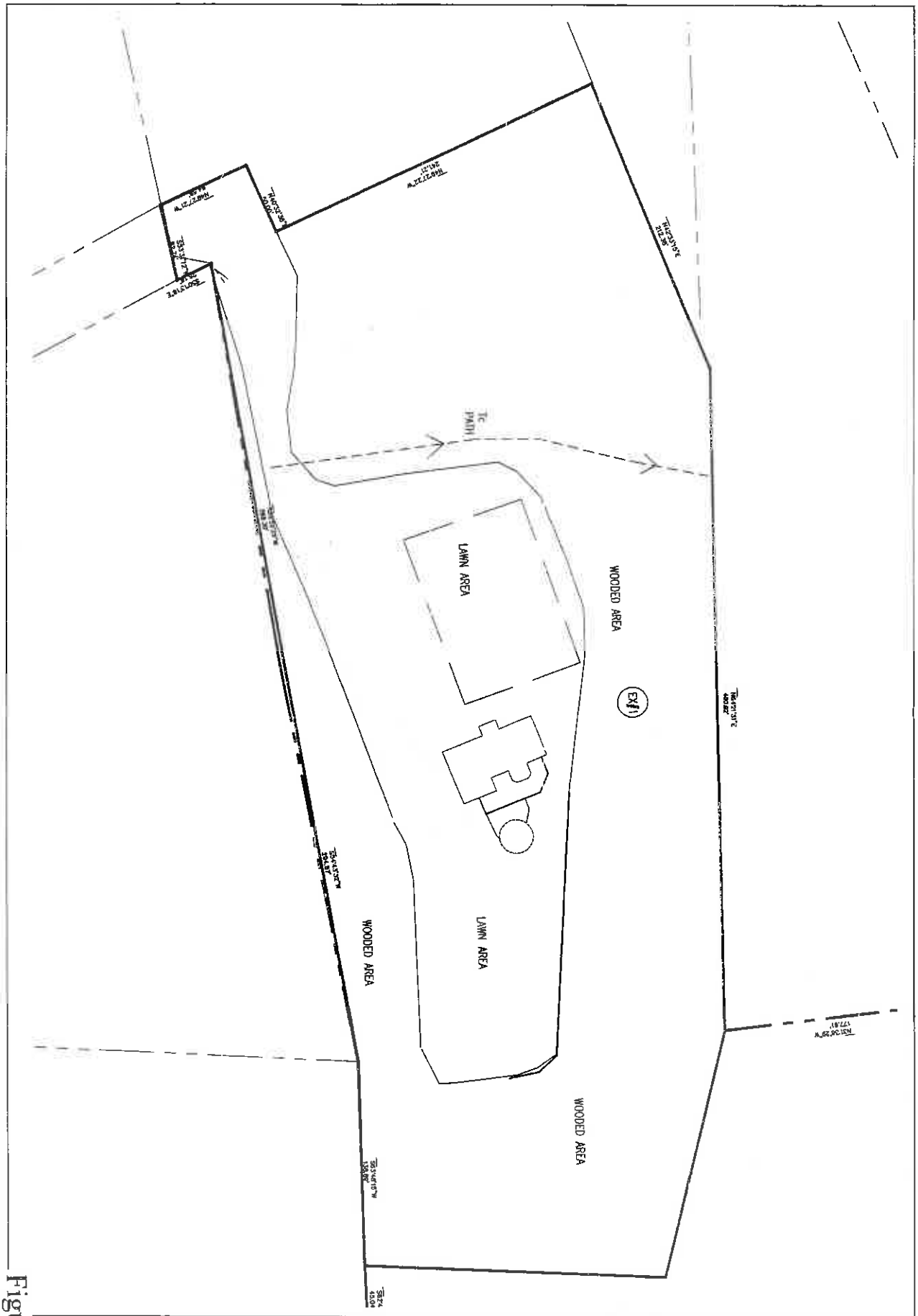
NRC SOILS

P. W. SCOTT
ENGINEERING & ARCHITECTURE, P.C
3871 ROUTE 6
BREWSTER, NY 10509 845-278-2110

Revisions		
No.	Date	Description

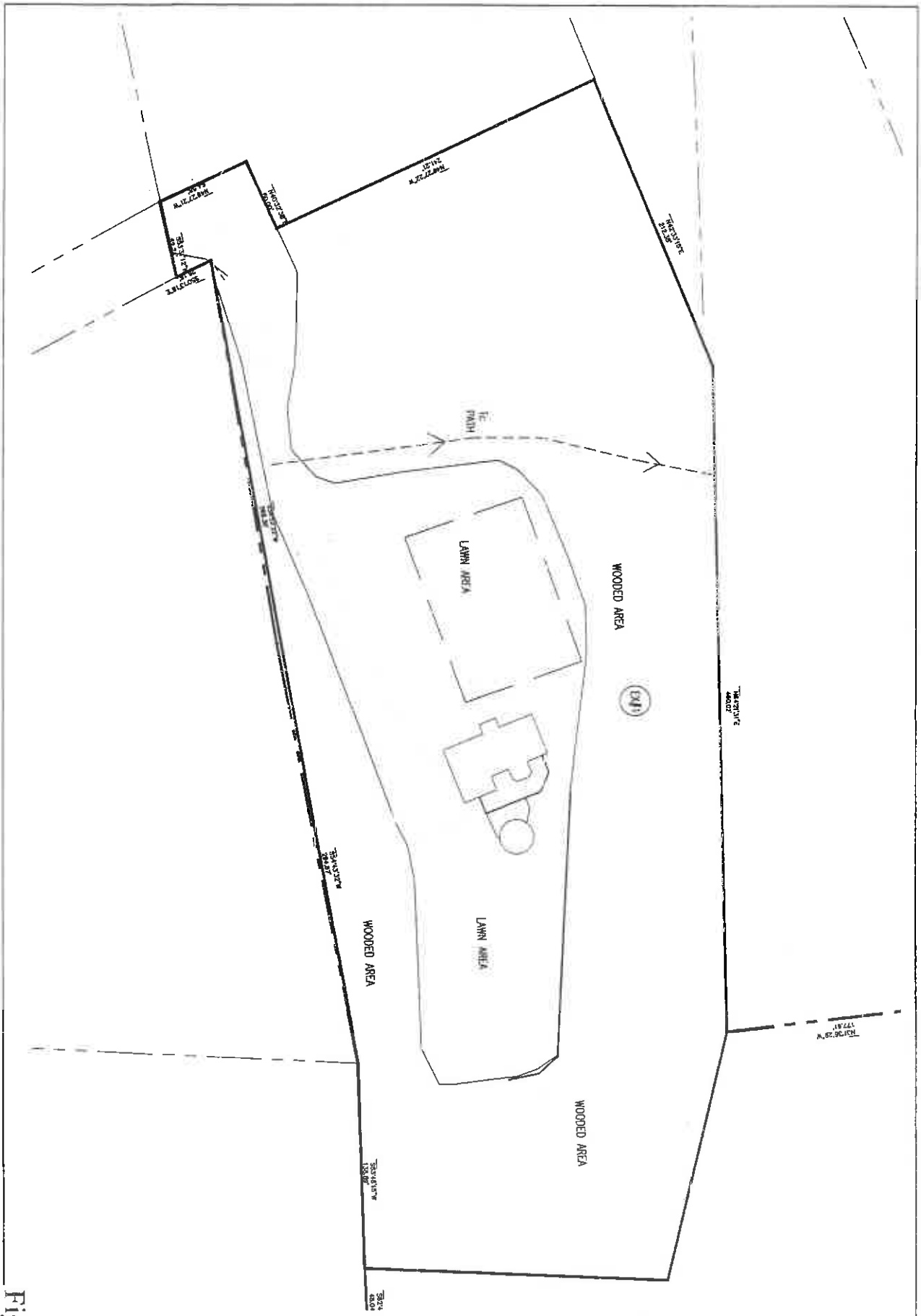
Dwg. Title: NRC SOILS
Project Title: LONG VIEW SCHOOL, 110 SCOUT HILL ROAD
Proj No: 18-103
Drawn by: MA
Date: 05/20/19
Scale: 1" = 200'
Dwg No: F3

Figure 3.0



P. W. SCOTT ENGINEERING & ARCHITECTURE, P.C. 3871 ROUTE 6 BREWSTER, NY 10509 845-278-2110	Revisions No. Date Description	Dwg. Title: PRE-DEVELOPMENT WATERSHED		Seal	Dwg. No. F4
		Project Title: LONG VIEW SCHOOL 110 SCOUT HILL ROAD			
		Proj. No. 18-103	Drawn by MA		
		Date 05/20/19	Scale 1" = 60'		

Figure 4.0



P. W. SCOTT	Revisions: No. / Date / Description	Dwg. Title	POST-DEVELOPMENT WATERSHED	Seal	Dwg. No.
ENGINEERING & ARCHITECTURE, P.C.		Project Title	LONG VIEW SCHOOL 110 SCOUT HILL ROAD		F5
3871 ROUTE 6		Proj. No.	Drawn by MA		
BREWSTER, NY 10509 845-278-2110		Date 05/20/19	Scale 1" = 60'		

Figure 5.0

Longview School
110 Scout Hill Rd., Mahopac, NY
(T) Carmel

Stormwater Management

Prepared By:

Peder W. Scott, P.E., R.A.
P. W. Scott Engineering & Architecture, P.C.
3871 Route 6
Brewster, NY 10509

May 20, 2019

Stormwater Management

Stormwater analysis consists of a review of the area impacted by development which is limited to the south end of the property. The actual disturbance is 0.7 acres. The analysis watershed is 4.9 acres, including a wooded area which receives drainage runoff.

Existing Site

The existing site consists of an existing residence development within a large wooded lot. The coverages are as follows:

Overall Watershed EX1:
Existing Developed Areas:

Building & Pavement	0.26 acres
Lawn	1.30 acres
Woods – Remainder Watershed:	3.43 acres
Total:	4.99 acres

Analysis Point A – Offsite to the West

There are no stormwater structures on the existing site. All drainage is offsite as sheet flow to the west, from the driveway and lawn areas. The house roof drains offsite through buried roof leaders.

Proposed Stormwater

The intent is to collect and treat the new impervious areas of the site, the new driveway (widened) and parking spaces plus the proposed building. Since the site is located within a hillside all draining is to the west. A series of swales and yard drains collect the offsite runoff from the east with discharge to a common level spreader at the east end of the developed area.

The driveway and parking lot is graded in such a manner as to drain to catch basins and to a splitter box where the first flush is to a bio-retention basin and greater flows overtop a weir plate and discharge to a common level spreader for offsite discharge.

Oil hoods are in the catch basins to collect and trap any oil on the parking area.

Post Development Analysis

Watershed WS1 - Diversion Swale (on site)

Lawn Area - Swale – 700 lf x 4' wide	0.06 acres
Wooded Area	0.53 acres
Total	0.59 acres

Watershed WS2 - Site Development Areas to Bio-Retention Area

Impervious Area	0.67 acres
Lawn Area	0.13 acres
Total	0.80 acres

Watershed WS3 – Existing Site Not Disturbed (direct discharge off site)

Existing House (Impervious)	0.06 acres
Lawn Area	0.67 acres
Wooded Area	2.87 acres
Total	3.60 acres

Total Analysis Area: 4.99 acres

PIPE ANALYSIS WORKSHEET **RATIONAL METHOD** Return Frequency: 2, 10, 25, 100 Years

PROJECT: TOWN: DATE:

DRAINAGE AREA #: WS 1

STRUCTURE: CB # _____ MH# _____ HW# _____ YD# _____ Diversion Swale Flow

I) AVERAGE C CALCULATION

USE	C		AREA	C(A)	
Event	2/10	25/100		2/10	25/100
Lawn	13	16	.06	.008	.010
Wood	14	18	0.53	.074	.095
Sum C(A)				.082	.105
Sum (A)			0.59		

C (Weighted) = Σ CA / Σ A = .139 1YR

.178 100YR

RECOMMENDED VALUES

USE	C VALUE			
Hydraulic Soil Groups	A	(B)	C	D
Building Roofs	0.98	0.98	0.98	0.98
Pavement: Asphalt	0.98	0.98	0.98	0.98
Gravel	0.72/0.79	0.74/0.84	0.76/0.89	0.78/0.95
Driveways & Walks	0.72/0.79	0.74/0.84	0.76/0.89	0.78/0.95
Residential Areas (Lot size = 0.5 acre)	0.24/0.32	0.28/0.36	0.32/0.42	0.37/0.48
Woods, Brush:				
Flat (0-2%)	0.05/0.08	0.08/0.10	0.10/0.12	0.12/0.15
Average (2-6%)	0.08/0.11	0.11/0.14	0.13/0.16	0.16/0.20
Steep (6%+)	0.11/0.14	0.14/0.18	0.16/0.20	0.20/0.25
Lawns:				
Flat (0-2%)	0.05/0.11	0.08/0.14	0.12/0.18	0.16/0.22
Average (2-6%)	1.10/0.16	0.13/0.16	0.17/0.23	0.21/0.22
Steep (6%+)	0.14/0.20	0.19/0.26	0.24/0.32	0.28/0.39

REFER TO EXTENDED CHARTS AS NECESSARY.
VALUES SHOWN ARE 2, 10 YEAR STORM ON LEFT
25, 100 YEAR STORM ON RIGHT
IE (2.10/25.100)

Tc Analysis Calculations

A) Sheet Flow:
Tc: 9.5 Min.
Flow Length: 60'
Slope: 1%
Cover: WOODS

B) Shallow Conc. Flow: ___ Unpaved ___ Paved
Tc: _____ Min. Length:
Slope:

C) Pipe or Swale Flow:
Tc: 1.3 Min.
Description: DIVERSION SWALE
Length: 190'
Slope: 1.5%
Cross Section: TRAP. V=2.5 FPS

D) Total Tc = 10.8 Minutes

$Tc_2 = \frac{106}{tc+17}$

$Tc_{100} = \frac{290}{tc+31}$

Contributing Watersheds

Area:
C:
Tc: Tt:
Total Design A: _____ Acres
Total Design C: _____ Acres
Tc (Governing): _____ Minutes

	2	10	25	100
I	3.8			6.9
Q	0.5			0.72

Calculate $Q_{25\ Year}$ Per Equation Q = CIA

Where $I_{25} = 230/(tc+30)$ = _____ In/Hr

Q_{25} = _____ CFS

PIPE ANALYSIS WORKSHEET **RATIONAL METHOD** **Return Frequency: 2, 10, 25, 100 Years**

PROJECT: TOWN: DATE:

DRAINAGE AREA #: WS2

STRUCTURE: CB # 1 MH# _____ HW# _____ YD# _____

I) AVERAGE C CALCULATION

USE	C		AREA	C(A)	
Event	2/10	25/100		2/10	25/100
Pavement	.98	.98	0.20	.196	.196
Lawn	.13	.16	.01	.0013	.0016
Sum C(A)				.1973	.1976
Sum (A)			0.21		

C (Weighted) = Σ CA / Σ A = 0.94

RECOMMENDED VALUES

USE	C VALUE			
Hydraulic Soil Groups	A	B	C	D
Building Roofs	0.98	0.98	0.98	0.98
Pavement: Asphalt	0.98	0.98	0.98	0.98
Gravel	0.72/0.79	0.74/0.84	0.76/0.89	0.78/0.95
Driveways & Walks	0.72/0.79	0.74/0.84	0.76/0.89	0.78/0.95
Residential Areas (Lot size = 0.5 acre)	0.24/0.32	0.28/0.36	0.32/0.42	0.37/0.48
Woods, Brush:				
Flat (0-2%)	0.05/0.08	0.08/0.10	0.10/0.12	0.12/0.15
Average (2-6%)	0.08/0.11	0.11/0.14	0.13/0.16	0.16/0.20
Steep (6%+)	0.11/0.14	0.14/0.18	0.16/0.20	0.20/0.25
Lawns:				
Flat (0-2%)	0.05/0.11	0.08/0.14	0.12/0.18	0.16/0.22
Average (2-6%)	1.10/0.16	0.13/0.16	0.17/0.23	0.21/0.22
Steep (6%+)	0.14/0.20	0.19/0.26	0.24/0.32	0.28/0.39

REFER TO EXTENDED CHARTS AS NECESSARY.
VALUES SHOWN ARE 2, 10 YEAR STORM ON LEFT
25, 100 YEAR STORM ON RIGHT
IE (2.10/25.100)

Tc Analysis Calculations

A) Sheet Flow:
Tc: 6 Min.
Flow Length: 391
Slope: 12.8 AVE
Cover: Pavement

B) Shallow Conc. Flow: ___ Unpaved ___ Paved
Tc: _____ Min. Length:
Slope:

C) Pipe or Swale Flow:
Description:
Tc: _____ Min. Length:
Slope:
Cross Section:

D) Total Tc = 6 Minutes

$Tc_2 = \frac{106}{Tc+17}$

$Tc_{100} = \frac{290}{Tc+31}$

Contributing Watersheds

Area:
C:
Tc: Tt:
Total Design A: _____ Acres
Total Design C: _____ Acres
Tc (Governing): _____ Minutes

	2	10	25	100
I	4.6			7.9
Q	0.91			1.5

Calculate $Q_{25\ Year}$ Per Equation Q = CIA

Where I_{25} = 230/(tc+30) = _____ In/Hr
Q_{25} = _____ CFS

PIPE ANALYSIS WORKSHEET **RATIONAL METHOD** Return Frequency: 2, 10, 25, 100 Years

PROJECT: TOWN: DATE:

DRAINAGE AREA #: WS 2

STRUCTURE: CB # 3 MH# _____ HW# _____ YD# _____

I) AVERAGE C CALCULATION

USE	C		AREA	C(A)	
Event	2/10	25/100		2/10	25/100
Pavement	98	98	0.14	.137	.137
Lawn	15	16	0.02	.003	.032
Building	98	98	.05	.05	.05
Sum C(A)					
Sum (A)			0.21		

C (Weighted) = Σ CA / Σ A = 95

RECOMMENDED VALUES

USE	C VALUE			
Hydraulic Soil Groups	A	B	C	D
Building Roofs	0.98	0.98	0.98	0.98
Pavement: Asphalt	0.98	0.98	0.98	0.98
Gravel	0.72/0.79	0.74/0.84	0.76/0.89	0.78/0.95
Driveways & Walks	0.72/0.79	0.74/0.84	0.76/0.89	0.78/0.95
Residential Areas (Lot size = 0.5 acre)	0.24/0.32	0.28/0.36	0.32/0.42	0.37/0.48
Woods, Brush:				
Flat (0-2%)	0.05/0.08	0.08/0.10	0.10/0.12	0.12/0.15
Average (2-6%)	0.08/0.11	0.11/0.14	0.13/0.16	0.16/0.20
Steep (6%+)	0.11/0.14	0.14/0.18	0.16/0.20	0.20/0.25
Lawns:				
Flat (0-2%)	0.05/0.11	0.08/0.14	0.12/0.18	0.16/0.22
Average (2-6%)	1.10/0.16	0.13/0.16	0.17/0.23	0.21/0.22
Steep (6%+)	0.14/0.20	0.19/0.26	0.24/0.32	0.28/0.39

REFER TO EXTENDED CHARTS AS NECESSARY.
VALUES SHOWN ARE 2, 10 YEAR STORM ON LEFT
25, 100 YEAR STORM ON RIGHT
IE (2.10/25.100)

Tc Analysis Calculations

A) Sheet Flow:
Flow Length:
Tc: 6 Min. Slope:
Cover:

B) Shallow Conc. Flow: ___ Unpaved ___ Paved
Tc: _____ Min. Length:
Slope:

C) Pipe or Swale Flow:
Description:
Tc: _____ Min. Length:
Slope:
Cross Section:

D) Total Tc = 6 Minutes

Contributing Watersheds

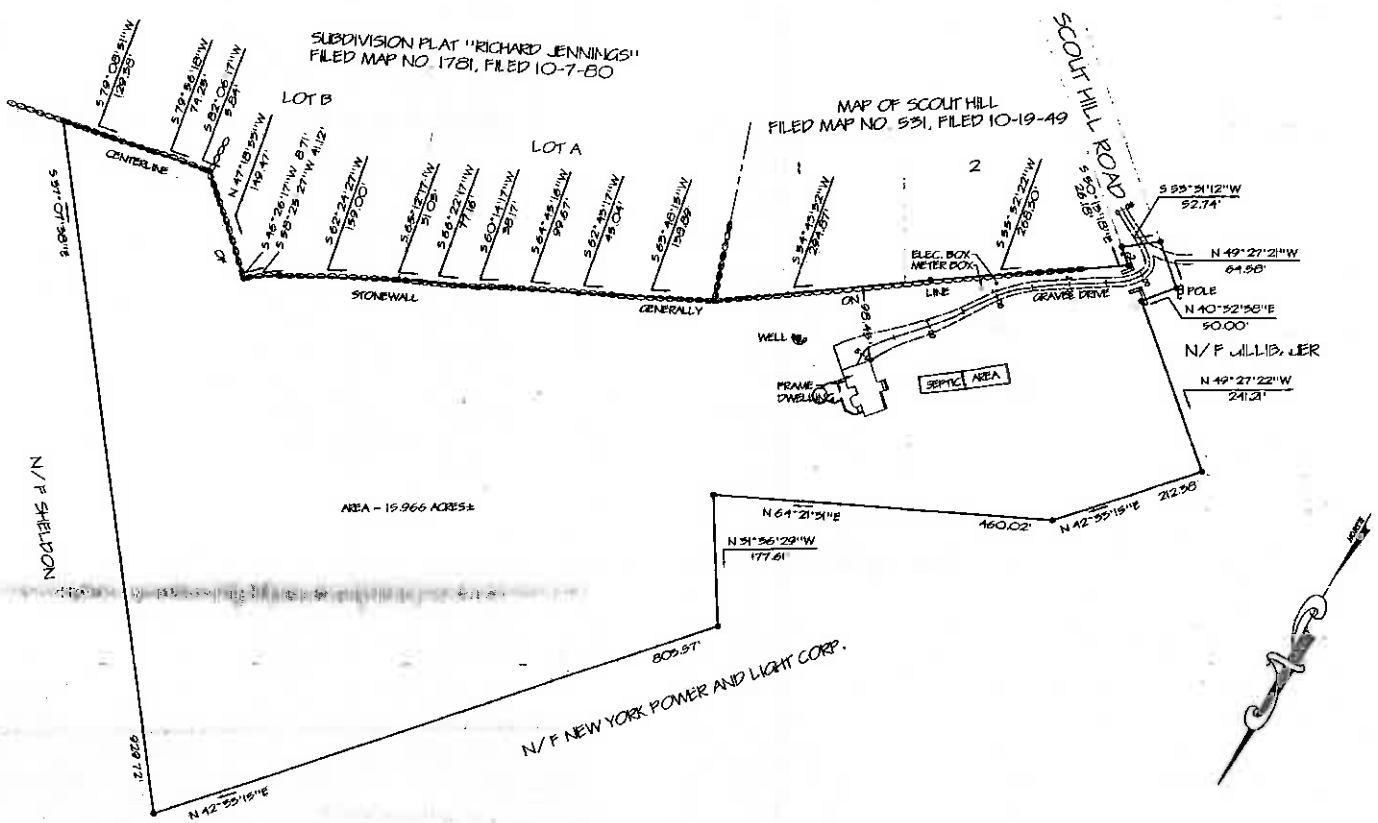
Area:
C:
Tc: Tt:
Total Design A: _____ Acres
Total Design C: _____ Acres
Tc (Governing): _____ Minutes

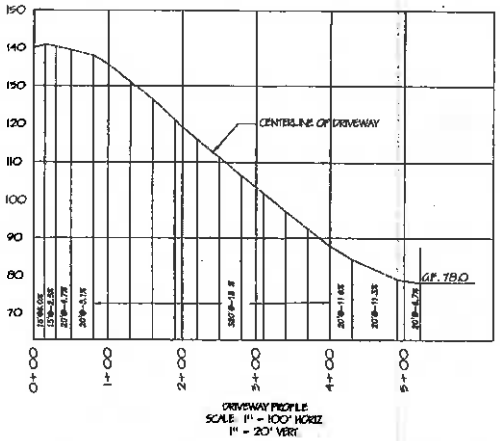
	2	10	25	100
I	4.6			7.8
Q	0.92			1.56

Calculate $Q_{25\ Year}$ Per Equation Q = CIA

Where I_{25} = 230/(tc+30) = _____ In/Hr

Q_{25} = _____ CFS





SURVEY OF PROPERTY
PREPARED FOR
FRANK CIANO

SITUATE IN
TOWN OF CARMEL PUTNAM CO., N.Y.
SCALE: 1" = 100' OCTOBER 16, 2003

11-13-03 REGRADED DRIVEWAY

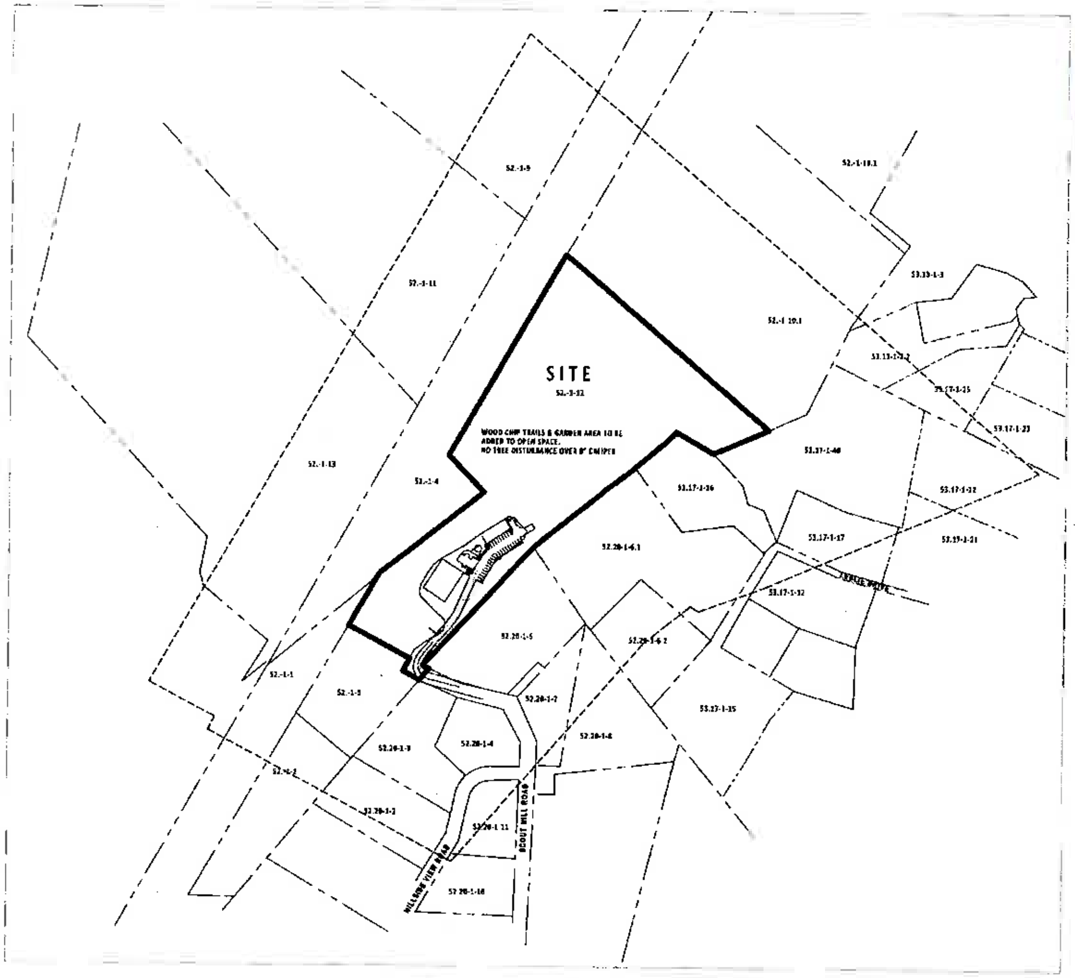
SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
CERTIFICATIONS INDICATED HEREON SIGNIFY THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.
CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THIS SURVEY WAS PREPARED AND ON HIS BEHALF TO THE TITLE CO. AND LENDING INSTITUTION LISTED HEREON.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

ROBERT H. BERGENDORFF PLS
N.Y. Lic. no. 40807 CT Lic. no. 8000
559 ROUTE 6
MAHOPAC, N.Y. 10541

ADVISORY

THIS MAP IS AN UNOFFICIAL ARCHIVE COPY OF A SURVEY MAP PREPARED BY A LICENSED LAND SURVEYOR NO LONGER PRACTICING, INTENDED FOR USE BY THE CLIENT NAMED HEREON, AS SUCH, IT SHOULD NOT BE RELIED UPON AS BEING SUITABLE FOR DESIGN, BUILDING DEPARTMENT, TITLE EXAMINATION, REAL ESTATE CONVEYANCE OR ANY OTHER PURPOSES.

THE ALTERATION OF SURVEY MAPS BY ANYONE OTHER THAN THE ORIGINAL PREPARER IS MISLEADING, CONFUSING AND NOT IN THE GENERAL WELFARE AND BENEFIT OF THE PUBLIC. LICENSED LAND SURVEYORS SHALL NOT ALTER SURVEY MAPS, SURVEY PLANS OR SURVEY PLATS PREPARED BY OTHERS.
UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION # 7209 OF THE NEW YORK STATE EDUCATION LAW.
THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY EXIST OR ARE SHOWN HEREON, ARE NOT CERTIFIED.
ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE IMPRESSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON. THIS MAP MAY NOT BE USED IN CONNECTION WITH A "SURVEY AFFIDAVIT" OR SIMILAR DOCUMENT, STATEMENT OR MECHANISM TO OBTAIN TITLE INSURANCE FOR ANY SUBSEQUENT OR FUTURE GRANTEES.



OVERALL SITE PLAN

GRAPHIC SCALE

VICINITY MAP

SCALE: 1" = 600'

AERIAL MAP

SCALE: 1" = 600'

NEIGHBORS WITHIN 500'

[illegible]

PROJECT INFORMATION	
Project Location:	110 Scout Hill Rd Mahopac, NY 10541 Town of Carmel Putnam County State of NY
Zoning District	R- Residential
Use Code:	Private School - Section 156-23
Owners and Property:	Shirley & Lorenzo Jardine 110 Scout Hill Rd. Mahopac, NY 10541
Identification:	Map 52, Block 1, Lot 12
Applicant:	Longview School, Contract Vendee Mark Jacobs, Director 63 Main Street Brewster, NY 10509
Engineer:	Peder W. Scott, P.E. PW Scott Engineering & Architecture, PC 3871 Danbury Road Brewster, NY 10509 845-278-2110 [illegible]
Attorney:	William Shilling, P.C. 122 Old Route 6 Carmel, New York 10512 (845) 225-7500 [illegible]
Surveyor:	Terry Bergendorff Collins Land Surveyor 52 Starr Ridge Road Brewster, NY 10509 (845) 279-4281 karen@terrybergendorffcollins.com
Original Boundary Survey:	Robert Bergendorff

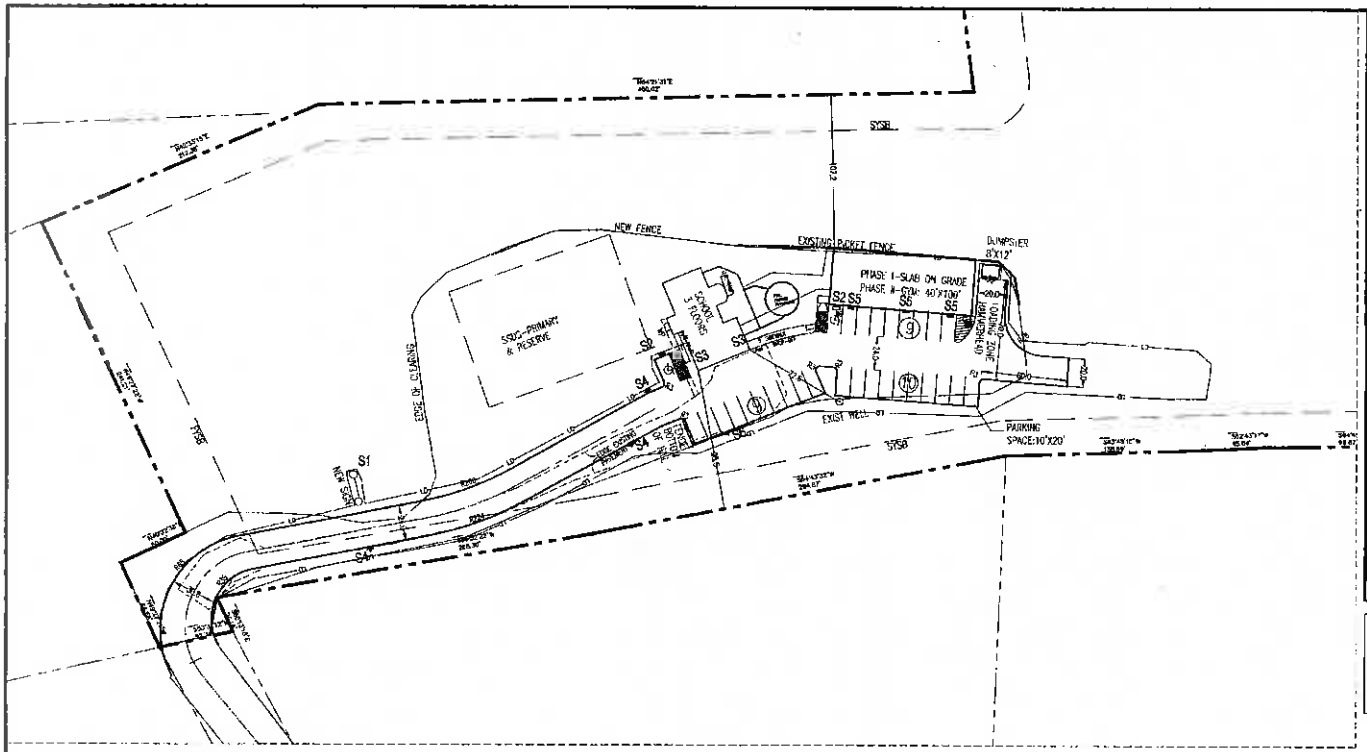
DRAWING LIST /DATE & ISSUE DATE		DRAWING DATES		
DRAWING NO.	SHEET TITLE	5/20/2019		
CS	Cover Sheet w/Overall Site Plan	✓		
SY1	Parking Site Plan	✓		
SY2	Stormwater Management Site Plan	✓		
SY3	Erosion Control Plan	✓		
SY4	Erosion Control Notes-pending	✓		
SY5	Details - Erosion Control	✓		
SY6	Details - Site	✓		
SY1	Lighting Plan Included	✓		

P.W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
3871 ROUTE 6
BREWSTER, NY 10509 845-278-2110

REVISION	DATE	NATURE OF REVISION

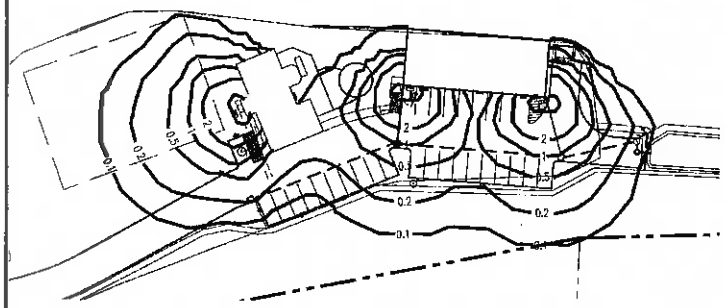
Dwg. Title	COVER SHHEET/OVERALL SITE PLAN		
Project Title	LONGVIEW SCHOOL 110 SCOUT HILL ROAD, CARMEL, NY		
Proj. No.	18-103	Drawn by	PWS/MA
Date	05/20/19	Scale	1"=200'

Dwg. No.
CS



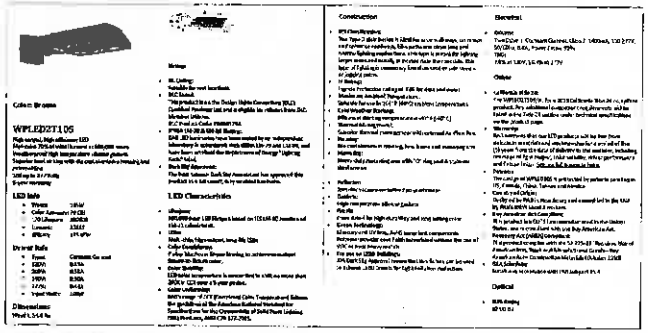
PARKING SITE PLAN

GRAPHIC SCALE



LIGHTING PLAN

SCALE: 1" = 40'



WALL PACK SPECS

ZONING TABULATION CHART

TOWN OF CARMEL - R-RESIDENTIAL ZONE

(REFER TO PRIVATE SCHOOL - 156-23)

ITEM	REQUIRED/ PERMITTED	EXISTING/ PROPOSED	EXTENT OF VARIANCE
LOT AREA (ACRES)	5.0	15.966	
LOT WIDTH (FEET)	200	470	
LOT FRONTAGE (56-10) (FEET)	100	52.7	47.3*
LOT DEPTH (FEET)	200	1,406	
PRINCIPAL BUILDING			
FRONT (FEET)	40	320	
SIDE (FEET)	25	98.4/S/120	
REAR (FEET)	40	1,000 ±	
ACCESSORY BUILDING			
FRONT (FEET)	40	350	
SIDE (FEET)	20	65	
REAR (FEET)	20	800 ±	
MAXIMUM BUILDING HEIGHT (FEET)	35	34	
BUILDING COVERAGE (%)			
(2,595 RES + 4,000 GYM)	15%	0.94%	

PARKING REQUIREMENTS

Regulations

Driveway: 24' wide (2-way traffic)
Space Size: 10 x 20 or 10 x 18 w/overhang
Loading: 1 per building
Note: Screening required.

Parking based upon elementary parking requirements due to limited high school students.

Classroom Count: 6
Required Parking: 10 + 6 classroom (3) = 28 spaces
Provided Parking: 29 spaces including 2 handicapped spaces
Parking Use: Pupils arrive at the school using bus transportation (small single axle busses) or by parent drop off. Teachers & administrators park at the site. High school students (2 to 4) may park on the site.

PROPOSED SIGNAGE

- S1 MONUMENT SIGN LONGVIEW SCHOOL
- S2 HANDICAPPED SIGN
- S3 BUILDING ID OFFICE ENTRY WALL SIGN
- S4 NO PARKING
- S5 RESERVED
- S6 EMPLOYEE

Site Plan General Notes

1. No Wetlands/Watercourses within 200 feet of property. Refer to NYSDEC Mapper.
2. Property Soils - CSD Chatfield/Charlton defined by NRCS Soil Mapping. (See attached)
3. No Flood Plains on the property.
4. Occupancy Proposed - Private School
   Maximum Occupancy: 6 Teachers, 6 Volunteers & 50 Children
   Hours of Operation: Weekdays: 8:15 am (9:00 am Teacher arrival) to 4:30 pm
   Weekends: Extremely limited activities.
   Holidays: Closed all holidays defined by Carmel School District
5. Ancillary Activities:
   Trails to be created using wood chips with no tree (over 8" caliper) removal.
   Future Garden area proposed.
   Bio-Retention Area to include plantings by children.
   All areas to be maintained by Longview School Personnel.
6. Signage will be submitted for individual permit by a sign company retained by the Owner.
7. School Buses will be coordinated by Longview School.
8. No Off-Site Road Improvements are proposed for the project.

LEGEND

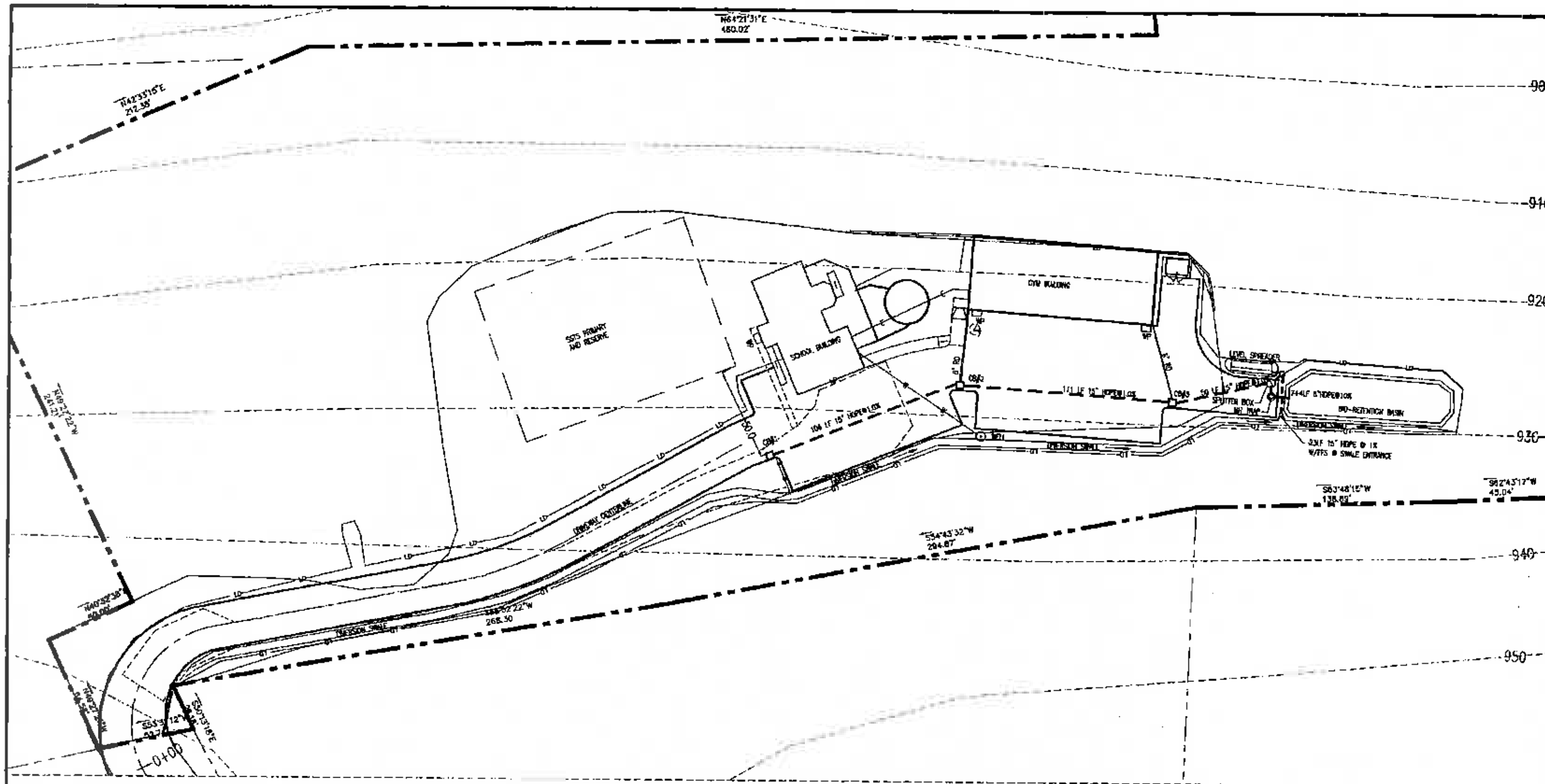
NOT TO SCALE

- PROPERTY LINE
- SETBACK LINE
- (19) QTY PARKING SPACES (9.0'x20')
- PROPOSED PAVEMENT STRIPING
- PAINTED HANDICAPPED SYMBOL
- PROPOSED WALL PACK LIGHT
- CATCH BASIN
- R/ CURB RADIUS
- LIGHT-WALL PACK
- PROPOSED 6" HIGH CONCRETE CURB
- PROPOSED SIDEWALK
- PROPOSED DUMPSTER W/ENCLOSURE
- PROPOSED HANDICAPPED RAMP
- PROPOSED BOLLARD
- PROPOSED CONCRETE PAD
- EXISTING BUILDING / STRUCTURES
- PROPOSED BUILDING / STRUCTURES

P.W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
3871 ROUTE 6
BREWSTER, NY 10509 845-278-2110

REVISION	DATE	NATURE OF REVISION

Dwg. Title: PARKING SITE PLAN
Project Title: LONGVIEW SCHOOL
110 SCOUT HILL ROAD, CARMEL, NY
Proj. No.: 18-103
Drawn by: PWS
Date: 05/20/19
Scale: 1"=40'
Dwg. No.: SY1



GENERAL NOTES

THROUGHOUT THE CONSTRUCTION PHASE OF THE PROJECT, CHANGES TO THE APPROVED SITE PLAN ARE PROHIBITED, UNLESS A SITE PLAN REVISION APPROVAL IS SECURED FROM THE PLANNING BOARD.

ALL STORM SEWERS ARE TO BE HDPE PIPE, UNLESS NOTED OTHERWISE.

ALL STORM AND SANITARY SEWER LINES ARE TO BE INSTALLED USING CATCH BASIN OR MANHOLE INVERT ELEVATIONS. PIPE SLOPES ARE FOR REFERENCE USE ONLY.

ANY DRAINAGE STRUCTURES, DITCHES, ASPHALT, CURBS OR GRASSED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.

ALL UTILITY SERVICE TO BE INSTALLED UNDERGROUND

ALL FOOTING AND ROOF DRAINS ARE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM AS INDICATED ON SITE PLAN THROUGH THE USE OF 6" DIAMETER PVC PIPE AS NOTED ON THE PLANS.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL PIPING IS PROPERLY BEDDED AND STABILIZED IN AREAS OF HIGH GROUND WATER AND/OR UNSTABLE SOIL CONDITIONS.

ALL AREAS OF DISTURBED EARTH SHALL BE STABILIZED BY MULCHING OR OTHER MEANS. SEEDING OF GRASSED AREAS SHALL BE INITIATED AS SOON AS PRACTICAL TO MITIGATE EROSION ON SITE. REFER TO EROSION CONTROL TECHNIQUES ON EROSION CONTROL SITE PLAN.

IT IS THE DEVELOPERS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND/OR EASEMENTS FROM THE STATE AND LOCAL AUTHORITIES. RIGHT TO DRAIN, CONSTRUCTION RIGHTS AND SLOPE RIGHTS AS MAY BE REQUIRED FROM ADJOINING PROPERTY OWNERS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO FINAL SITE SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ELEVATIONS, PROPERTY LINES, LOCATION OF UTILITIES AND SITE CONDITIONS IN THE FIELD. IF ANY DEVIATION OR ALTERATION IS REQUIRED FOR THE COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL CONTACT P.W. SCOTT ENGINEERING & ARCHITECTURE, P.C. SO THAT REVISIONS MAY BE COMPLETED.

ALL GRATES WITHIN 10' OF THE TRAVEL PATH TO COMPLY WITH ADA GRATE OPENING REQUIREMENTS.

ALL EXISTING PIPING ON AND OFF-SITE INVERTS MUST BE VERIFIED WITH AN A-2 SURVEY PRIOR TO ANY SITE ACTIVITIES.

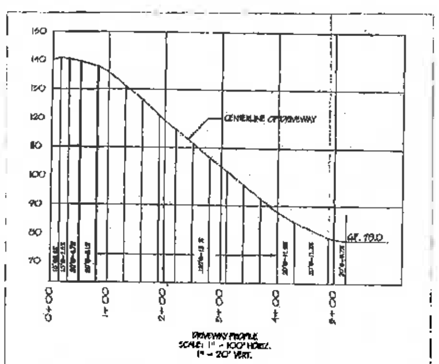
ALL PIPING SHALL BE INSTALLED TO CONFORM WITH H20 LOADING

STORM WATER MANAGEMENT SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

USGS TOPOGRAPHY SHOWN - SEE WAIVER REQUEST



DRIVEWAY PROFILE FROM ORIGINAL SURVEY

LEGEND
NOT TO SCALE

- PROPERTY LINE
- SETBACK LINE
- QTY PARKING SPACES (9.0'x20')
- PROPOSED PAVEMENT STRIPING
- PAINTED HANDICAPPED SYMBOL
- PROPOSED WALL PACK LIGHT
- CATCH BASIN
- FLARED END SECTION
- PROPOSED 6" HIGH CONCRETE CURB
- PROPOSED SIDEWALK
- PROPOSED DUMPSTER W/ENCLOSURE
- PROPOSED HANDICAPPED RAMP
- PROPOSED BOLLARD
- PROPOSED CONCRETE PAD
- EXISTING BUILDING / STRUCTURES
- PROPOSED BUILDING / STRUCTURES

CALL BEFORE YOU DIG

CALL 1-800-922-4455

PRIOR TO ANY EXCAVATIONS THAT TAKE PLACE ON THE SITE, THE LOCATION OF ALL UTILITIES ON THE PROPERTY, SERVICE LINES AND PUBLIC UTILITIES ON THE STREET MUST BE DEFINED.

SYMBOL DEFINITIONS

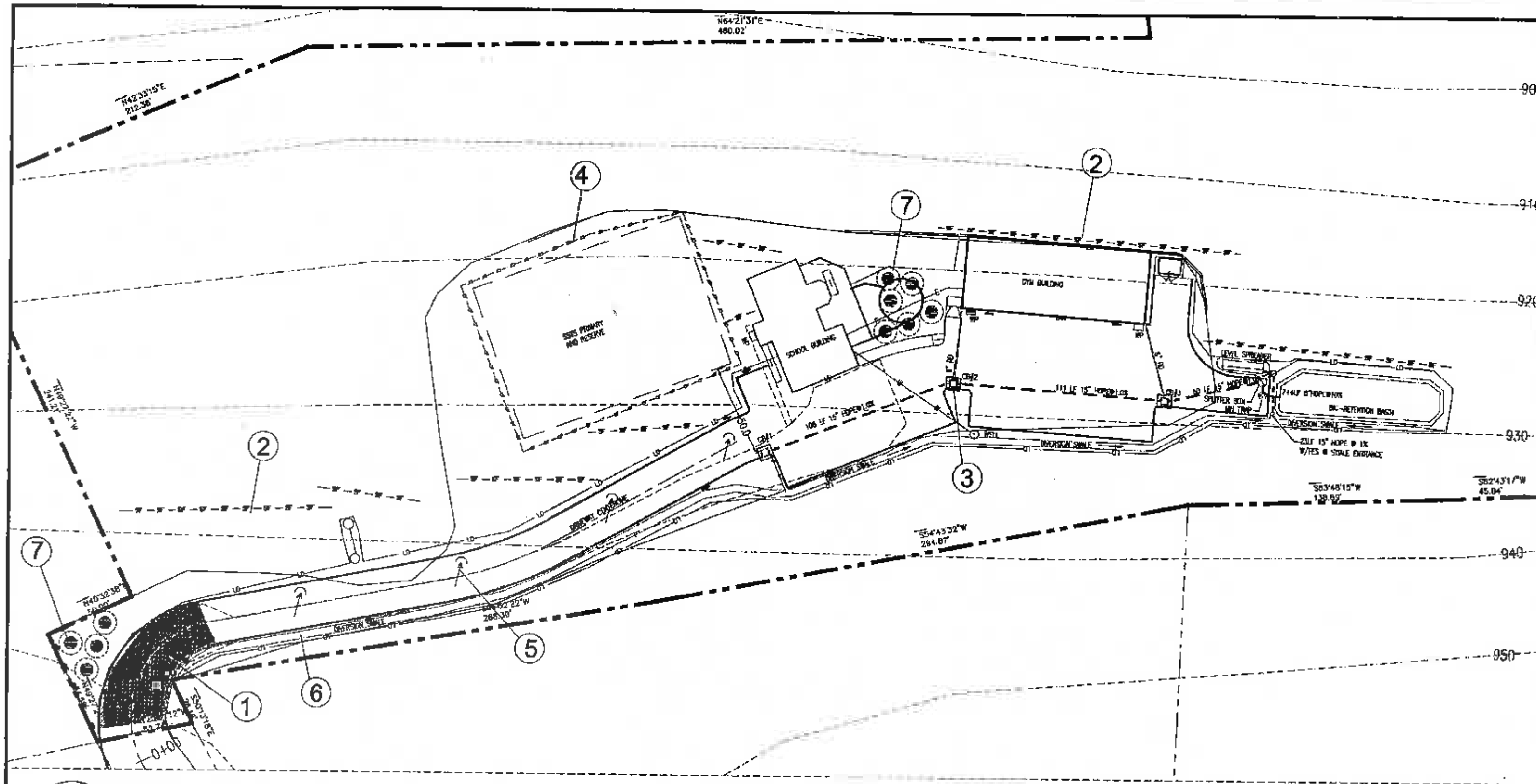
CB = CATCH BASIN
YD = YARD DRAIN (ROOF DRAINAGE ONLY)
MHE = EMERGENCY MANHOLE
MH = DRAINAGE MANHOLE
OS = OUTLET STRUCTURE
FES = FLARED END SECTION

NOTE: DO NOT SCALE DRAWINGS
DIMENSIONS SUPERCEDE SCALE

P.W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
3871 ROUTE 6
BREWSTER, NY 10509 845-278-2110

REVISION	DATE	NATURE OF REVISION

Dwg. Title	STORM WATER MANAGEMENT SITE PLAN
Project Title	LONGVIEW SCHOOL 110 SCOUT HILL ROAD, CARMEL, NY
Proj. No.	18-103
Drawn by	PWS
Date	05/20/19
Scale	1"=30'
Dwg. No.	SY2



EROSION CONTROL PLAN

GRAPHIC SCALE

Maintenance Schedule – During Construction – Temporary Structures

#	Component	MINIMUM Inspection Required	After Every Storm Event	Items to Inspect	Sediment Removal Req'd	Special Inspection Items Inspect the following	Maintenance and sediment removal
1	Construction Entrance	Weekly	X	Stone Placement	None	Stone Placement & soil deposit between stones	Repair Top Dressing with additional aggregate and correct stone placement.
2	Silt Fence	Bi-Weekly	X	Woven Wire Fence Alignment	Yes	Woven Wire & Fence Stability	Remove material when a "bulge" develops, ensure fence extends into soil and fence upright, staple fencing
3	Catch Basin Protection (Block & Gravel)	Weekly	X	Gravel & Sediment Placement or silt fence	Yes	Gravel & block placement around perimeter of catch basin	On Bi-weekly basis, remove sediment and fix block placement
4	Construction Fence	Bi-Weekly		Fence woven wire condition	None	Fence posts and grid	Fix fence upright and staple as required to ensure integrity.
5	Temporary Water Bars	Bi-Weekly	X	Condition & sediment at outlet area	Yes	Local Erosion & Debris	On Bi-weekly basis, remove sediment
6	Diversion Swale	Weekly	X	Swale's water capacity	Yes	Side slopes & Bottom to be clean, no erosion or breaks	On Bi-weekly basis, clean swale of debris, fix channel and side slopes, [illegible]
7	Topsoil Stockpile Area	Bi-Weekly	X	Soil Pile Condition	None	Silt Fence at Base of Piles to be inspected and [illegible]	Remove material when a "bulge" develops, ensure fence extends into soil and fence is upright, staple fencing
8	Temporary Staging Area	Bi-Weekly		[illegible] Location	None	Local Erosion & Debris	N/A

Maintenance Schedule – Permanent Structure

#	Component	Inspections Required: Upon Installation	Inspections Required: During Construction	Items to Inspect	Mowing Schedule		Sediment Removal	Schedule (Years)	Outlet: Structure	Outlet: Schedule	Planting: Supplemental	Planting: Schedule	Erosion or Displacement	Task
1	Swale - Permanent	X	Weekly	Rock Displacement	Side Slope Channel Water Passage	1st Week June/Sept.	To Swale Dimensions	Annually	N/A	N/A	Per Grass Seeds	If Needed or Annually	Bi-annual Inspect	
2	Velocity Dissipation Apron	X	Weekly	Rock Displacement			Weekly						2 Years	Fix stone placement
3	Catch Basin	X	Monthly	Sediment & Debris	N/A		Sediment & Oil	Annual	Clear Outlet Pipe	Monthly	N/A		Monthly	[illegible] Deflection [illegible] as required
4	Bio-retention	X	Bi-annually	sediment plantings	No mow grass	n/a	Sediment over 1" deep	Bi-annual	Debris Removal Clogging	Monthly	Grass Cover 30% [illegible]	1st year & 2nd year Annually	Monthly	Berm crest and perimeter

SEDIMENT & EROSION CONTROL LEGEND

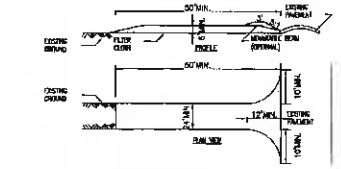
NO.	SYMBOL	DESCRIPTION	DETAIL LOCATION
1		CONSTRUCTION ENTRANCE	TEMPORARY SEE DET. 1/SY5
2	— SF —	SILT FENCE	TEMPORARY SEE DET. 2/SY5 PLACE PARALLEL TO GRADE
3		BLOCK AND GRAVEL DROP SEDIMENT BARRIER	TEMPORARY SEE DET. 5/SY5
4	—CF—	CONSTRUCTION FENCE	TEMPORARY: SEE DET.6/SY5
5		WATER BARS	TEMPORARY: SEE DET.5/SY5
6		TEMP. DIVERSION SWALE	TEMPORARY: SEE DET.3/SY5
7		TOPSOIL STOCKPILE AREA	TEMPORARY SEE DET. 4/SY5 RING WITH SILT FENCE
8		TEMPORARY STAGING AREA	TEMPORARY
9		GRASS LINED SWALE SLOPE UNDER 6%	PERMANENT: SEE DET.7/SY5 SLOPE OVER 6%: SEE DET. 13/SY5

NOTE: DO NOT SCALE DRAWINGS DIMENSIONS SUPERCEDE SCALE

P.W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
3871 ROUTE 6
BREWSTER, NY 10509 845-278-2110

REVISION	DATE	NATURE OF REVISION

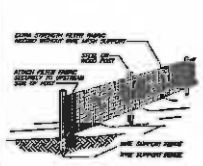
Dwg. Title: PARKING SITE PLAN
Project Title: LONGVIEW SCHOOL, 110 SCOUT HILL ROAD, CARMEL, NY
Proj. No. 18-103 | Drawn by: MA
Date: 05/20/19 | Scale: 1"=30'
Dwg. No. SY3



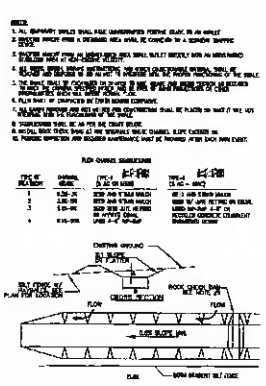
CONSTRUCTION SPECIFICATIONS

1. STONE SIZE – USE 1" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
10. HEAVY DUTY FABRIC PROPERTIES: TREVIRA SPUNBOND 1135, MIRAFI 600X, OR EQUIVALENT.

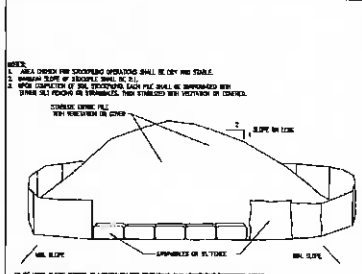
1 SY5 — STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



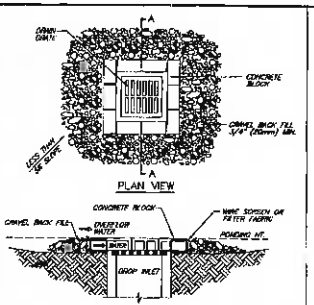
2 SY5 — SILT FENCE
N.T.S.



3 SY5 — TEMPORARY DRAINAGE OR DIVERSION CHANNEL
N.T.S.

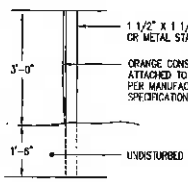


4 SY5 — SOIL STOCKPILES
N.T.S.

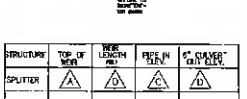


5 SY5 — BLOCK AND GRAVEL DROP INLET SEDIMENT BARRIER
N.T.S.

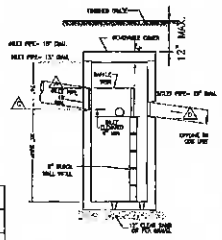
NOTES:
1. SPACING MAY VARY AS PER MANUFACTURERS RECOMMENDATIONS. MAXIMUM SPACING IS 8'–0".
2. JOIN CONSTRUCTION FENCE SECTIONS BY OVERLAPPING END STAKES.
3. INSPECT AND REPAIR PERIODICALLY TO MAINTAIN THE INTEGRITY OF THE CONSTRUCTION AREA.



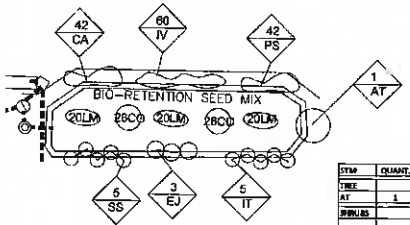
6 SY5 — CONSTRUCTION FENCE DETAIL
N.T.S.



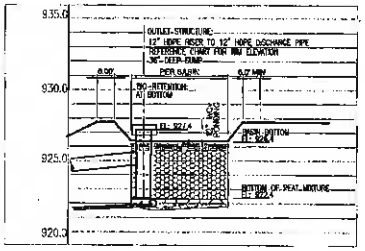
STRUCTURE	TOP OF WEIR	WEIR LENGTH (W)	PIPE IN ELEV.	6" CULVERT OUT ELEV.
SPLITTER	A	B	C	D
1	927.8	3.0'	927.0	926.5



SECTION "A–A"

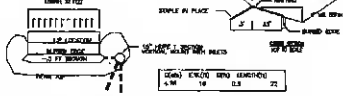


SYM	QUANT.	BOTANICAL NAME	COMMON NAME	HEIGHT	SIZE/CONT.	SPACING O.C.	COMMENT
TREE							
AT	1	ACER TARTARICUM (GINNALA)	AMUR MAPLE	35'-30'	8"-10"	NOTED	B&B, FULL, WELL ROUNDED
SHRUBS							
EJ	3	EUONYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN EUONYMUS	6'	7 GAL	6'	CONTAINER, FULL
IT	5	ILEX VERTICULATA	WINTER BERRY	2'-3'	2 GAL	5'	CONTAINER, FULL
SS	5	SPIREA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	9'-5'	2 GAL	5'	CONTAINER, FULL
HERBACEOUS							
CO	52	CHELONE OBLIQUA	ROSE TURTLEHEAD	3'-4'	PLUGS	3'	PLUGS
IV	20	IRIS VERSATILOR	BLUE FLAG IRIS	32"-38"	PLUGS	18"	PLUGS
GRASSES							
CA	42	CAREX ALBICANS	OAK SEDGE	10"	6"	18"	CONTAINER
LM	60	LIRIOPE MUSCARI	LILYTURF	14"	6"	18"	CONTAINER
PS	42	PENNISETUM SETACEUM 'RUBRUM'	FOUNTAIN GRASS	18-30"	3 GAL	20"	CONTAINER
BIO-RETENTION SEED MIX - ADD SEED AS REQUIRED TO FILL IN AROUND OTHER BASIN BOTTOM PLANTINGS							
ERNMX-206: 20-60 LBS/AC. RETENTION BASIN FLOOR MIX-LOW MAINTENANCE							
ERNST CONSERVATION SEED (ERNST.COM) MEADVILLE, PA. 800-873-3321							



9 SY5 — BIO-RETENTION SECTION
N.T.S.

7 SY5 — CONCRETE FLOW SPLITTER DETAIL
N.T.S.



CONSTRUCTION SPECIFICATIONS

1. THE MATING SHOULD BE A MINIMUM OF 6'-0", WIDE EXTENDING 6 INCHES OVER THE LIP AND RUNNER 6 INCHES DEEP IN A VERTICAL TRENCH OF THE LOWER EDGE. THE UPPER EDGE SHOULD BUTT AGAINST SMOOTHLY CUT SOD AND BE SECURELY HELD IN PLACE WITH CLOSELY SPACED HEAVY DUTY WIRE STAPLES AT LEAST 15 INCHES IN LENGTH.
2. ENSURE THAT THE LIP IS LEVEL TO UNIFORMLY SPREAD DISCHARGE.
3. THE LIP SHALL BE CONSTRUCTED ON UNDISTURBED SOIL, NOT FILL.
4. A 30 FOOT TRANSITION OF OUTLET STRUCTURE WILL BE CONSTRUCTED FROM THE OUTLET PIPE TO THE SPREADER TO SMOOTHLY BLEND PIPE DIFFERENT DIMENSION AND SHAPE.
5. THE RUNOFF DISCHARGE WILL BE OUTLINED ONTO A STABILIZED VEGETATED SLOPE NOT EXCEEDING 15%.
6. SEED AND MULCH THE DISTURBED AREA IMMEDIATELY AFTER CONSTRUCTION.

8 SY5 — BIO-RETENTION PLANTING PLAN
SCALE: 1" = 10'

10 SY5 — LEVEL SPREADER DETAIL
N.T.S.

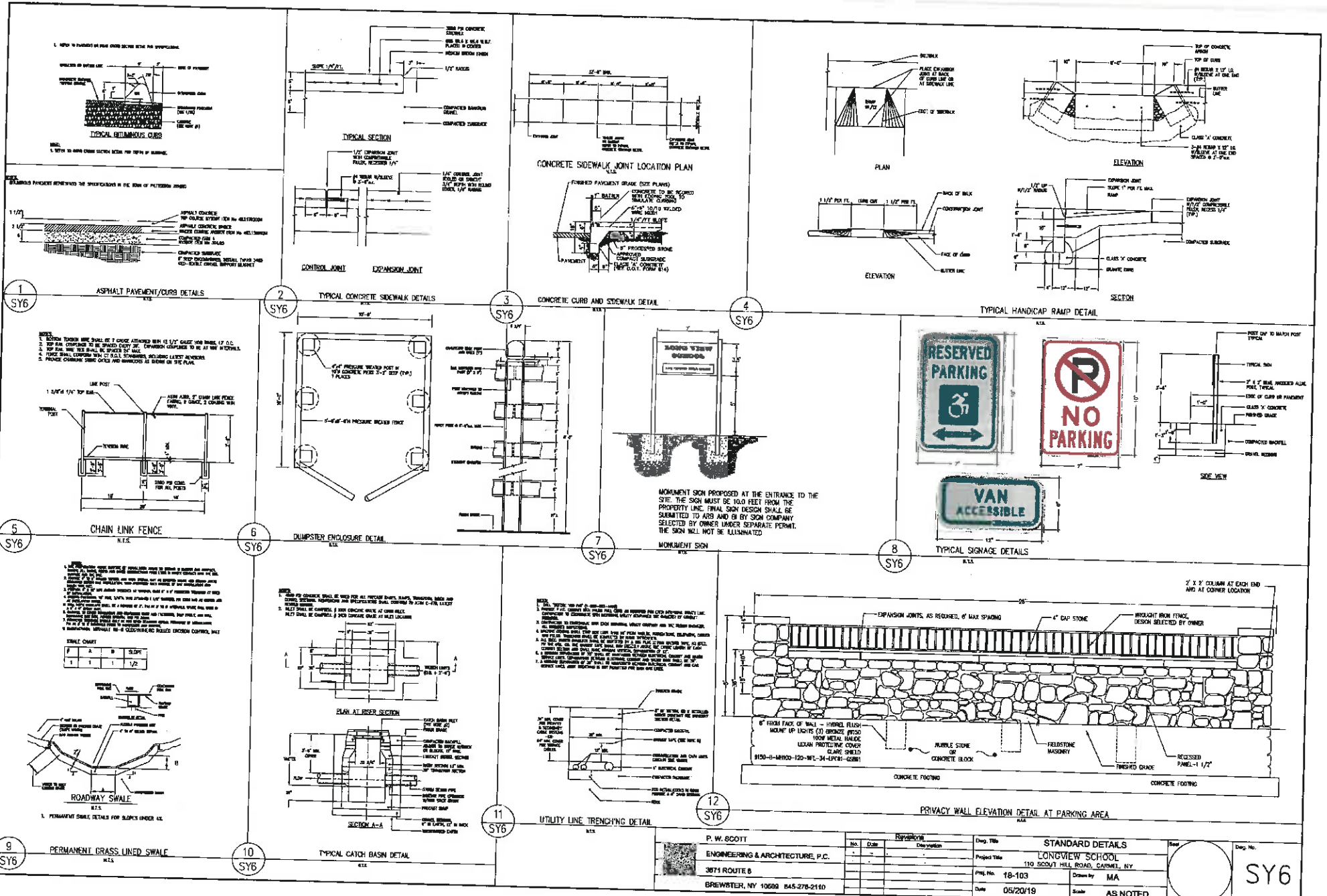
SEEDING & MULCH SPECIFICATIONS

NOTE: DO NOT SCALE DRAWINGS DIMENSIONS SUPERCEDE SCALE.

P.W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
2871 ROUTE 6
BREWSTER, NY 10509 845-278-2110

Revisions			
No.	Date	Description

Dwg. Title: EROSION CONTROL DETAILS
Project Title: LONGVIEW SCHOOL
110 SCOUT HILL ROAD, CARMEL, NY
Proj. No.: 18-103 Drawn by: MA
Date: 05/20/19 Scale: AS NOTED
Seal
Dwg. No.: SY5



1 SY6 — ASPHALT PAVEMENT/CURB DETAILS

2 SY6 — TYPICAL CONCRETE SIDEWALK DETAILS

3 SY6 — CONCRETE CURB AND SIDEWALK DETAIL

4 SY6 — TYPICAL HANDICAP RAMP DETAIL

5 SY6 — CHAIN LINK FENCE

6 SY6 — DUMPSTER ENCLOSURE DETAIL

7 SY6 — MONUMENT SIGN

8 SY6 — TYPICAL SIGNAGE DETAILS

9 SY6 — PERMANENT GRASS LINED SWALE

10 SY6 — TYPICAL CATCH BASIN DETAIL

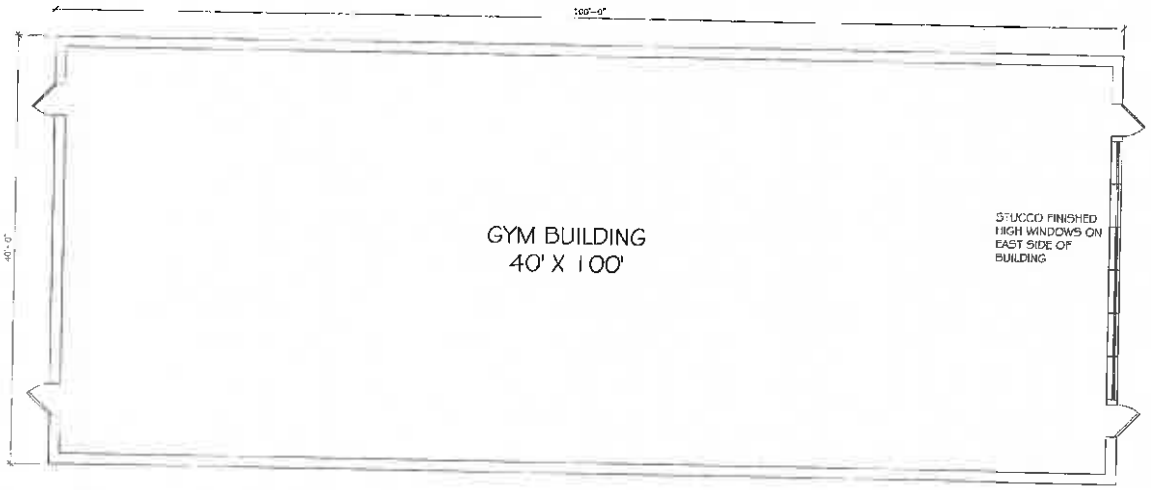
11 SY6 — UTILITY LINE TRENCHING DETAIL

12 SY6 — PRIVACY WALL ELEVATION DETAIL AT PARKING AREA

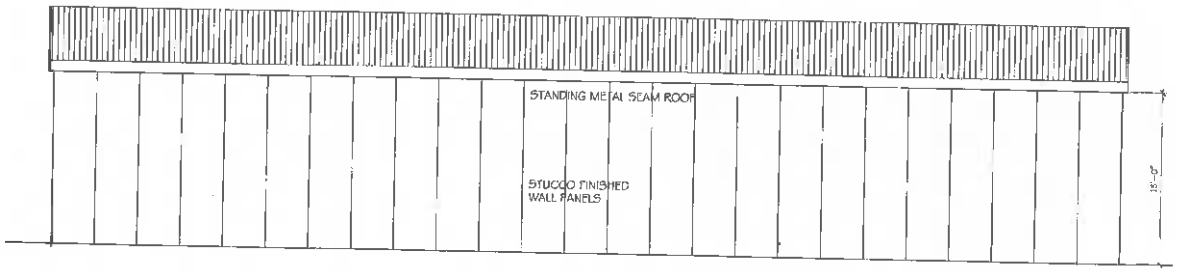
P. W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
3671 ROUTE 6
BREWSTER, NY 10509 845-278-2110

Revisions		
No.	Date	Description
-	-	-
-	-	-
-	-	-

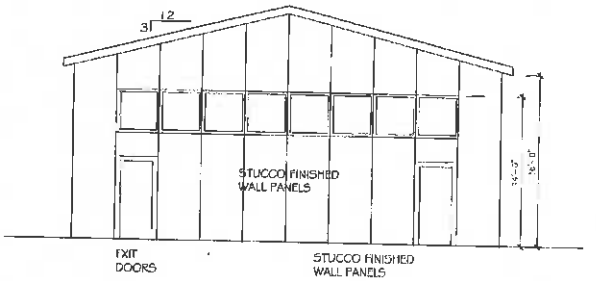
Dwg. Title	STANDARD DETAILS
Project Title	LONGVIEW SCHOOL 110 SCOUT HILL ROAD, CARMEL, NY
Proj. No.	18-103
Drawn by	MA
Date	05/20/19
Scale	AS NOTED
Sheet	
Dwg. No.	SY6



1 PROPOSED FLOOR PLAN
SCALE: 3/16"=1'-0"



2 NORTH/SOUTH ELEVATION
SCALE: 3/16"=1'-0"



3 EAST/WEST ELEVATION
SCALE: 3/16"=1'-0"

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- WALL TO BE REMOVED
- P — PARTITION KEY (SEE 3/S3)
- D — DOOR MARK
- W — WINDOW MARK

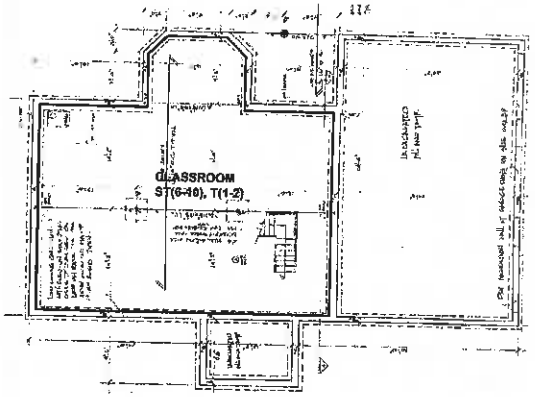
ALL REQUIRED INSPECTIONS TO BE COORDINATED BY THE TENANT OR CONTRACTOR HIRED TO COMPLETE THE PROJECT. IF REQUIRED, THIRD PARTY INSPECTIONS WILL BE COMPLETED BY A CERTIFIED INSPECTION COMPANY.

NOTE: DO NOT SCALE DRAWINGS DIMENSIONS SUPERCEDE SCALE

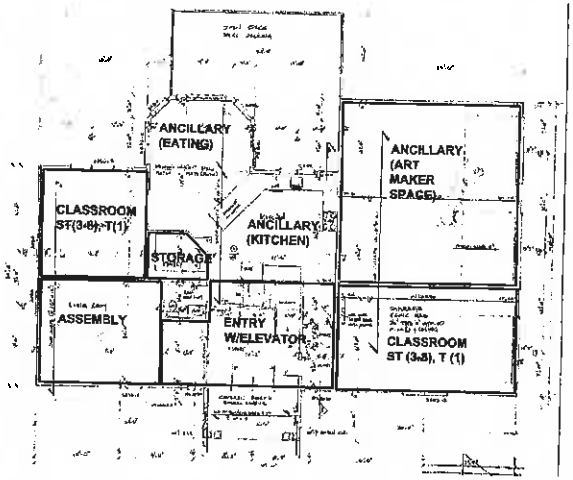
P.W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
3971 ROUTE 6
BREWSTER, NY 10509 845-278-2110

Revisions		
No.	Date	Description

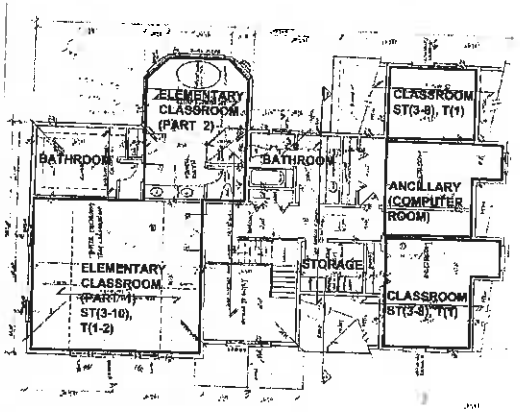
Dwg. Title	FLOOR PLANS/ELEVATIONS
Project Title	LONGVIEW SCHOOL 110 SCOUT HILL ROAD, CARMEL, NY
Proj. No.	18-103
Drawn by	M.A.
Date	05/20/19
Scale	3/16"=1'-0"
Seal	
Dwg. No.	A1



1 BASEMENT FLOOR PLAN
SCALE: 1/8"=1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



3 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

OCCUPANCY BREAKDOWN

CURRENT ENROLLMENT 28 STUDENTS
EXPECTED ENROLLMENT 35–40 STUDENTS

TEACHERS	FULL TIME	6
	PART TIME	2
AIDES	FULL TIME	1
	PART TIME	6 (2 MAX IN BLDG PER DAY)

STUDENTS
BASEMENT 6–10 STUDENTS
FIRST FLOOR 6–16 STUDENTS
SECOND FLOOR 6–16 STUDENTS
ELEMENTARY

ALL REQUIRED INSPECTIONS TO BE COORDINATED BY THE TENANT OR CONTRACTOR HIRED TO COMPLETE THE PROJECT. IF REQUIRED, THIRD PARTY INSPECTIONS WILL BE COMPLETED BY A CERTIFIED INSPECTION COMPANY.

NOTE: DO NOT SCALE DRAWINGS DIMENSIONS SUPERSEDE SCALE

P.W. SCOTT
ENGINEERING & ARCHITECTURE, P.C.
3871 ROUTE 6
BREWSTER, NY 10509 845-276-2110

Revisions No.	Date	Description

Dwg. Title: OCCUPANCY LAYOUT
Project Title: LONGVIEW SCHOOL
110 SCOUT HILL ROAD
Proj. No. 18–103
Drawn by MA
Date 05/07/19
Scale 1/8"=1'-0"
Seal
Dwg. No. L1

TOWN OF CARMEL
TOWN HALL

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

MEMORANDUM

To: Craig Paeprer, Chairman
Town of Carmel Planning Board &
Planning Board Members

Date: April 18, 2019

From: Supervisor Kenneth Schmitt, Carmel Town Board

RE: Town Board Meeting, April 17, 2019

At our most recent Town Board Meeting, the Town Board approved the attached resolution, Referring a Local Law Amending Chapter 156-76(B)(1) "Zoning", of the Code of the Town of Carmel to the Town of Carmel Planning Board.

Once the Planning Board has reviewed the Law, please submit your recommendations to the Town Board for review.

Thank you in advance for your cooperation.

Cc: Town Board
Town Counsel

RESOLUTION PURSUANT TO
TOWN OF CARMEL TOWN CODE §156-76

RESOLVED that the Town Board of the Town of Carmel, pursuant to Carmel Town Code §156-76(B)(1) hereby refers the petition of Top Cat Realty Corp. and 1841 Park Avenue Realty Corp. dated February 20, 2019, seeking a change of zoning from residential to commercial, to the Town of Carmel Planning Board for its review, comment and/or recommendation.

Resolution
Offered by: Councilman Barile
Seconded by: Councilwoman McDonough

Roll Call Vote	YES	NO	
Michael Barile	X		
Jonathan Schneider			Absent
John Lupinacci			Absent
Suzanne McDonough	X		
Kenneth Schmitt	X		

S E A L

I, Ann Spofford, Town Clerk of the Town of Carmel, Putnam County, New York, do hereby certify that the foregoing resolution is a true and exact copy of the original on file in my office which was adopted by the Town Board of said Town at a duly called and held meeting on the **17th** day of **April, 2019**; and of the whole thereof.

April 18, 2019
Dated

Ann Spofford
Ann Spofford, Town Clerk

Work Session Agenda Item #1

TOWN BOARD
TOWN OF CARMEL, COUNTY OF PUTNAM
----------X
In the Matter of the Petition of

TOP CAT REALTY CORP., and
1841 PARK AVE REALTY CORP.,

Petitioners,

For a Change of Zoning for Parcels of Real Property from Residential to Commercial
----------X

VERIFIED PETITION FOR CHANGE OF ZONING

Petitioners, Top Cat Realty Corp. and 1841 Park Ave. Realty Corp. (hereinafter "Petitioners") respectfully submit as follows:

1. Petitioners are the owner of certain property located at 121-125 Stillwater Road, Mahopac, Town of Carmel, County of Putnam and State of New York.

2. The Tax Map numbers are 86.5-1-25, 86.5-1-26 and 75.17-1-53.

3. The subject premises are located within the Mahopac Central School District.

4. The Petitioners request that the Zoning Code and Zoning Map of the Town of Carmel, be amended, and change the zone of the subject premises from a Residential District to a Commercial District.

5. The Petitioners hereby declare, for the purpose of reliance thereon by the Town of Carmel, that the full particulars of the Petitioners' proposed use of the subject premises for the next five (5) years, if this change of zone is granted, are as follows:

   a. Warehouse related uses in harmony with the existing adjoining warehouse use on the adjacent commercial parcel.

6. The site plan is complete, as prepared by Insite Engineering, and is attached to this Petition **(EXHIBIT A)**.

7. The proposed change of zone will not be materially detrimental to the public welfare nor to other property in the neighborhood because the subject property is now a part of a commercial "campus" in harmony with the adjoining parcel.

a. All three parcels and the adjacent commercial parcel were previously zoned Light Industrial, prior to the Town's latest zoning change. Attached to this petition is a depiction of the previous zoning map indicating the light industrial zones **(EXHIBIT B)**. Currently, the adjacent parcel 86.5-1-23, is zoned Commercial whereas the other three are zoned Residential. Historically, the parcels have been used for non-residential purposes and have been traditionally used in conformance with the former Light Industrial zone requirements. Indeed, when the Applicant purchased the properties, the area was zoned Light Industrial. Currently, commercial enterprises occupy all three of the previously zoned light industrial parcels. One parcel also contains a two-family residential rental property. A depiction of the current zoning map demonstrates an isolated "commercial island." The current zoning map is attached to this petition **(EXHIBIT C)**.

8. There are no non-conforming uses or structures on the subject premises and have been known during the last six (6) months preceding this Petition, except as follows:

a. Petitioners erected additional warehouse space in harmony with the existing commercial campus and warehousing use on the subject properties.

b. Related site improvements in keeping with the warehousing use, i.e. outdoor storage, accessory parking.

9. The subject premises are not located within 500 feet of the town line of the Town of Carmel.

10. The subject premises are not within 500 feet of any existing or proposed County of State Park or other recreation area.

11. The subject premises are not located within 500 feet of any right-of-way of any existing or proposed County of State parkway, thruway, expressway, road or highway.

12. The subject premises are not located within 500 feet of any existing or proposed right-of-way of any stream or drainage channel owned by the County or for which the County has established channel rights.

13. The subject premises are not located within 500 feet from the existing or proposed boundary of any County or State-owned land on which a public building or institution is situated.

14. The proposed zone change does not affect property within the protectively zoned area of a housing project authorized under the Public Housing Law.

15. The Petitioners hereby consent to Board action reverting the subject premises to its original zoning classification if the Town Board subsequently determines that any statement contained in this Petition or any statement made by the Petitioners at the public hearing called to consider the said Petition is materially false and was not made in good faith, the petitioner further consents to Board action reverting the subject premises to a zoning classification similar to its original zoning classification in the event that the Petitioners fail to abide by any conditions or restrictions contained herein or imposed hereafter by the Town Board.

16. Petitioners waive any or all rights otherwise afforded to them under provisions of the Zoning Code of the Town of Carmel upon the granting of the change of zone requested herein.

INTENTIONALLY LEFT BLANK

WHEREFORE, Petitioners Top Cat Realty Corp. and 1841 Park Ave. Realty Corp. respectfully request that the Town Board of the Town of Carmel consider, review, and effectuate the requested change of zoning set forth herein.

Dated: Carmel, New York
February 20, 2019

WILLIAM A. SHILLING, JR., P.C.

By: _____

William A. Shilling, Jr.
Attorney for Petitioners
122 Old Route 6
Carmel, New York 10512
(845) 225-7500

VERIFICATION

STATE OF NEW YORK)
) ss.:
COUNTY OF Putnam)

Daniel Moloney, being duly sworn, deposes and says:

I am one of the Petitioners herein. I have read the annexed petition, know the contents thereof, and the same is true to my knowledge, except those matters that are stated to be alleged upon information and belief, and as to those matters, I believe them to be true upon my own investigation and knowledge.

Daniel Moloney
Corporate Officer, Top Cat Realty Corp., and
1841 Park Ave. Realty Corp.

Sworn to before me this
4th day of February, 2019.

Notary Public

WILLIAM A. SHILLING JR.
Notary Public, State of New York
Reg. No. 02SH47 [illegible]3423
Qualified in Putnam County
Commission Expires 07/31/2022

VERIFICATION

STATE OF NEW YORK)
) ss.:
COUNTY OF Putnam)

Rose Moloney, being duly sworn, deposes and says:

I am one of the Petitioners herein. I have read the annexed petition, know the contents thereof, and the same is true to my knowledge, except those matters that are stated to be alleged upon information and belief, and as to those matters, I believe them to be true upon my own investigation and knowledge.

Rose Moloney
Corporate Officer, Top Cat Realty Corp., and
1841 Park Ave. Realty Corp.

Sworn to before me this
26 day of February, 2019.

Notary Public

WILLIAM A. SHILLING JR.
Notary Public, State of New York
Reg. No. 02SH47 [illegible]423
Qualified in Putnam County
Commission Expires 07/31/20 22

TOWN BOARD
TOWN OF CARMEL

----------X

In the matter of the Petition of

TOP CAT REALTY CORP., and
1841 PARK AVE., REALTY CORP.

STATEMENT OF FACTS

Petitioners,
For a Change of Zoning for Parcels of Real Property from Residential to Commercial

----------X

Introduction

The Petition for Zone Change related to this Statement of Facts includes three parcels on Stillwater Road, Mahopac, New York. Currently, the properties are owned by Top Cat Realty Corp. and 1841 Park Ave. Realty Corp. These corporations are managed by their corporate officers, Daniel and Rose Moloney. The following information relates to the history of the parcels, and supports the position that this zone change is an appropriate exercise of power under Section 156-76 of the Town of Carmel Code.

Parcel I

The first parcel in question, Tax Map No. 86.5-1-25 held by 1841 Park Ave. Realty Corp., is located at 113 Stillwater Road. The property was purchased in February 2001. At the time of purchase the property was used as an indoor recreation facility. Also, at the time of purchase, the property was included in the Town's light industrial zone, which permitted commercial uses.

From the time of purchase through present, the property has been utilized in a commercial fashion. The rezoning from light commercial to residential did not take into consideration the principal use of the premises, and essentially created an "island" zone with no potential of residential use on same.

Parcel II

The second parcel in question, Tax Map No. 86.5-1-26, is also located within the same commercial campus as the previous parcel on Stillwater Road. This parcel is also owned by 1841 Park Ave. Realty Corp., and was similarly purchased in February 2001 at a time when the zoning was "light industrial."

After the Town's latest zone change, this parcel was zoned "residential." Together with the previously mentioned parcel, and the current commercially zoned parcel, Tax Map No. 86.5-1-23, the three parcels are contiguous and offer no opportunity for residential development potential.

Parcel III

The final parcel sought to be rezoned is Tax Map No. 75/.17-1-53, located at 105 Stillwater Road. This parcel is currently held by Top Cat Realty Corp., but initially came into possession of the Petitioners in May of 2002[1].

This parcel, like the two previous parcels, was also zoned light industrial. Historically, this parcel was used in conjunction with the three parcels to create a commercial campus. When Petitioner purchased the property, this parcel was consistently used in furtherance of the commercial campus.

Legal Justification

Pursuant to Section 156-76 of the Town of Carmel Code, the Town Board is authorized to amend the zoning code. Zoning code amendments are also authorized by Section 273 of New York State Town Law. Case law throughout New York State also recognized the Town Board's

[1] The prior two parcels were purchased while still zoned light industrial. This parcel was under contract while zoned light industrial, and closed following the zone change. Petitioner purchased the property in order to continue use of the commercial campus.

authority to amend zoning codes. Specifically, the case of *Dowsey v. Vill. Of Kensington* (257 N.Y. 221, 1931; also see, *Chusud Realty Corp. v. Vill. Of Kensington,* 22 A.D.2d 895, 1964), stands for the proposition that boundary lines for zoning districts will be upheld unless they are unreasonable or arbitrarily drawn. In this instance, the March 2002 change to the Town of Carmel zoning map arbitrarily rezoned the three light industrial zoned parcels to residential, without taking into consideration the historical use, current use or the immediate neighborhood. Effectively, a review of the map demonstrates that a commercial campus, properly situated in a light industrial zone, was reduced to a commercial "island."

Moreover, zoning district boundaries commonly follow street and lot lines and may be subject to careful scrutiny when drawn in apparent disregard of property lines (*Buffalo Park Lane v. City of Buffalo,* 162 Misc. 207, 1937; see also, *Cordts v. Hutton Co.,* 146 Misc. 10, 1932, *aff'd.* 266 N.Y. 399, 1934.) It has also been held that where a zoning boundary creates an "island" of inconsistent use with that of the surrounding lots, it will be considered a discriminatory impact and warrants a change of zoning (*Jurgens v. Town of Huntington,* 53 A.D.2d 661, 1976). This scenario clearly illustrates that a "zoning island" has been created with respect to the adjoining, presently zoned commercial lot. The March 2002 zoning map change did not consider the history, surrounding area, or the commercial campus that was permitted under the Town's light industrial zone. By arbitrarily reclassifying this zone as residential, the parcels created an "island" incapable of residential development within the zone.

Conclusion

The proposed change in zone from residential to commercial would have comprehensive benefits beyond those directly related to the Petitioners. The parcels are currently home to more than six commercial enterprises, and the Town would benefit from bringing the parcels into

conformity with the historic use of the premises. The Town would also benefit by creating a legal commercial corridor that would see increased revenues generated by taxes. The proposed change in zoning would benefit the town by ensuring that a vibrant commercial community that already consists of a number of existing small businesses will remain on the campus.

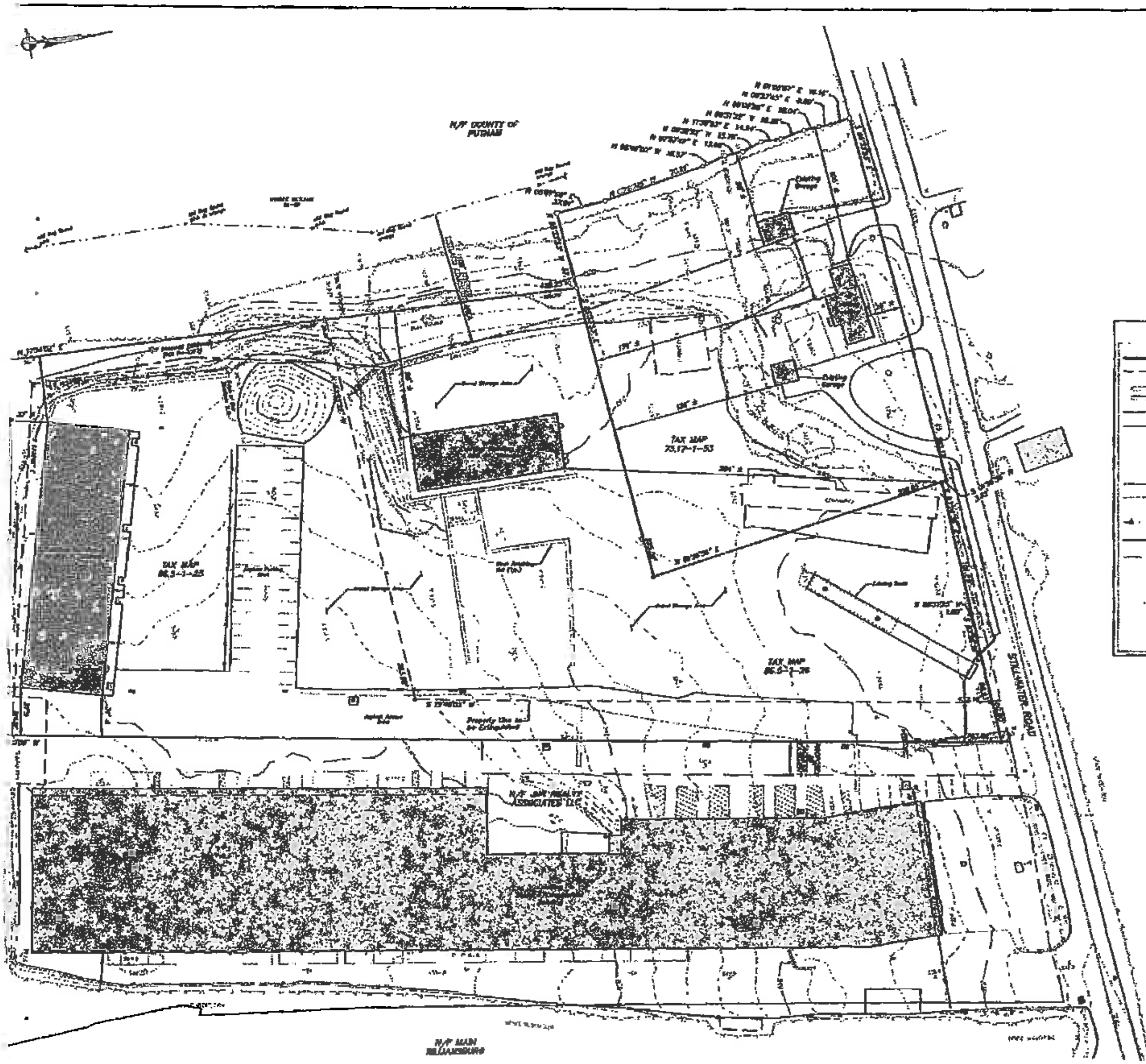
Dated: Carmel, New York
February 20, 2019

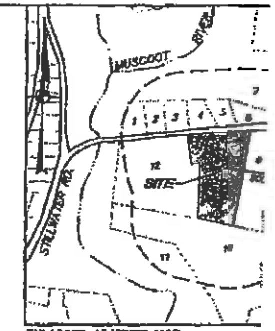
WILLIAM A. SHILLING, JR., P.C.

By: _____

William A. Shilling, Jr., Esq.
Attorney for Petitioners
122 Old Route 6
Carmel, New York 10512
(845) 225-7500

EXHIBIT A





ENLARGED ADJOINER MAP

LEGEND

- EXISTING PROPERTY LINE
- EXISTING LOT LINE TO BE EXTINGUISHED
- EXISTING WALL
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- EXISTING CATCH BASIN
- EXISTING MANHOLE
- EXISTING LIGHT POLE
- EXISTING OVERHEAD WIRES
- EXISTING UTILITY POLE
- EXISTING WETLAND FLAG AND BOUNDARY
- EXISTING WETLAND BUFFER
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING SPOT GRADE
- EXISTING METAL RAIL
- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE

OWNER/APPLICANT:

[illegible]

SITE DA[illegible]

GENERAL NOTES:

1. Property line as shown hereon are based on survey prepa[illegible] Surveying & Landscape Architecture, P.C.
2. Topographic information and contours shown hereon are ba[illegible] [illegible]
3. [illegible] Surveying & Landscape Architecture, P.C.

PROPOSED C ZONE REQUIRE[illegible]

	REQUIRED	[illegible]
Minimum Lot Area	40,000 sf	[illegible] sf
Minimum Lot Depth	200'	[illegible] ±
Minimum Lot Width	200'	[illegible] ±
Minimum Road Frontage	100'	[illegible]
Minimum Principal Building Setbacks:		
Front Yard	40'	25' ± *
Side Yard	40'	[illegible] ±
Rear Yard	30'	[illegible] ±
Maximum Building Height	35'	Less Than [illegible]
Minimum Building Floor Area	5,000 sf	[illegible] sf
Maximum Lot Coverage	30%	[illegible]

* Variance will be required.

NO.	DATE	REVISION

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, [illegible]

PROJECT:

STILLWATER BUSINESS PARK

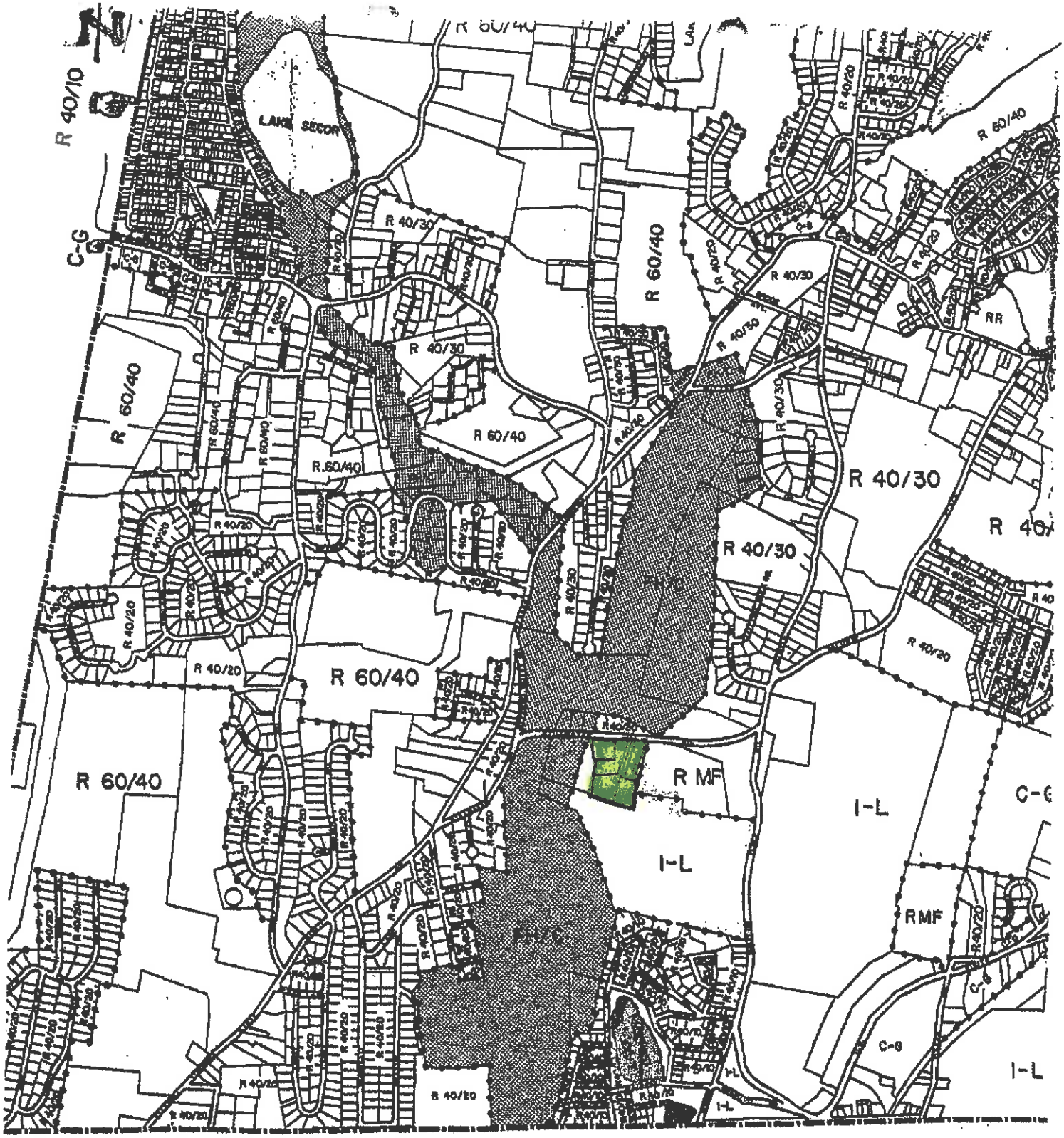
STILLWATER ROAD, TOWN OF CARMEL, COUNTY OF PUTNAM, NEW Y[illegible]

DRAWING:

SITE PLAN

PROJECT NUMBER	18[illegible].100	PROJECT MANAGER	J.J.
DATE	1-17-18	DRAWN BY	J.F.
SCALE	1" = 40'	CHECKED BY	K.H.

EXHIBIT B



TOWN OF CARMEL, N.Y. ZONING MAP

EXHIBIT C